

Date: September 11, 2014
Description: Texas Roadhouse
Sycamore Plaza
Location: Sycamore Township
Hamilton County, Ohio



Situated in Section 7, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio and being part of a 29.4582 acre parcel as conveyed to BRE DDR Crocodile Sycamore Plaza as recorded in Official Record 12394, Page 86 of the Hamilton County Recorder's Office, and being part of Registered Land Certificate #236315 containing 0.2733 acres further described as follows:

Begin at a point found by measuring from the intersection of the centerlines of Kenwood Road and Montgomery Road and being the northwest corner of Registered Land Certificate #175438; thence, with said centerline of Montgomery Road, North 66° 28' 52" East, 398.30 feet; thence, departing said centerline of Montgomery Road, South 23° 31' 08" East, passing the southerly right of way of said Montgomery Road at 52.12 feet, a total distance of 245.00 feet to a northwesterly corner of said Registered Land Certificate #236315, thence, with said Registered Land Certificate #236315 the following two courses: North 66° 28' 52" East, 551.72 feet; thence, North 66° 47' 52" East, 190.43 feet, thence, departing said north line and through the lands of said Registered Land Certificate #236315 the following five courses: South 23° 12' 08" East, 15.42 feet to a northerly corner of a lease area conveyed to IHOP Realty Corp. as recorded in Official Record 10141, Page 1666; thence, with said lease area the following four courses: North 66° 47' 52" East, 110.25 feet; thence, South 20° 12' 13" East, 19.65 feet; thence, with a curve to the left, having a central angle of 30° 47' 35", a radius of 37.15 feet, an arc length of 19.97 feet and a chord bearing South 35° 46' 24" East, 19.73 feet; departing said a lease area conveyed to IHOP Realty Corp. and continuing through the lands of said Registered Land Certificate #236315, South 51° 10' 12" East, 13.02 feet to the True Point of Beginning

thence, from the True Point of Beginning, thus found, continuing through the lands of said Registered Land Certificate #236315, South 51° 10' 12" East, 15.31 feet;

thence, South 73° 27' 50" East, 65.85 feet;

thence, South 16° 32' 10" West, 126.59 feet;

thence, North 73° 27' 50" West, 95.02 feet;

thence, North 16° 32' 10" East, 98.76 feet;

thence, North 40° 34' 21" East, 36.83 feet to the True Point of Beginning containing 0.2733 acres more or less being subject to all legal highways, easements, restrictions and agreements of record.

The above description was prepared by Bayer Becker, Jeffrey O. Lambert, Registered Surveyor #7568 in the State of Ohio, September 11, 2014.

Basis of Bearings: State Plane coordinates NAD 83, Ohio South Zone