

ATTACHMENT B

LEGAL DESCRIPTION
RIGHT-OF-WAY
TO BE DEDICATED
0.0692 ACRES

Situated in Section 29, Town 4, Fractional Range 2, Miami Purchase, City of Cincinnati, Hamilton County, Ohio, and also being Part of Lot 3 of J.M. McCullough's Subdivision as recorded in Plat Book 6, Pg. 79 in the Hamilton County Recorder's Office, and being more particularly described as follows:

Commencing at the northwest corner of Lot 3, of J.M. McCullough's Subdivision, said point lies in the centerline of Indian Mound Avenue, and is witnessed by a set mag nail;

THENCE with the centerline of Indian Mound Avenue, North 43 degrees 38 minutes 00 seconds East for a distance of 52.72 feet, to a set mag nail, and the real point of beginning for this description;

THENCE continuing with the centerline of Indian Mound Avenue, North 43 degrees 38 minutes 00 seconds East for a distance of 100.15 feet to a set mag nail;

THENCE leaving the centerline of Indian Mound Avenue, South 29 degrees 21 minutes 00 seconds East for a distance of 31.37 feet, to the south line of Indian Mound Avenue and to a set cross notch;

Continued . . .

THENCE with the south line of Indian Mound Avenue, South 43 degrees 38 minutes 00 seconds West for distance of 100.57 feet, passing a set 5/8" Iron Pin and Cap at a distance of 50.28 feet, to an existing 1/2" Iron Pipe in concrete;

THENCE leaving the south line of Indian Mound Avenue, North 28 degrees 37 minutes 00 seconds West for a distance of 31.50 feet to the centerline of Indian Mound Avenue, and to the place of beginning;

Containing in all 0.0692 Acres more or less and subject to all legal highways and easements of record.

Being part of the premises owned by King Harvest Holdings, LLC, as recorded in O.R. 15074, Pg. 862;

The basis of bearings is the J.M McCullough's Subdivision as recorded in Plat Book 6, Page 79 in the Hamilton County Recorder's Office;

This Legal Description was prepared from a survey by J.T. King & Co., Inc. Civil Engineers and Land Surveyors, dated January 01, 2024, and revised on 10/18/2024, and written by J. Timothy King, PE-PS, Professional Land Surveyor, State of Ohio Registration No. 6549.

