

Description for: PUD Zoning-CCI Addition on School Road

Situated in Sections 1 and 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio and being all of Lot 11 and Part of Lot 10 of Nordloh's First Industrial Subdivision, as recorded in Plat Book 112, Pages 5 and 6, the same being conveyed to Combined Containerboard Inc. in Official Record 8083, Page 745 and Official Record 6798, Page 3074 of the Hamilton County, Ohio Recorder's Office, and being more particularly described as follows:

Begin at a found 5/8" iron pin (McGill Smith Punshon) at the Northwest corner of the above mentioned Lot 11, said iron pin also being at the intersection of the existing South right-of-way line of School Road (60' R/W) with the existing East right-of-way line of the Cincinnati, Lebanon & Northern Railroad (60' R/W) and the TRUE POINT OF BEGINNING;

thence, from the TRUE POINT OF BEGINNING and with the existing South right-of-way line of the above mentioned School Road, North 87°16'17" East, passing a found 5/8" iron pin (McGill Smith Punshon) at 422.00 feet, a total distance of 651.85 feet to a found mag-nail at the Northwest corner of a 5.07 acre tract conveyed to Combined Containerboard Inc. in Official Record 7440, Page 538;

thence, leaving the existing South right-of-way line of the above mentioned School Road, and with the West line of the above mentioned 5.07 acre tract, South 04°46'32" West, 847.78 feet to a found 5/8" iron pin (McGill Smith Punshon) on the North line of a 5.93 acre tract conveyed to The Cincinnati Gas & Electric Company in Deed Book 3403, Page 556, the same being the North line of Lot 1 of the above mentioned Nordloh's First Industrial Subdivision;

thence, leaving the East line of the above mentioned 5.07 acre tract and with the North line of the above mentioned 5.93 acre tract, South 88°30'07" West, 231.41 feet to a found mag-nail in a concrete monument at the Northeast corner of a 5.0103 acre tract conveyed to The Cincinnati Gas & Electric Company in Deed Book 2950, Page 355;

thence, leaving the North line of the above mentioned 5.93 acre tract and with the North line of the above mentioned 5.0103 acre tract and also a 5.1171 acre tract conveyed to The Cincinnati Gas & Electric Company in Deed Book 2808, Page 9, North 85°08'49" West, 569.84 feet to a set 5/8" iron pin on the existing East right-of-way line of the above mentioned Cincinnati, Lebanon & Northern Railroad, the same being the Southwest corner of Lot 11 of the above mentioned Nordloh's First Industrial Subdivision;

thence, with the existing East right-of-way of the above mentioned Cincinnati, Lebanon & Northern Railroad, the following two courses: along a curve to the left having a radius of 1402.09 feet, an arc length of 646.76 feet, a chord bearing North 18°30'10" East, and a chord length of 641.04 feet;

thence, North 05°17'17" East, 164.44 feet to the TRUE POINT OF BEGINNING.

Containing 12.9984 acres of land and subject to all easements and rights-of-way of record.

This description is for zoning purposes only, is not the result of a boundary survey and is not intended for transfer of property.

