



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

SEPTEMBER 3, 2020
REVISED APRIL 8, 2021


**LEGAL DESCRIPTION
AREA TO BE REZONED
0.5996 ACRES**

SITUATE IN SECTION 16, TOWN-4, FRACTIONAL RANGE 2, MIAMI PURCHASE, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF WARD STREET WITH PRENTICE STREET; THENCE ALONG THE CENTERLINE OF WARD STREET (AS NOW IMPROVED), SOUTH 01°28'30" WEST, 334.25 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG THE CENTERLINE OF WARD STREET (AS NOW IMPROVED), SOUTH 01°28'30" WEST, 12.00 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF WARD STREET (AS NOW IMPROVED), NORTH 88°31'30" WEST, 141.00 FEET TO A POINT; THENCE SOUTH 01°28'30" WEST, 66.00 FEET TO A POINT; THENCE NORTH 88°31'30" WEST, 24.00 FEET TO A POINT; THENCE NORTH 01°28'30" EAST, 4.00 FEET TO A POINT; THENCE NORTH 88°31'30" WEST, 177.00 FEET TO A POINT IN THE CENTERLINE OF WHETSEL AVENUE; THENCE ALONG THE CENTERLINE OF WHETSEL AVENUE, NORTH 01°28'30" EAST, 128.00 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF WHETSEL AVENUE, SOUTH 88°31'30" EAST, 177.80 FEET TO A POINT; THENCE SOUTH 01°28'30" WEST, 54.00 FEET TO A POINT; THENCE SOUTH 88°31'30" EAST, 164.20 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.5996 ACRES OF LAND AND BEING SUBJECT TO THE RIGHT OF WAY OF WHETSEL AVENUE AND THE RIGHT OF WAY OF WARD STREET AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY PROPOSED TO BE DEVELOPED IS A COMPLETE, PROPER AND LEGAL DESCRIPTION THEREOF.

 4-07-21
STEPHEN L. CAHILL
OHIO REGISTERED SURVEYOR #7862

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