



Date: May 23, 2017  
 Description: PUD Modification  
 3.7804 Acres  
 Location: Sycamore Township  
 Hamilton County, Ohio



Situated in Section 7, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio and being all of a 3.7804 acre parcel as conveyed to Kenwood Towers, LLC as recorded in Official Record 12352, Page 1335 of the Hamilton County Recorder's Office, and being all of Prior Registered Land Certificate # 235748 containing 3.7804 acres further described as follows:

Begin at a point found by measuring from the southwesterly corner of Lot #1 of Kenwood Village, Block H as recorded in Plat Book 25, Page 41, said corner being on the northerly right of way of Lynnfield Court; thence, departing said Lot #1 with said right of way the following three courses: South 89°35'00" West, 150.01 feet; thence, South 00°25'00" East, 10.00 feet; thence, South 89°35'00" West, 329.98 feet to the southwest corner of a 6.2600 acre parcel conveyed to PH Cincinnati DST as recorded in Official Record 12479, Page 1214 and Prior Registered Land Certificate #237388, said pin being the True Point of Beginning;

thence, from the True Point of Beginning, thus found, departing said PH Cincinnati DST and continuing with said right of way, South 89° 35' 00" West, 70.02 feet to the terminus of said right of way, said point being at the northeast corner of Kenwood Olde Towne, LLC as recorded in Official Record 9489, Page 672;

thence, departing said right of way, with said Kenwood Olde Towne, LLC, North 86° 57' 40" West, 363.45 feet to the easterly limited access right of way of Interstate #71;

thence, departing said Kenwood Olde Towne, LLC, with said limited access right of way the following four courses: North 14° 06' 35" East, 83.78 feet;

thence, North 23° 55' 51" East, 164.83 feet;

thence, North 33° 55' 05" East, 386.04 feet;

thence, North 46° 59' 03" East, 14.23 feet;

thence, departing said limited access right of way, with a new division line the following five courses: South 45° 00' 00" East, 124.94 feet;

thence, South 00° 00' 00" West, 22.04 feet;

thence, North 90° 00' 00" East, 5.64 feet;

thence, South 00° 25' 00" East, 29.23 feet;

thence, South 43° 24' 32" East, 43.15 feet a west line of said PH Cincinnati DST;

thence, departing said new division line, with said PH Cincinnati, DST, the following two courses: South 46° 35' 28" West, 9.55 feet;

thence, South 00° 25' 07" East, 403.22 feet to the Point of Beginning containing 3.7804 acres more or less being subject to all legal highways, easements, restrictions and agreements of record.

The above description was prepared for zoning purposes only under the direction of Jeffrey O. Lambert, Registered Surveyor #7568 in the State of Ohio, May 25, 2017.

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

