



**Abercrombie  
& Associates, Inc.**

Civil Engineering + Surveying

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NOVEMBER 15, 2023  
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**LEGAL DESCRIPTION  
AREA TO BE REZONED  
2.1848 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF OLD LUDLOW AVENUE WITH WILLIAM P. DOOLEY BYPASS, THENCE ALONG THE CENTERLINE OF WILLIAM P. DOOLEY BYPASS THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) SOUTH 23°58'20" WEST, 100.42 FEET TO A POINT;
- 2) THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 721.48 FEET, A DISTANCE OF 202.74 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 32°01'20" WEST, 202.07 FEET TO A POINT AND
- 3) THENCE SOUTH 40°04'21" WEST, 97.24 FEET TO THE INTERSECTION OF THE CENTERLINE OF WILLIAM P. DOOLEY BYPASS WITH LUDLOW AVENUE VIADUCT AND

THENCE ALONG THE CENTERLINE OF LUDLOW AVENUE VIADUCT THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) NORTH 06°36'43" WEST, 291.98 FEET TO A POINT;
- 2) THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 1,432.39 FEET, A DISTANCE OF 137.26 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09°21'26" WEST, 137.21 FEET TO A POINT;

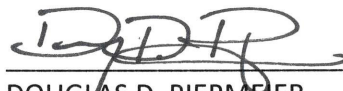
- 3) THENCE NORTH 12°06'09" WEST, 58.33 FEET TO A POINT;
- 4) AND NORTH 12°06'09" WEST, 209.98 FEET TO THE INTERSECTION OF THE CENTERLINE OF LUDLOW AVENUE VIADUCT WITH HAFFNER STREET;

THENCE ALONG THE CENTERLINE OF HAFNER STREET, SOUTH 84°05'12" EAST, 28.49 FEET TO THE INTERSECTION OF THE CENTERLINE OF HAFFNER STREET WITH OLD LUDLOW AVENUE;

THENCE ALONG THE CENTERLINE OF OLD LUDLOW AVENUE, SOUTH 40°17'42" EAST, 455.42 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 2.1848 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS A COMPLETE, PROPER AND LEGAL DESCRIPTION OF THE PROPERTY TO BE DEVELOPED. THE ABOVE DESCRIPTION IS BASED ON EXISTING DEEDS AND PLATS OF RECORD AND IS NOT BASED ON AN ACTUAL FIELD SURVEY. SAID DESCRIPTION IS TO BE USED FOR THE PURPOSE OF IDENTIFYING THE PROPOSED ZONE CHANGE AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.



DOUGLAS D. PIEPMEIER  
OHIO REGISTERED SURVEYOR #8865

