

## ATTACHMENT B

### LEGAL DESCRIPTION 0.0656 ACRE

Situated in Robert Morrow's Military Survey No. 618, City of Cincinnati, Anderson Township, Hamilton County, Ohio, being part of the 0.5577 acre lands conveyed to Sieber Beechmont Holding LLC by O.R. 14827, Page 624 (found to be 0.5870 acre, as surveyed), of the Hamilton County, Ohio Recorder's Office, and being more particularly described as follows:

- Commencing at the southeast corner of Lot 6 of Stephen D. Corbley Subdivision, as recorded in Plat Book 5, Page 254.
- Thence with the south line of said Lot 6, North 84°10'52" West, 370.76 feet, to a found 5/8" iron pin (capped H&M) at the northwest corner of the lands of Anthony Bojanowski, as conveyed by Official Record 14519, Page 1301;
- Thence departing the south line of said Lot 6, with the west line of said Bojanowski, South 34°34'38" West, 43.47 feet, to a set 5/8" iron pin at the **Point of Beginning**;
- Thence continuing with the west line of said Bojanowski, South 34°34'38" West, 11.34 feet, to a found 3/4" iron pin on the existing northerly right-of-way of Beechmont Ave. (aka State Route 125, 60' R/W);
- Thence departing the west line of said Bojanowski, with the existing northerly right-of-way of said Beechmont Ave., North 55°25'54" West, 90.85 feet, to a set cross notch at a point of curvature;
- Thence continuing with the existing northerly right-of-way of said Beechmont Ave., on a curve to the right, having a radius of 280.00 feet, an arc length of 130.14 feet, a chord bearing North 42°07'00" West, a distance of 128.97 feet, to a set cross notch;
- Thence continuing with the existing northeasterly right-of-way of said Beechmont Ave., North 28°48'07" West, 51.56 feet, to a set mag nail;
- Thence continuing with the existing northeasterly right-of-way of said Beechmont Ave., North 01°14'52" West, 5.55 feet, to a set cross notch on the south right-of-way of Beechcrest Place (50' R/W);
- Thence with the existing south right-of-way of said Beechcrest Place, South 84°10'52" East, 2.09 feet, to a set 5/8" iron pin on the new right-of-way line;

- Thence departing the south right-of-way of said Beechcrest Place, and through the Grantor's land with a new right-of-way line, South 34°39'22" East, 86.89 feet, to a set 5/8" iron pin;
- Thence on a curve to the left, having a radius of 268.66 feet, an arc length of 93.65 feet, a chord bearing South 45°26'44" East, a distance of 93.18 feet, to a set 5/8" iron pin;
- Thence South 55°25'54" East, 90.85 feet, to the *Point of Beginning*.

Containing 0.0656 acre, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

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

The above description was prepared from a survey made by Verdantas/CT Consultants dated April 7, 2025, under the direction of Terry W. Cook, Professional Surveyor #7950 in the State of Ohio.

All set iron pins are 5/8" x 30" with ID cap "Verdantas Cook OH-PS 7950"

