

ATTACHMENT A

Description for: Sieber – 125 & Ranchvale

Location: Beechmont Avenue & Ranchvale Drive – 0.6036 Acres

Situate in M.S. No. 2204, City of Cincinnati, Hamilton County, Ohio, being part of Beechmont Avenue right of way as dedicated in Beechview Estates Subdivision Block A as recorded in Plat Book 9, Page 23 & 24 of the Registered Land Records of Hamilton County, Ohio and being more particularly described as follows:

BEGINNING at a set iron pin at the intersection of the south right of way line of Beechmont Avenue and the west right of way line of Ranchvale Drive, said point also being the northeast corner of Lot 4 of Beechview Estates Subdivision Block E as recorded in Plat Book 23, Pages 23 & 24 of the Registered Land Records of Hamilton County, Ohio;

Thence along the south line of said Beechmont Avenue and in part and along the north line of Lot 4 of said Beechview Estates Subdivision Block E and the north line of Beechview Estates Subdivision Block A as recorded in Plat Book 9, Pages 23 & 24, along a curve deflecting to the left, having a radius of 1312.69 feet, an arc length of 225.42 feet, a delta angle of $09^{\circ}50'20''$, and being subtended by a chord bearing North $77^{\circ}12'02''$ West, 225.14 feet to a set iron pin;

Thence continuing along the north line of said Beechview Estates Subdivision Block A and the south line of said Beechmont Avenue, North $82^{\circ}07'12''$ West, 255.65 feet to a point in the east line of Lot 14 of said Beechview Estates Subdivision Block A, referenced by an existing $5/8''$ iron at 1.00 feet North and 0.52 feet East;

Thence in part and along the east line of Lot 14 of said Beechview Estates Subdivision Block A and a new right of way line, North $07^{\circ}52'48''$ East, 53.73 feet to a set iron pin;

Thence along new right of way lines the following five (5) courses:

1. South $82^{\circ}07'12''$ East, 354.53 feet to a set iron pin,
2. Along a curve deflecting to the right, having a radius of 1237.05 feet, an arc length of 108.65 feet, a delta angle of $05^{\circ}01'57''$, and being subtended by a chord bearing South $77^{\circ}50'40''$ East, 108.62 feet to a set iron pin,
3. South $14^{\circ}40'19''$ West, 26.82 feet to a set iron pin,
4. South $76^{\circ}17'34''$ East, 24.41 feet to a set iron pin,
5. South $14^{\circ}14'18''$ West, 36.06 feet to the **POINT OF BEGINNING**.

CONTAINING 0.6036 ACRES. Together with and subject to all easements of record.

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BERDING SURVEYING, INC".

Prepared by G.J. BERDING SURVEYING, INC. on October 8, 2025. Based on a plat of survey prepared by G.J. BERDING SURVEYING, INC. on October 8, 2025.

The above-described parcel being part of Beechmont Avenue right of way dedicated in Beechview Estates Subdivision Block A as recorded in Plat Book 9, Page 23 & 24 of the Registered Land Records of Hamilton County, Ohio, also Ordinance No. 93-1961.


Gerard J. Berding, P.S. 6880

10/8/2025
Date

