

Date: June 13, 2022
Description: Hamilton County Reutilization Corporation and
Lester and Montgomery Apartments, LLC
Re-Zoning
Location: City of Cincinnati ~ Hamilton County, Ohio



Situated in Sections 29 & 30, Town 4, Fractional Range 2 Between the Miamis, Columbia Township, The City of Cincinnati, Hamilton County, Ohio and being 2.040 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Begin at the intersection of the centerline of Montgomery Road (70') and the centerline of Lester Road (50') said intersection being **True Point of Beginning**:

thence, from the True Point of Beginning, departing the centerline of said Lester Road and with centerline of said Montgomery Road the following four courses:

- 1) North 65° 02' 39" East, 221.61 feet;
- 2) with a curve to the right, having a central angle of 02° 38' 00", a radius of 1025.00 feet, an arc length of 47.11 feet, and a chord bearing North 66° 21' 39" East, 47.11 feet;
- 3) North 67° 40' 39" East, 71.80 feet;
- 4) with a curve to the right, having a central angle of 00° 03' 55", a radius of 1225.00 feet, an arc length of 1.40 feet, and a chord bearing North 67° 42' 36" East, 1.40 feet;

thence, leaving said centerline of Montgomery Road and with the westerly boundary extended of Duke Energy Ohio, Inc. as recorded in Deed Book 3006, Page 688, South 23° 13' 08" East, 200.04 feet to the northerly boundary of Parkview Subdivision as recorded in Plat Book 29, Page 76;

thence, leaving the westerly boundary of said Duke Energy Ohio, Inc. and with the northerly boundary extended of said Parkview Subdivision and the northerly boundary of 3020 Parkview, LLC as recorded in Official Record 13501, Page 1914 for the following two courses:

- 1) South 77° 43' 52" West, 63.79 feet ;
- 2) South 66° 10' 08" West, 123.43 feet to the northeast corner of Robert E. and Pamela J. Clark as recorded in Official Record 13303, Page 1725;

thence, with the northerly boundary of Robert E. and Pamela J. Clark, South 76° 45' 44" West, 100.00 feet to the northwest corner of Justin A. Wilkey as recorded in Official Record 13578, Page 1223;

thence, with the westerly boundary extended of said Justin A. Wilkey, South 13° 14' 16" East, 139.72 feet to the centerline of Parkview Avenue;

thence, leaving the westerly boundary extended of said Justin A. Wilkey and with the centerline of said Parkview Avenue, South 76° 41' 46" West, 170.89 feet to the centerline of said Lester Road;

thence, leaving the centerline of said Parkview Avenue and with the centerline of said Lester Road, North 03° 02' 39" East, 305.73 feet to the **True Point of Beginning** containing 2.040 acres of which 0.517 acres is right of way.

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

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