

ATTACHMENT B
South Fairmount Lick Run Greenway Corridor Zone Change
LEGAL DESCRIPTION – AREA D
Manufacturing General (MG) to Urban Mix (UM)

Situated in Section 25, Town 3, Fractional Range 2, Millcreek Township, Miami Purchase, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

BEGINNING at the intersection of the centerlines of Pinetree Street and Queen City Avenue; thence, eastwardly along the centerline of Queen City Avenue approximately 160.13 feet to a point; thence, leaving the centerline of Queen City Avenue in the arc of a tangent curve to the right having an arc length of 269.89 feet, a radius of 1374.32, a delta of 11° 15' 06", a chord bearing S85° 19' 59"E, and a chord length of 269.46 to a point of compound curvature; thence, in the arc of a curve to the right having an arc length of 159.89 feet, a radius of 140.00 feet, a delta of 65° 26' 10", a chord bearing S46° 59' 11"E, and a chord length of 151.34 to a point; thence, in the arc of a curve to the right having an arc length of 24.36 feet, a radius of 140.00 feet, a delta of 09° 58' 10", a chord bearing S9° 17' 01"E, and a chord length of 24.33 to a point; thence, in the arc of a curve to the right having an arc length of 45.76 feet, a radius of 138.00 feet, a delta of 18° 59' 50", a chord bearing S5° 11' 59"W, and a chord length of 45.55 more or less to the intersection of the centerline of Beekman Street as formerly improved; thence, southwestwardly along the centerline of Beekman Street, as formerly improved, to the point of intersection with the centerline of Harrison Avenue; thence, westwardly with said centerline of Harrison Avenue to the point of intersection with the centerline of Westwood Avenue; thence, southwestwardly with the centerline of Westwood Avenue to the point of intersection with the centerline of Osterfeld Street; thence, southwardly along the centerline of Osterfeld Street to the point of intersection with the north parcel line of Hamilton County, Ohio Auditor's Parcel ID No. ("HCAP") 170-0008-0059 as extended to the centerline of Osterfeld Street; thence, westwardly along the northern parcel boundary of HCAP 170-0008-0059 as so extended to the westerly boundary line of Osterfeld Street; thence, southwardly along the westerly boundary line of Osterfeld Street to the point of intersection with the westerly parcel line of HCAP 170-0008-0089, and continuing along the westerly boundary line of HCAP 170-0008-0089, to the point of intersection with the southerly parcel line of HCAP 169-0005-0045; thence, east-southeast along the southerly parcel line of HCAP 170-0008-0089 to the point of intersection with the southwest corner of HCAP 170-0008-0086; thence, N62° 39' 58"E 459.04 feet more or less along the southerly parcel boundary of HCAP 170-0008-0086 to the point of intersection with the southerly parcel boundary of HCAP 170-0008-0087; thence, continuing along the southerly boundary of HCAP 170-0008-0087 N62° 39' 58"E 542.95 feet more or less to a point, and continuing northeastwardly along the southerly boundary of HCAP 170-0008-0087 to the point of intersection with the northwesterly corner of HCAP 169-0004-0211; thence, S49° 25' 17"E approximately 200 feet along the west boundary line of HCAP 169-0004-0211; thence, S49° 25' 17"E approximately 280.14 feet more or less along the west boundary line of HCAP 169-0004-0212 extended to the centerline of Ernst Street; thence, southeastwardly along the centerline of Ernst Street to the point of intersection with the centerline of State Avenue; thence, northeastwardly along the centerline of State Avenue to the point of intersection with the centerlines of Queen City Avenue and Beekman Street; thence, northeastwardly along the centerline of Beekman Street to the point of intersection with the centerline of Waverly Avenue; thence, westwardly with the centerline of Waverly Avenue to the point of intersection with the west boundary line of HCAP 202-0032-0151 as extended to the centerline of Waverly Avenue; thence, S07° 14' 54"E along the west boundary line of HCAP 202-0032-0151 as so extended approximately 228.76 feet to the centerline of Tremont Street; thence, westwardly along the centerline of Tremont Street to the point of intersection with the centerline of Pinetree Street; thence, southwardly along the centerline of Pinetree Street to **THE POINT OF BEGINNING**.