



DESCRIPTION FOR: Robert Lucke Group, Inc.

LOCATION: Pine Road
3.0057 Acres

AREA TO BE RECLASSIFIED "OO" (PLANNED OFFICE DISTRICT)

Situated in the State of Ohio, Hamilton County, Sycamore Township, in Section 14, Town 4, Entire Range 1 of the Miami Purchase, and being more particularly described as follows:

BEGINNING at an existing 1" iron pipe in the centerline of Pine Road (50 foot R/W), said pipe being North 85°35'00" West, 30.01 feet from an existing 3/4" iron pin at the southwest corner of Lot 7 of Cahall 2nd Subdivision, as recorded in Plat Book 79, Pages 31 & 32 of the Hamilton County Recorder's Office;

Thence leaving said centerline in part along the south line of said lot 7, South 85°35'00" East, 521.75 feet to a set iron pin in the south line of a tract conveyed to Lee G. Robinson, Trustee of the Lee G. Robinson Revocable Trust, as recorded in Official Record 12463, Page 1119;

Thence along new division lines the following three (3) courses:

1. South 02°51'45" West, 44.22 feet to a set iron pin,
2. South 58°54'27" West, 136.99 feet to a set iron pin,
3. South 02°51'45" West, 173.73 feet to a set iron pin in the north line of a tract conveyed to Kenwood Road Properties, LLC as recorded in Official Record 10775, Page 1007;

Thence with said north line, North 85°35'00" West, 408.08 feet to a set MAG nail in the centerline of Pine Road, passing 1.68 feet south of an existing iron pin with cap (Nordloh) at 382.87 feet;

Thence, with the centerline of Pine Road, North 02°51'45" East, 297.55 feet to the **POINT OF BEGINNING**.

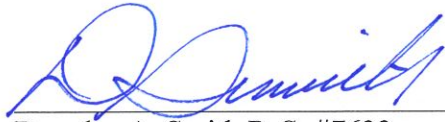
Containing 3.0057 acres of land and being subject to all legal easements and highways of record.

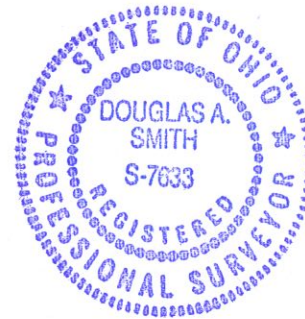
The above description was prepared from a Zoning Plat prepared by McGill Smith Punshon, Inc. dated October 11, 2017.

McGill Smith Punshon, Inc.



I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.

 10/11/2017
Douglas A. Smith P. S. #7633



Prepared by: McGill Smith Punshon, Inc.
Date: October 11, 2017
MSP No.: 02417.22

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