



Description for: PUD Zoning-First Financial Bank Site on Montgomery Road

Located in Section 13, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, being Part of Lot 7 of John Jones Estate Subdivision and being more particularly described as follows:

Beginning at a point in the south line Concord Park Subdivision as recorded in Plat Book 31, Page 10 of the Hamilton County Recorder's Office, said point being North 86°28'49" West, 64.71 feet from the southeast corner of Lot 200 of Concord Park Subdivision and the southwest corner of the south terminus of Richmond Avenue;

Thence with the lines of tracts conveyed to Sycamore Township Board of Township Trustees in Official Record 10887, Page 1030 and KHD – III, LLC in Official Record 10702, page 1029, South 27°00'00" East, 724.44 feet to a point:

Thence continuing with said KHD – III, LLC the following three (3) courses:

1. North 62°55'20" East, 70.00 feet to a point;
2. North 27°00'00" West, 13.59 feet to a point;
3. North 63°01'04" East, 149.49 feet to the True Point of Beginning of the land herein described;

Thence continuing with said KHD – III, LLC for the following 2 courses:

1. North 63°01'04" East, 135.74 feet to a point;
2. South 26°59'56" East, 269.62 feet to a point in the north line of Montgomery Road per Hamilton County Court of Common Pleas case number A0511117;

Thence South 26°59'56" East, 43.50 feet to a point in the centerline of Montgomery Road;

Thence along the centerline of Montgomery Road South 62°55'20" West, 135.63 feet to a point:

Thence, leaving the centerline of Montgomery Road, North 27°01'18" West, 43.50 feet to a point in the north line of Montgomery Road per Hamilton County Court of Common Pleas case number A0511117 and in the line between tracts conveyed to KHD – I, LLC in Official Record 10702, page 1027 and KHD – II, LLC in Official Record 10702, page 1025;

Thence with the line of KHD – I, LLC and KHD – II, LLC, and their northerly extension, North 27°01'18" West, 269.84 feet to the True Point of Beginning.

Containing 0.9756 acres gross, including 0.1354 acres of right-of-way in Montgomery Road and 0.8402 acres in the subject site.

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

