



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

NOVEMBER 7, 2019

**LEGAL DESCRIPTION
7.3888 ACRES**

SITUATE IN SECTION 31, TOWN 4, FRACTIONAL RANGE 2, COLUMBIA TOWNSHIP, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF HOFF AVENUE WITH THE WESTERLY RIGHT OF WAY OF LEVASSOR STREET (UNIMPROVED), BEING WITNESSED BY AN EXISTING $\frac{5}{8}$ " IRON PIN (BENT) WHICH IS 0.28 FEET NORTH; THENCE ALONG THE WESTERLY RIGHT OF WAY OF LEVASSOR STREET (UNIMPROVED), SOUTH $17^{\circ}51'18''$ WEST, 16.23 FEET TO A SET $\frac{5}{8}$ " IRON PIN AND CAP (#7862); THENCE LEAVING THE WESTERLY RIGHT OF WAY OF LEVASSOR STREET (UNIMPROVED), SOUTH $72^{\circ}08'42''$ EAST, 40.00 FEET TO A SET $\frac{5}{8}$ " IRON PIN AND CAP (#7862) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF KATE'S PLACE WITH THE EASTERLY RIGHT OF WAY OF LEVASSOR STREET (UNIMPROVED) AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTH $72^{\circ}08'42''$ EAST, 152.02 FEET A POINT; THENCE NORTH $17^{\circ}51'18''$ EAST, 30.00 FEET TO A POINT; THENCE NORTH $72^{\circ}08'42''$ WEST, 37.01 FEET TO A POINT; THENCE NORTH $17^{\circ}51'18''$ EAST, 50.00 FEET TO A POINT; THENCE SOUTH $80^{\circ}10'27''$ EAST, 90.49 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, A DISTANCE OF 78.24 FEET, THE CHORD OF SAID CURVE BEARS SOUTH $43^{\circ}25'39''$ EAST, 72.99 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 2,181.00 FEET; A DISTANCE OF 260.64 FEET, THE CHORD OF SAID CURVE BEARS SOUTH $62^{\circ}06'46''$ EAST, 260.49 FEET TO A POINT; THENCE SOUTH $58^{\circ}41'21''$ EAST, 981.48 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET; A DISTANCE OF 52.84 FEET, THE CHORD OF SAID CURVE BEARS NORTH $86^{\circ}41'34''$ EAST, 51.21 FEET TO A POINT; THENCE SOUTH $33^{\circ}30'04''$ WEST, 92.70 FEET TO A POINT; THENCE SOUTH $52^{\circ}55'30''$ EAST, 51.57 FEET TO A POINT; THENCE SOUTH $32^{\circ}51'05''$ EAST, 54.94 FEET TO A POINT; THENCE SOUTH $53^{\circ}44'08''$ EAST, 754.19 FEET TO A POINT; THENCE SOUTH $36^{\circ}59'59''$ WEST, 22.32 FEET

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TO A POINT; THENCE NORTH 58°41'21" WEST, 1,869.41 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET, A DISTANCE OF 469.70 FEET, THE CHORD OF SAID CURVE BEARS NORTH 65°25'02" WEST, 468.62 FEET TO A POINT; THENCE NORTH 72°08'42" WEST, 18.42 FEET TO A POINT; THENCE NORTH 17°51'18" EAST, 108.10 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 7.3888 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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