

Date: May 26, 2022
Description: Greater Cincinnati Development Authority
Re-Zoning
Location: City of Cincinnati
Hamilton County, Ohio



Situated in Section 6, Town 3, Fractional Range 2 Between the Miamis, The City of Cincinnati, Hamilton County, Ohio and being 27.321 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Begin at the northeast corner of Lot #2 of Swifton Commons Subdivision and being on the centerline of East Seymour Avenue and being the **True Point of Beginning**:

thence, leaving the centerline of said East Seymour Avenue and with the westerly boundary extended of The Villages o Daybreak, Phase 3A for the following eight courses:

- 1) South 51° 18' 34" West, 545.98 feet;
- 2) with a curve to the left, having a central angle of 57° 38' 00", a radius of 408.78 feet, an arc length of 411.19 feet, and a chord bearing and distance of South 22° 29' 34" West, 394.07 feet;
- 3) North 83° 40' 34" East, 8.78 feet;
- 4) South 06° 19' 26" East, 158.57 feet;
- 5) with a curve to the right, having a central angle of 29° 37' 30", a radius of 400.00 feet, an arc length of 206.82 feet, and a chord bearing and distance of South 08° 29' 19" West, 204.53 feet;
- 6) South 38° 26' 34" West, 19.85 feet;
- 7) South 10° 14' 34" West, 28.90 feet;
- 8) South 38° 16' 34" West, 98.00 feet to the centerline of Langdon Farm Road;

thence, with the centerline of said Langdon Farm Road, North 51° 43' 26" West, 240.71 feet;

thence, leaving the centerline of said Langdon Farm Road for the following six courses:

- 1) North 19° 53' 53" East, 552.08 feet;
- 2) North 70° 07' 35" West, 275.28 feet;
- 3) South 19° 52' 25" West, 10.00 feet;
- 4) North 70° 07' 35" West, 146.47 feet;
- 5) South 19° 48' 48" West, 345.89 feet;
- 6) South 42° 09' 06" East, 98.17 feet to the northerly right of way of said Langdon Farm Road;

thence, South 31° 06' 49" West, 40.00 feet to the centerline of said Langdon Farm Road;

thence, with the centerline of said Langdon Farm Road for the following two courses:

- 1) with a curve to the left, having a central angle of 30° 07' 15", a radius of 360.00 feet, an arc length of 189.25 feet, and a chord bearing and distance of North 73° 56' 49" West, 187.08 feet;
- 2) North 89° 00' 26" West, 84.05 feet to the centerline of Reading Road (S.R. #42);

thence, leaving said Langdon Farm Road and with the centerline of said Reading Road (S.R. #42) for the following two courses:

- 1) North 00° 59' 34" East, 570.24 feet;
- 2) with a curve to the right, having a central angle of 15° 48' 37", a radius of 1042.14 feet, an arc length of 287.57 feet, and a chord bearing and distance of North 08° 53' 50" East, 286.66 feet;

thence, leaving the centerline of said Reading Road (S.R. #42) for the following three courses:

- 1) South 70° 34' 26" East, 163.57 feet;
- 2) North 19° 25' 34" East, 120.00 feet;
- 3) North 70° 34' 26" West, 162.68 feet to the centerline of said Reading Road (S.R. #42);

thence, with the centerline of said Reading Road (S.R. #42), North 21° 34' 31" East, 228.86 feet;

thence, leaving the centerline of said Reading Road (S.R. #42) for the following six courses:

- 1) South 70° 34' 26" East, 155.37 feet;
- 2) North 19° 25' 34" East, 95.82 feet;
- 3) South 70° 10' 26" East, 159.15 feet;
- 4) South 19° 25' 34" West, 33.61 feet;
- 5) South 70° 10' 26" East, 202.74 feet;
- 6) North 19° 49' 34" East, 428.22 feet to the centerline of said East Seymour Avenue;

thence, with the centerline of said East Seymour Avenue, South 38° 42' 26" East, 901.98 feet to the **True Point of Beginning** containing 27.321 acres of which 2.844 acres is right of way.

The above description is a complete, proper, and legal description of the property by deeds and plats of record.

Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio