

**PIN's**  
 600-0011-1125  
 600-0011-1126  
 600-0011-1127  
 600-0011-1128  
 600-0011-1325

**Closure - Area to be Consolidated**

523	N:10977.9113'	E:8434.9099'
	N 00°48'00" E 132.50'	
602	N:11110.3983'	E:8436.7598'
	S 89°12'00" E 110.00'	
662	N:11108.8625'	E:8546.7491'
	S 00°48'00" W 132.50'	
534	N:10976.3754'	E:8544.8991'
	N 89°12'00" W 110.00'	
523	N:10977.9113'	E:8434.9099'

Perimeter: 485.00'  
 Area: 0.3346Acres  
 14575 sq ft  
 Precision: Perfect

**Description of Property**  
 0.3346 acre

Situated in Section 1, Range 3, Entire Range 2, Miami Purchase, Sycamore Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a set 5/8" iron pin at the intersection of the east line of First Street (50' R/W) and the north line of Columbia Avenue (70' R/W - Unimproved) being at the southwest corner of Lot 1128 of High Point Subdivision as shown in Plat Book 13, Page 14 of the Hamilton County Recorder's Office;

thence with the east line of First Street, North 00°48'00" East, a distance of 132.50' to a set 5/8" iron pin at the intersection of said east line and the centerline of a vacated un-named 15' alley;

thence with said centerline, South 89°12'00" East, a distance of 110.00' to a set 5/8" iron pin;

thence crossing said alley and with the east line of Lot 1125 of said High Point Subdivision, South 00°48'00" West, a distance of 132.50' to a set 5/8" iron pin at the southeast corner of Lot 1125, being in the north line of Columbia Avenue;

thence with said north line being the south line of Lots 1125, 1126, 1127 and 1128 of said High Point Subdivision, North 89°12'00" West, a distance of 110.00' to the POINT OF BEGINNING;

said described tract containing 0.3346 acres, subject to all legal highways, easements and restrictions of record.

Being a consolidation of said Lots 1125, 1126, 1127 and 1128 of Brian and Stacey Carpenter as described in O.R. Volume 12347, Page 2509 of the Clermont County Recorder's Office, and being all of Clermont County Auditor's Parcels No. 600-0011-1125, 1126, 1127 and 1128 and a portion of said un-named 15' alley as described in O.R. Volume \_\_\_\_\_, Page \_\_\_\_\_, being Auditor's Parcel 600-0011-1325.

Bearings as per Grid Bearings, Ohio State Plane Coordinate System, South Zone.

I / We, the owners of the tract of land shown on this plat of survey, depose that this tract is entered as two or more items or parcels on the Hamilton County Auditor's Tax List and the Hamilton County Auditor's Tax Maps. I / We hereby request the Hamilton County Auditor to combine said items or parcels into one entry on the Hamilton County Auditor's Tax List, and also to remove and delete from the Hamilton County Auditor's Tax Maps the lines which divide said parcels on said tax maps and show the courses and distances of this survey as the boundary of the combined tracts of land. If this request is granted, I / we agree to describe any part of all of the tract of land shown hereon for future conveyancing purposes by metes and bounds so that such description shall be agreeable with the survey herein. I / We also agree to record this survey in the Hamilton County Recorder's Office.

I / We also certify that there are no delinquent taxes against the above described property and it is all in one taxing district.

SIGNED \_\_\_\_\_ WITNESS TO ALL \_\_\_\_\_

Owner \_\_\_\_\_

Owner \_\_\_\_\_

State of Ohio  
 County of Hamilton SS

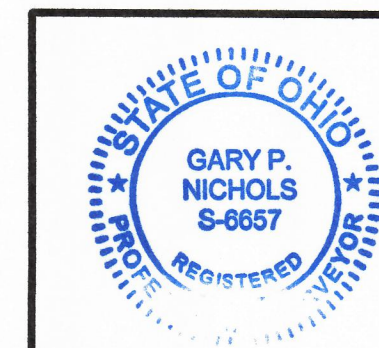
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me a Notary Public in and for said county and state personally came \_\_\_\_\_ and acknowledged that they did sign the foregoing plat of survey and that the same is their free act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my notarial seal this day and year aforesaid.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_  
 Hamilton County, Ohio

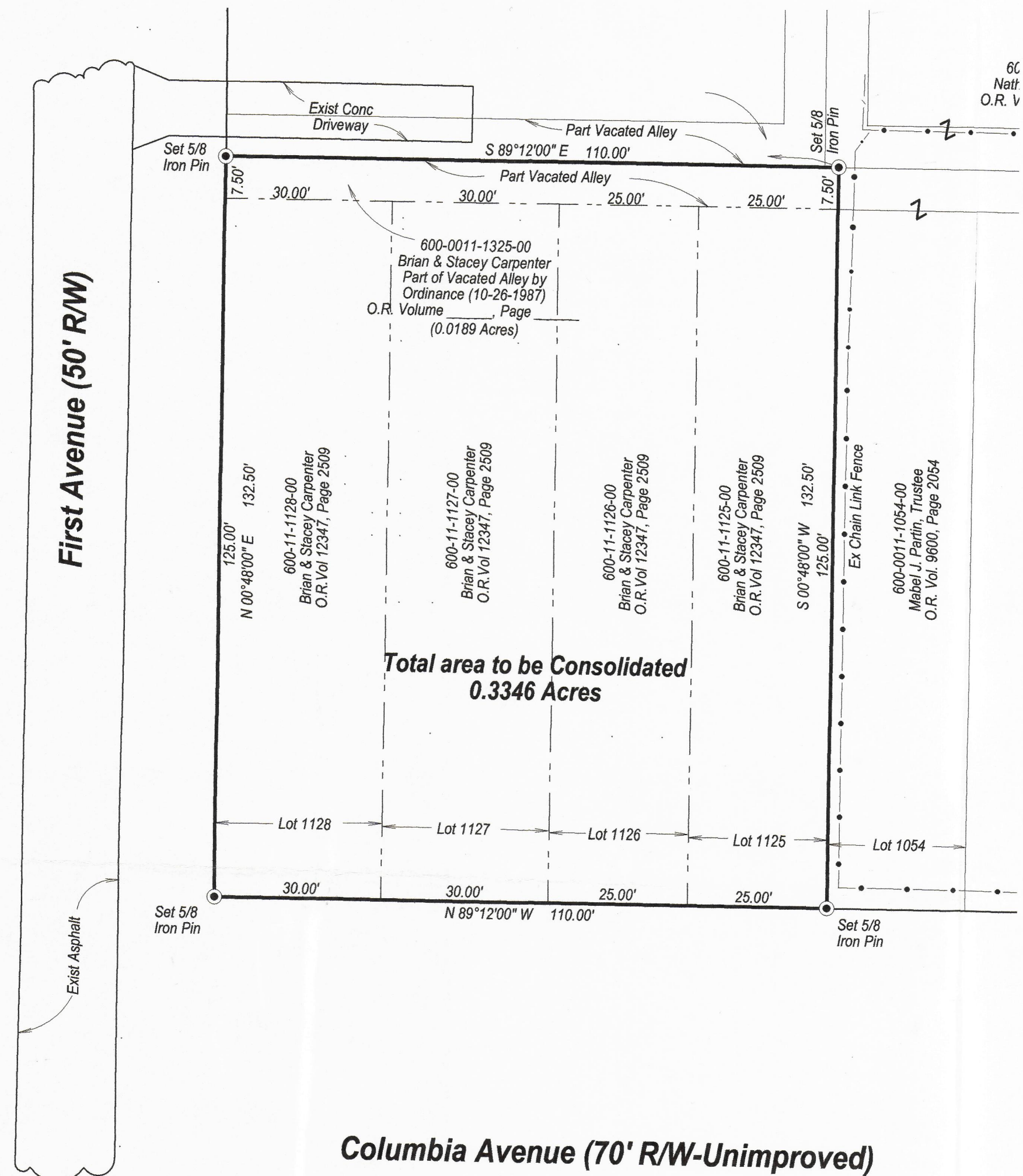


**Consolidation Plat**  
 of  
**Lots 1125, 1126, 1127, 1128 and Part of a Vacated Alley**  
**High Point Subdivision**  
 (Plat Book 13, Page 14, HCRO)  
 Section 1, Range 3, Entire Range 2, Miami Purchase  
 Sycamore Township, Hamilton County, Ohio



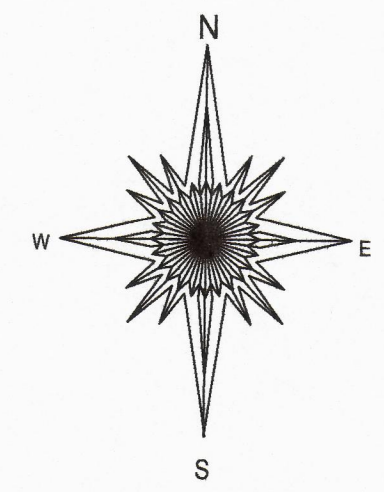
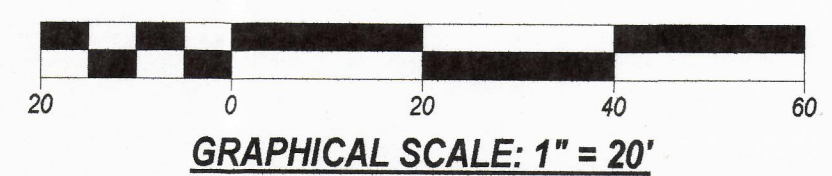
**Nichols**  
 SURVEYING  
 Gary P. Nichols, P.S.  
 P.O. Box 306  
 550 Kilgore Street  
 Batavia, Ohio 45103  
 (513)-732-0577

Date: June 2, 2015 Revised: \_\_\_\_\_ Drawn: RC Checked: GN File: HS-2615(cons)



**Columbia Avenue (70' R/W-Unimproved)**

**First Avenue (50' R/W)**



Bearings based upon survey dated 4-30-10 by Santoro Engineering Company in Survey Plat Book 5426, Page 97.  
 Occupation exists as shown.  
 Monumentation exists as shown.

*Gary P. Nichols*  
 GARY PHILIP NICHOLS  
 OHIO PROFESSIONAL SURVEYOR NO. 6657