



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

NOVEMBER 15, 2023

LEGAL DESCRIPTION
AREA TO BE REZONED
1.9271 ACRES

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF OLD LUDLOW AVENUE WITH WILLIAM P. DOOLEY BYPASS, THENCE ALONG THE CENTERLINE OF WILLIAM P. DOOLEY BYPASS THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) SOUTH 23°58'20" WEST, 100.42 FEET TO A POINT;
- 2) THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 721.48 FEET, A DISTANCE OF 202.74 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 32°01'20" WEST, 202.07 FEET TO A POINT AND
- 3) THENCE SOUTH 40°04'21" WEST, 97.24 FEET TO THE INTERSECTION OF THE CENTERLINE OF WILLIAM P. DOOLEY BYPASS WITH LUDLOW AVENUE VIADUCT AND

THENCE ALONG THE CENTERLINE OF LUDLOW AVENUE VIADUCT THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) NORTH 06°36'43" WEST, 291.98 FEET TO A POINT;
- 2) THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 1,432.39 FEET, A DISTANCE OF 137.26 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09°21'26" WEST, 137.21 FEET TO A POINT AND
- 3) THENCE NORTH 12°06'09" WEST, 58.33 FEET TO A POINT;

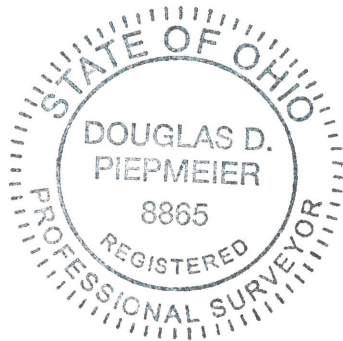
8111 Cheviot Road • Suite 200 • Cincinnati, Ohio 45247
Phone: (513) 385-5757 • Fax: (513) 245-5161
www.abercrombie-associates.com

THENCE LEAVING THE CENTERLINE OF LUDLOW AVENUE VIADUCT, NORTH 38°37'44" EAST, 121.08 FEET TO A POINT IN THE CENTERLINE OF OLD LUDLOW AVENUE;

THENCE ALONG THE CENTERLINE OF OLD LUDLOW AVENUE, SOUTH 40°17'42" EAST, 314.07 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 1.9271 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS A COMPLETE, PROPER AND LEGAL DESCRIPTION OF THE PROPERTY TO BE DEVELOPED. 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 IDENTIFYING THE PROPOSED ZONE CHANGE AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.



D. D. Piepmeier 11-15-23

DOUGLAS D. PIEPMEIER
OHIO REGISTERED SURVEYOR #8865