

Legal Description

Address: 221 East Fourth Street

Parcel No.: 083-0003-0036-00

PARCEL 1 (Fee):

Situated in the City of Cincinnati, County of Hamilton and State of Ohio:

And known as including part of Inlots 61 and 63, as recorded in Deed Book E-2, Pages 62 through 66, of the Hamilton County, Ohio Records;

Lots 223, 224, 225, 226, and 227 of Hugh Moore's Subdivision of Inlot 62;

Lots 1, 2, 3 and 4 of D. K. Estes Estate, as recorded in Plat Book 18, Page 602 of the Common Pleas Court Records;

And part of vacated Hammond Street;

And more particularly described pursuant to a boundary survey recorded in Plat Book 243, Page 37 of the Hamilton County, Ohio Records as follows:

Beginning at the Intersection of the Southerly line of Fourth Street (66 feet wide) with the Westerly line of Sycamore Street (66 feet wide);

Thence South 15 deg. 26' East, along the Westerly line of Sycamore Street a distance of 260.34 feet;

Thence Southwestwardly on a curved line deflecting to the right with a radius of 32 feet, a distance of 28.93 feet (Chord of said curve bears South 49 deg. 05' 15" West, a distance of 27.95 feet);

Thence South 74 deg. 59' West, a distance of 104.36 feet;

Thence Southwestwardly on a curved line deflecting to the left with a radius of 46 feet, a distance of 24.49 feet (chord of said curve bears South 59 deg. 44' West, a distance of 24.20 feet);

Thence North 88 deg. 36' 51" West, a distance of 9.50 feet;

Thence Northwestwardly on a curved line deflecting to the left with a radius of 56 feet, a distance of 18.86 feet (Chord of said curve bears North 47 deg. 11' 28" West, a distance of 18.77 feet);

Thence Northwestwardly on a curved line deflecting to the left with a radius of 112 feet, a distance of 60.72 feet (Chord of said curve bears North 72 deg. 21' 56" West, a distance of 59.98 feet);

Thence North 15 deg. 32' West, a distance of 50.37 feet;

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Thence North 74 deg. 40' East, a distance of 33.68 feet;

Thence North 15 deg. 31' 45" West, a distance of 177.39 feet to the Southerly line of Fourth Street;

Thence along the Southerly line of Fourth Street, North 75 deg. 31' East, a distance of 6.00 feet and North 74 deg. 57' East, a distance of 182.92 feet to the place of beginning.

PARCEL 2 (easement):

TOGETHER WITH the easement estates and rights under a certain Deed of Easement recorded in Deed Book 4241, Page 1391, of the Hamilton County, Ohio Records.

PARCEL 3 (easement):

TOGETHER WITH the easement estates and rights under a certain Easement and Maintenance Agreement recorded in Deed Book 4327, Page 1915 of the Hamilton County Records.

PARCEL 4 (easement):

TOGETHER WITH the easement estates and rights under a certain Fourth Street Walkway Agreement and Right of Entry recorded in OR Book 6917, Page 424 of the Hamilton County Records.

PARCEL 5 (easement):

TOGETHER WITH the easement estates and rights under a certain Grant of Easement recorded in OR Book 8398, Page 1533, of the Hamilton County Records.