

## Attachment B Legal Description

RIGHT-OF-WAY AREA A  
CONTAINING – 0.0034 ACRES  
LANDS OF CARY CAPITAL, LLC

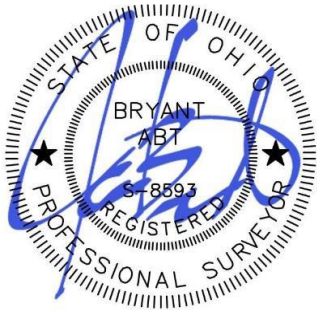
Situate in Section 35, Township 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County and being part of the lands of CARY CAPITAL, LLC as recorded in OR Book 14635, Page 2126 of the Hamilton County Deed Records and being more particularly described as follows:

**BEGINNING** at the northwest corner of Section 35, thence with the north line of Section 35, S 83°52'40" E for a distance of 502.49 feet to the centerline of Seymour Avenue; thence with said centerline, S 11°07'28" E for a distance of 108.22 feet to the centerline of Langdon Farm Road; thence with said centerline, N 76°49'35" E for a distance of 71.97 feet; thence S 13°10'12" E for a distance of 44.00 feet to a found nail on the south a right of way line of Langdon Farm Road; thence with said south right of way, the following three calls; N 76°49'35" E for a distance of 133.99 feet; thence along an arc of a curve deflecting to the right, having a radius of 456.29 feet, a chord bearing of N 80°26'22" E and a chord length of 57.51 feet, for a total distance along said arc of 57.55 feet; thence along an arc of a curve deflecting to the right, having a radius of 960.00 feet, a chord bearing of N 85°21'37" E and a chord length of 43.82 feet, for a total distance along said arc of 43.82 feet to a found 5/8" iron pin & cap stamped IDE on the west right of way line of Carthage Court; thence with said west right of way, S 33°27'48" E for a distance of 364.96 feet to a set iron pin and cap, and the **True Point of Beginning**, Thence continuing along said west right of way the following two calls, S 33°27'48" E for a distance of 31.92 feet to a set iron pin and cap; and S 21°09'48" E for a distance of 44.14 feet to a set iron pin and cap; Thence leaving said west right of way line and with a new division line, N 26°19'15" W for a distance of 75.63 feet to the **True Point of Beginning, containing 0.0034 acres of land**, more or less.

The above description is the result of a survey and plat made by J. Bryant Abt of BA Land Professionals, LLC, Ohio Registered Surveyor No. 8593 dated February 20, 2024, for IDE. North and Bearing System based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and the ODOT – VRS Network collected utilizing an SP80 Receiver during a field survey conducted in March 2023.

All monuments called to be set are 5/8"x30" with yellow caps stamped "BA LAND" unless noted otherwise. Survey and legal description was prepared by myself or under my direct supervision.

J. BRYANT ABT  
OHIO P.S. #8593  
B A LAND PROFESSIONALS, LLC  
301 BOURBON ST  
BLANCHESTER, OH 45107  
FOR IDE



RIGHT-OF-WAY AREA B  
CONTAINING – 0.0165 ACRES  
LANDS OF CARY CAPITAL, LLC

Situate in Section 35, Township 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County and being part of the lands of CARY CAPITAL, LLC as recorded in OR Book 14635, Page 2126 of the Hamilton County Deed Records and being more particularly described as follows:

**BEGINNING** at the northwest corner of Section 35, thence with the north line of Section 35, S 83°52'40" E for a distance of 502.49 feet to the centerline of Seymour Avenue; thence with said centerline, S 11°07'28" E for a distance of 108.22 feet to the centerline of Langdon Farm Road; thence with said centerline, N 76°49'35" E for a distance of 71.97 feet; thence S 13°10'12" E for a distance of 44.00 feet to a found nail on the south a right of way line of Langdon Farm Road; thence with said south right of way, the following three calls; N 76°49'35" E for a distance of 133.99 feet; thence along an arc of a curve deflecting to the right, having a radius of 456.29 feet, a chord bearing of N 80°26'22" E and a chord length of 57.51 feet, for a total distance along said arc of 57.55 feet; thence along an arc of a curve deflecting to the right, having a radius of 960.00 feet, a chord bearing of N 85°21'37" E and a chord length of 43.82 feet, for a total distance along said arc of 43.82 feet to a found 5/8" iron pin & cap stamped IDE on the west right of way line of Carthage Court; thence with said west right of way the following two calls, S 33°27'48" E for a distance of 396.88 feet to a set iron pin and cap, and S 33°27'48" E for a distance of 235.52 feet to a set iron pin and cap and the **True Point of Beginning**, Thence continuing along said west right of way the following two calls; S 21°09'48" E for a distance of 46.85 feet to a found mag spike; and S 39°38'12" W for a distance of 19.49 feet to a found mag spike; thence leaving said west right of way line and along the south line of the subject property, S 72°36'12" W for a distance of 18.53 feet to a set iron pin and cap; Thence with a new division line, along an arc of a curve deflecting to the left, having a radius of 113.67 feet, a chord bearing of N 11°36'49" E and a chord length of 65.58 feet, a total distance along said arc of 66.53 feet to the **True Point of Beginning, containing 0.0165 acres of land**, more or less.

The above description is the result of a survey and plat made by J. Bryant Abt of BA Land Professionals, LLC, Ohio Registered Surveyor No. 8593 dated February 20, 2024, for IDE. North and Bearing System based upon the Ohio State Plane Coordinate System, South Zone, NAD83(2011) and the ODOT – VRS Network collected utilizing an SP80 Receiver during a field survey conducted in March 2023.

All monuments called to be set are 5/8"x30" with yellow caps stamped "BA LAND" unless noted otherwise. Survey and legal description was prepared by myself or under my direct supervision.

J. BRYANT ABT  
OHIO P.S. #8593  
B A LAND PROFESSIONALS, LLC  
301 BOURBON ST  
BLANCHESTER, OH 45107  
FOR IDE

