

SYCAMORE TOWNSHIP
PLANNING & ZONING
AUG 22 2016
RECEIVED

J. T. KING & CO. INC.
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FILE: KLEUNER.LGL
FILE NO.: 16202-s

August 18, 2016
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LEGAL DESCRIPTION
FOR
CONSOLIDATION
1.2274 ACRES

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

Beginning at the intersection of the centerline of East Kemper Road and the centerline of Goldcoast Drive, a sixty (60) feet wide right-of-way;

Thence in and along said centerline of said East Kemper Road S-77d-08'-00"-E a distance of 230.00 feet to a point;

Thence leaving said centerline of said East Kemper Road S-12d-52'-00"-W a distance of 40.00 feet to the old right-of-way of said East Kemper Road;

Thence continuing S-12d-52'-00"-W a distance of 14.73 feet to an iron pin found and real Point-of-Beginning for this description, in and along the west line of a 0.0920 acre tract owned by the Hamilton County Commissioners as recorded in OR 7405, Page 677, of the HCRO;

Thence in and along the south line of said 0.0920 acre tract S-77d-07'-14"-E a distance of 273.66 feet to an iron pin found;

Thence leaving said south line of said 0.0920 acre tract S-05d-52'-00"-W a distance of 174.80 feet to an iron pin found in and along the west line of a 0.3920 acre tract owned by McCaw Land Partners, LLC as recorded in OR 13067, Page 2157, of the HCRO;

Thence N-77d-08'-00"-W a distance of 106.18 feet to an iron pin found, in and along the north line of a 3.9280 acre tract owned by McCaw Land Partners, LLC, as recorded in OR 13067, Page 2157, of the HCRO;

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Thence S-05d-52'-00"-W a distance of 21.88 feet to an iron pin found, in and along the west line of said 3.9280 acre tract;

Thence N-77d-08'-00"-W a distance of 191.44 feet to an iron pin found, in and along the north line of 1.058 acre tract owned by 1156 Goldcoast, LLC, as recorded in OR 12716, Page 540, of the HCRO;

Thence N-12d-52'-00"-E a distance of 195.28 feet to an iron pin found and real Point-of-beginning for this description, in and along the east lines of a 1.0 acre tract owned by Aero Properties, LLC, as recorded in OR 10498, Page 2126, of the HCRO and a 0.6950 acre tract owned by Zicka Financial, LLC, as recorded in OR 9262, Page 5157, of the HCRO.

Containing in all 1.2274 acres more or less subject to all legal highways and easements of record.

Previous Deed Reference: Official Record 13073, Page 1571, of the Hamilton County Recorder's Office.

This Legal Description was prepared from a survey by J. T. KING & CO. INC., Civil Engineers and Land Surveyors, dated July, 11, 2016 and written by J. Timothy King, PE-PS, Professional Land Surveyor, Ohio Registration No. 6549, who hereby certifies that the foregoing description of the property is a complete, property and legal description thereof to the best of my knowledge and belief.

