

Date: December 19, 2022
Description: Re-Zoning
Location: City of Cincinnati
Hamilton County, Ohio



Situated in Section 8, Town 3, Fractional Range 2, Between the Miamis, Mill Creek Township, The City of Cincinnati, Hamilton County, Ohio and being 7.8030 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Beginning at the intersection of the centerline of Martin Luther King Drive East and the centerline of Reading Road (U.S. #42) and being the **True Point of Beginning**;

thence, with the centerline of said Reading Road (U.S. #42) for the following two courses:

- 1) South 00° 06' 56" West, 173.57 feet;
- 2) with a curve to the right, having a central angle of 11° 35' 33", a radius of 1432.39 feet, an arc length of 289.81 feet, and a chord bearing and distance of South 05° 54' 43" West, 289.32 feet;

thence, leaving the centerline of said Reading Road (U.S. #42), North 82° 20' 14" West, 287.76 feet to the northwest corner of Lot A of Harry Wahking Heirs Subdivision as recorded in Plat Book 14, Page 54;

thence, with the west line of said Lot A extended, South 20° 01' 16" West, 117.45 feet to the centerline of Maxwell Avenue;

thence, with the centerline of said Maxwell Avenue, North 83° 25' 54" West, 269.44 feet;

thence, leaving the centerline of said Maxwell Avenue, North 06° 34' 06" East, 110.00 feet;

thence, North 83° 25' 54" West, 179.46 feet to the centerline of Vernon Place;

thence, with the centerline of said Vernon Place for the following three courses:

- 1) with a curve to the right, having a central angle of 24° 50' 44", a radius of 400.00 feet, an arc length of 173.45 feet, and a chord bearing and distance of North 21° 57' 19" East, 172.10 feet;
- 2) North 34° 22' 41" East, 275.91 feet;
- 3) North 06° 14' 10" East, 53.69 feet to the centerline of said Martin Luther King Drive East;

thence, leaving the centerline of said Vernon Avenue and with the centerline of said Martin Luther King Drive East for the following five courses:

- 1) South 78° 39' 46" East, 95.02 feet;
- 2) with a curve to the left, having a central angle of 05° 21' 40", a radius of 1046.74 feet, an arc length of 97.94 feet, and a chord bearing and distance of South 81° 20' 36" East, 97.91 feet;
- 3) South 84° 01' 26" East, 181.00 feet;
- 4) with a curve to the left, having a central angle of 02° 00' 00", a radius of 3824.72 feet, an arc length of 133.51 feet, and a chord bearing and distance of South 85° 01' 26" East, 133.50 feet;

5) South 86° 01' 26" East, 60.14 feet to the **True Point of Beginning** containing 7.8030 acres.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

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



A handwritten signature in blue ink, appearing to read "Jeffrey O. Lambert", written over a horizontal line.

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