

J. T. KING & CO. INC.
CIVIL ENGINEERS-LAND SURVEYORS

9200 Montgomery Road, Suite 21-B

Cincinnati, Ohio 45242-7714

Telephone (513) 793-7667

www.jtking.com



Principal:
J. Timothy King, PE-PS

Lee C. Nordloh, PS., Consultant
Justin A. Bischof, PS

FILE: HEBERT_TRACT_A.LGL
FILE NO.: 18180-S

July 20, 2018
Pages: 1 of 2

LEGAL DESCRIPTION

TRACT 'A'

0.5141 ACRES

Situated in Section 2, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at a point in the centerline of Montgomery Road as improved, said point being 1294.70 feet as measured along the centerline of Montgomery Road as improved, from its intersection with the north line of said Section 2;

THENCE leaving the centerline of Montgomery Road, South 79 degrees 40 minutes 00 seconds East for a distance of 281.07 feet, passing an existing 3/4" Iron Pin (slightly bent) at a distance of 30.00' feet, lying in the east right-of-way line of Montgomery Road, to an existing 5/8" Iron Pin and Cap lying at North 48 degrees 09 minutes 34 seconds at a distance of 0.13 feet;

THENCE South 02 degrees 09 minutes 00 seconds West for a distance of 78.88 feet, passing an existing 5/8" Iron pin and cap at a distance of 19.79 feet, to a set 5/8" Iron Pin and Cap;

THENCE North 79 degrees 40 minutes 00 seconds West for a distance of 292.57 feet to the centerline of Montgomery Road, passing a set 5/8" Iron Pin and Cap at a distance of 262.57 feet lying in the east line of Montgomery Road;

THENCE with the centerline of Montgomery Road, North 10 degrees 32 minutes 00 seconds East for a distance of 78.08 feet to the place of beginning;

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CINCINNATI, OHIO

FILE: HEBERT TRACT A.LGL
FILE NO.: 18120-S

July 20, 2018
Pages: 2 of 2

LEGAL DESCRIPTION
TRACT 'A'
0.5141 ACRES

Being part of the Premises as recorded in Official Record 7935,
Page 2958 in the Hamilton County Recorders Office;

Containing in all 0.5141 acres more or less subject to all legal
highways and easements of record;

This Legal Description was prepared from a survey by J.T. King &
Co. Inc., Civil Engineers and Land Surveyors, dated June 19,
2018, and revised on July 20, 2018 and written by J. Timothy
King, PE-PS, Professional Land Surveyor, State of Ohio
Registration No. 6549.

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FILE: HEBERT TRACT B.LGL
FILE NO.: 18180-S

July 20, 2018
Pages: 1 of 2

LEGAL DESCRIPTION

TRACT 'B'

0.5481 ACRES

Situated in Section 2, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at a point in the centerline of Montgomery Road as improved, said point being 1372.78 feet as measured along the centerline of Montgomery Road as improved, from its intersection with the north line of said Section 2;

THENCE leaving the centerline of Montgomery Road, South 79 degrees 40 minutes 00 seconds East for a distance of 292.57 feet, passing a set 5/8" Iron Pin at a distance of 30.00' feet, lying in the east right-of-way line of Montgomery Road, to a set 5/8" Iron Pin and Cap;

THENCE South 02 degrees 09 minutes 00 seconds West for a distance of 80.82 feet, passing an existing 5/8" Iron pin and cap at a distance of 54.79 feet, to a set 5/8" Iron Pin and Cap;

THENCE North 79 degrees 40 minutes 00 seconds West for a distance of 304.35 feet to the centerline of Montgomery Road, passing a set 5/8" Iron Pin and Cap at a distance of 274.35 feet lying in the east line of Montgomery Road;

THENCE with the centerline of Montgomery Road, North 10 degrees 32 minutes 00 seconds East for a distance of 80.00 feet to the place of beginning;

J. T. KING & CO. INC.
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CINCINNATI, OHIO

FILE: HEBERT_TRACT_B.LGL
FILE NO.: 18120-S

July 20, 2018
Pages: 2 of 2

LEGAL DESCRIPTION
TRACT 'B'
0.5481 ACRES

Being part of the Premises as recorded in Official Record 7935,
Page 2958 in the Hamilton County Recorders Office;

Containing in all 0.5481 acres more or less subject to all legal
highways and easements of record;

This Legal Description was prepared from a survey by J.T. King &
Co. Inc., Civil Engineers and Land Surveyors, dated June 19,
2018, and revised on July 20, 2018 and written by J. Timothy
King, PE-PS, Professional Land Surveyor, State of Ohio
Registration No. 6549.