

Legal Description

Parcel # 36-1-13

5401 Hetzel St,

Cincinnati, OH 45227

Boundary Survey

Situated in Section 16, Township 4, Fractional Range 2, Miami Purchase, Madisonville, Cincinnati, Hamilton County, Ohio and more particularly described as follows:

Unless otherwise noted, all iron pins referred to as "set iron pins" are 30" long iron rebar with orange cap stamped "Armstrong, #7133".

Beginning at a point in the centerline of Hetzel St, said point being 546.30 feet east of the West line of Section 16 (at the intersections of centerlines of Hetzel and Red Bank),

Thence along the centerline of Hetzel, S 83° 26' 19" E, 324.70 feet to a point.

Thence leaving said centerline, S 6° 17' 41" W, 210.00 feet (passing a set iron pin at 25.00 feet) to a set iron pin at the Right-of-Way of Baltimore & Ohio Railroad Company (Parcel #36-1-204/205).

Thence along the Right-of-Way of the railroad, S 85° 9' 38" W, 148.33 feet to a set iron pin.

Thence N 5° 48' 20" W, 32.09 feet to a set iron pin.

Thence S 85° 48' 35" W, 176.50 feet to a set iron pin.

Thence N 6° 33' 41" E, 240.90 feet to the Place of Beginning (passing a found iron pin with no cap at 215.90 feet).

Subject to all legal highways and easements in existence.

Containing 1.8595 Total Acres (-0.1863 Right-of-Way Acres = 1.6732 Net Acres)

Bearings based on a survey by Gerard Berding, PS #6880 (Hetzel = S 83° 26' 19" E).

The result of a survey by George Armstrong, LPS #7133 on 6-1-2023, the plat of which is considered attached.



A handwritten signature in black ink, appearing to read "George Armstrong", written over the bottom portion of the professional seal.