

ATTACHMENT A

LEGAL DESCRIPTION
SIDEWALK EASEMENT – 2117 DANA AVE
0.0411 TOTAL ACRES

SITUATED IN SECTION 33, TOWN 4, FRACTIONAL RANGE 2, COLUMBIA TOWNSHIP, IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING PART OF THE LAND AS CONVEYED TO CINCINNATI PUBLIC RADIO, INC. IN OFFICIAL RECORD 14707, PAGE 2697 AS RECORDED AT THE HAMILTON COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DANA AVENUE (ORIGINAL 60' R/W) WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF REALISTIC AVENUE (50' R/W), SAID POINT ALSO BEING THE FORMER NORTHEAST CORNER OF LOT 34 OF LANGDALE SUBDIVISION (PLAT BOOK 11, PAGE 52) AND REFERENCED BY SET MAG NAIL AND THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING, AND WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF REALISTIC AVENUE, SOUTH 04°23'34" WEST, 178.88 FEET;

THENCE LEAVING THE EXISTING WEST RIGHT-OF-WAY LINE OF REALISTIC AVENUE, AND WITH NEW EASEMENT LINES, THE FOLLOWING 2 CALLS:

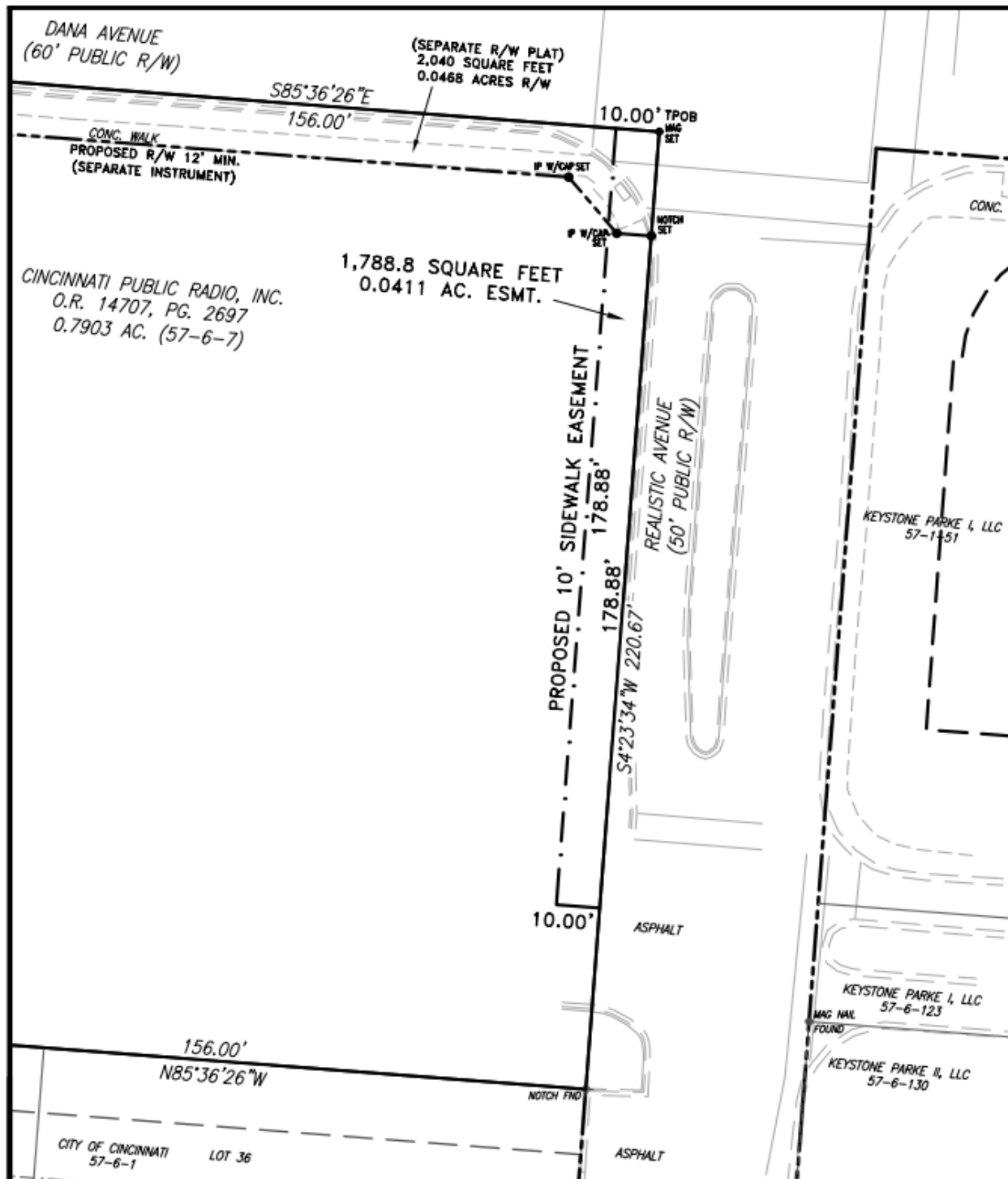
1. NORTH 85°36'26" WEST, 10.00 FEET;
2. NORTH 04°23'34" EAST, 178.88 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DANA AVENUE;

THENCE WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DANA AVENUE, SOUTH 85°36'26" EAST, 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.0411 ACRES OF LAND. THE BASIS OF BEARINGS IS O.D.O.T. RIGHT-OF-WAY PLANS FOR HAM-71-4.58, SHEET 50 OF 61. THE SURVEY AND LEGAL DESCRIPTION WAS PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION.

J. BRYANT ABT, OH PS #8593
937-558-6671, ABT@BALANDPROS.COM
6868 SR-133, BLANCHESTER, OH 45107
BA LAND PROFESSIONALS, LLC
FOR: INFRASTRUCTURE & DEVELOPMENT ENGINEERING, INC.





Project Manager T. FOSTER	PROPOSED 10' SIDEWALK EASEMENT 2117 DANA AVENUE CINCINNATI, HAMILTON CO., OHIO	 INFRASTRUCTURE DEVELOPMENT ENGINEERING	CINCINNATI OFFICE 8899 BROOKSIDE AVE. SUITE 202-A WEST CHESTER, OH 45069 Tele: (513) 671-8144
Drawn By T. FOSTER			
Scale 1"=30'			
DATE 10/30/23			
Project No. 23017-31			