

LEGAL DESCRIPTION FOR 7.259 ACRES

Situated in Section 13, Town 4, Entire Range 1 of the Miami Purchase, Hamilton County, Ohio and being part of Holiday Acres Subdivision and more particularly described as follows:

BEGINNING at the southern Right of Way of Happiness Way also being the northwest corner of Lot 17 Block "B" of Holiday Acres Subdivision (P.B. 84, Pg. 88);

Thence along the south right of way line of Happiness Way, South 84°14'30" East a distance of 597.50 feet;

Thence, along a curve to the right having a radius of 12.50 feet ($\Delta=90^{\circ}00'00''$, chord bearing of South 39°14'30" East a distance of 17.68 feet) an arc length of 19.63 feet;

Thence the west Right of Way line of Kenwood Road South 05°45'30" West a distance of 515.89 feet;

Thence with the south line of Block "A" (P.B. 84, Pg. 38) and Block "E" (P.B. 89, Pg. 30) of Holiday Acres Subdivision North 82°22'30" West a distance of 610.32 feet;

Thence with the western line of Block "E" and Block "B" Holiday Acres Subdivision, North 05°45'30" East a distance of 508.51 feet to the POINT OF BEGINNING;

Containing 7.259 acres of land more or less, and being subject to all right of ways, easements and restrictions of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone (NAD 83').



Daniel K. York
4/18/18

LEGAL DESCRIPTION

RE-ZONE AREA

Situated in Section 13, Town 4, Entire Range 1 of the Miami Purchase, Hamilton County, Ohio and being part of Holiday Acres Subdivision and more particularly described as follows:

Beginning at the centerline intersection of Happiness Way and Kenwood Road;

Thence along the centerline of Kenwood Road, South 05°45'15" West a distance of 554.80 feet;

Thence in part along the south line of Holiday Acres Subdivision Block "A" (P.B. 84 Pg. 38) and Holiday Acres Subdivision Block "E" (P.B. 89 Pg. 30), North 82°22'30" West a distance of 653.56 feet;

Thence in part along the west line of said Holiday Acres Subdivision Block "E" and the west line of Holiday Acres Subdivision Block "B" (P.B. 84 Pg. 88), North 05°45'30" East a distance of 533.51 feet to a point in the centerline of Happiness Way;

Thence along the centerline of Happiness Way, South 84°14'30" East a distance of 653.17 feet to the point of Beginning;

Containing 8.160 acres of land more or less, and being subject to all right of ways, easements and restrictions of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone (NAD 83').



Daniel K. York
6/18/18