

Legal Description
Portion of 441 Bank Avenue Conveyed to
The City of St. Bernard
0.02319 Acres

Situate in Section 16, Township 3, Fractional Range 2, Miami Purchase, Millcreek Township, City of Saint Bernard, Hamilton County, State of Ohio, and being a part of Lot 2 of Alfred Phillips Estate Subdivision as recorded in Plat Book 1, Page 241, Hamilton County Recorder's Office, and being more particularly described as follows, to wit;

Commencing at a point at a concrete monument denoting the Southeast corner of the Bank Avenue Subdivision recorded in Plat Book 236, Page 20, Hamilton County Recorder's Office, and being a point in the West Right-of-Way line of the Miami and Erie Canal at station 12502+93 of said canal, thence along the Southerly line of said Bank Avenue Subdivision, South Eighty-five degrees, Twenty minutes, Fifty-three seconds West for a distance of 98.14' to a point; thence continuing along the Southerly line of said Bank Avenue Subdivision, North Eighty-nine degrees, Zero minutes, Zero seconds West for a distance of 339.00' to a point being a point in the South line of Lot 8 of said Bank Avenue Subdivision, being the True Point of Beginning for this description;

Thence along the Southerly line of said Bank Avenue Subdivision, North Eighty-nine degrees, Zero minutes, Zero seconds West for a distance of 61.00' to a point being the Southwest corner of Lot 8 line of said Bank Avenue Subdivision; thence leaving the Southerly line of said Bank Avenue Subdivision, and running along the West line of said Lot 8 North Thirty-eight degrees, Twenty-five minutes, Forty-one seconds East for a distance of 41.71' to a point; thence leaving the West line of said Lot 8 and running along a new dividing line South Forty-six degrees, Six minutes, Seventeen seconds East for a distance of 48.66' to a point in the Southerly line of said Bank Avenue Subdivision, and said point being the True Point of Beginning for this description.

Containing 0.02319 acres, more or less.

Being a part of the same premises conveyed by Dan G. and Joyce G. Welage on September 14, 2004, to Gregg M. and Molly E. Ziegler as recorded in Deed Book 9727, Page 436, Hamilton County Recorder's Office.

Also known as part of Parcel 263 as shown in Auditor's Book 582, Page 7, of the Hamilton County Auditor's Office.

The description herein contained is based upon the Bank Avenue Subdivision. The bearings are to an assumed meridian.

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
4/6/10
Tax Map - 4-7-10
CAGIS - 10

11410 1486

CG 582-7-263

263
287 = 0.02319 ac. Bank Ave.
C.M. 582-7-

CP