



SYCAMORE TOWNSHIP  
 PLANNING & ZONING  
 OCT 22 2012  
 RECEIVED

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DESCRIPTION: P & P Real Estate, LLC  
 3.957 Acres

LOCATION: Montgomery Road

DATE: January 22, 2008

Situate in Section 7, Township 4, Entire Range 1, of the Miami Purchase, in Sycamore Township, Hamilton County, Ohio and being all of the land as recorded in Official Record 10714, Page 2516 & 2518, and Official Record 10713, Page 2483 all of the Hamilton County Recorder's Office and more particularly described as follows:

Begin at the centerline intersection of Montgomery Road and Hosbrook Road, as shown on the right-of-way plans (HAM-22-11.40) for Montgomery Road, thence continuing with said Montgomery Road and along a curve to the right having a radius of 5729.58 feet, an arc length of 291.28 feet, a chord bearing of South 53°38'59" West, a chord length of 291.25 feet, and a delta angle of 02°54'46" to a found monument box; thence South 55°06'21" West, 312.08 feet to a point; thence leaving said centerline of Montgomery Road, South 34°53'39" East, 52.00 feet to a set 5/8" iron pin on the South right-of-way line of said Montgomery Road and the TRUE POINT OF BEGINNING;

thence from the TRUE POINT OF BEGINNING and with said South right-of-way line of Montgomery Road North 55°06'21" East, 312.08 feet to a set 5/8" iron pin;

thence along a curve to the left having a radius of 5781.58 feet, an arc length of 204.02 feet, a chord bearing of North 54°05'41" East, a chord length of 204.01 feet, and a delta angle of 02°01'19" to a set 5/8" iron pin;

thence along a curve to the right having a radius of 40.00 feet, an arc length of 74.96 feet, a chord bearing of South 73°14'10" East, a chord length of 64.46 feet, and a delta angle of 107°22'38" to a set 5/8" iron pin on the West right-of-way line of Hosbrook Road;

thence continuing with said West right-of-way line, South 21°49'32" East, 28.75 feet to a set 5/8" iron pin;

thence continuing with said West right-of-way line, South 11°58'58" East, 382.25 feet to a set mag nail;

thence leaving said West right-of-way line, South 78°04'53" West, 347.41 feet to a found 5/8" iron pin;

thence North 11°55'07" West, 47.90 feet to a found 1/2" iron pin;

thence South 55°10'02" East, 99.59 feet to a found notch;

thence North 34°53'39" West, 247.24 feet to the TRUE POINT OF BEGINNING.

Containing 3.957 acres of land and subject to all easements and rights-of-way of record. The basis of bearings is GPS observation C.A.G.I.S. (NAD-83), surveyed by Bayer Becker on 05-28-07.