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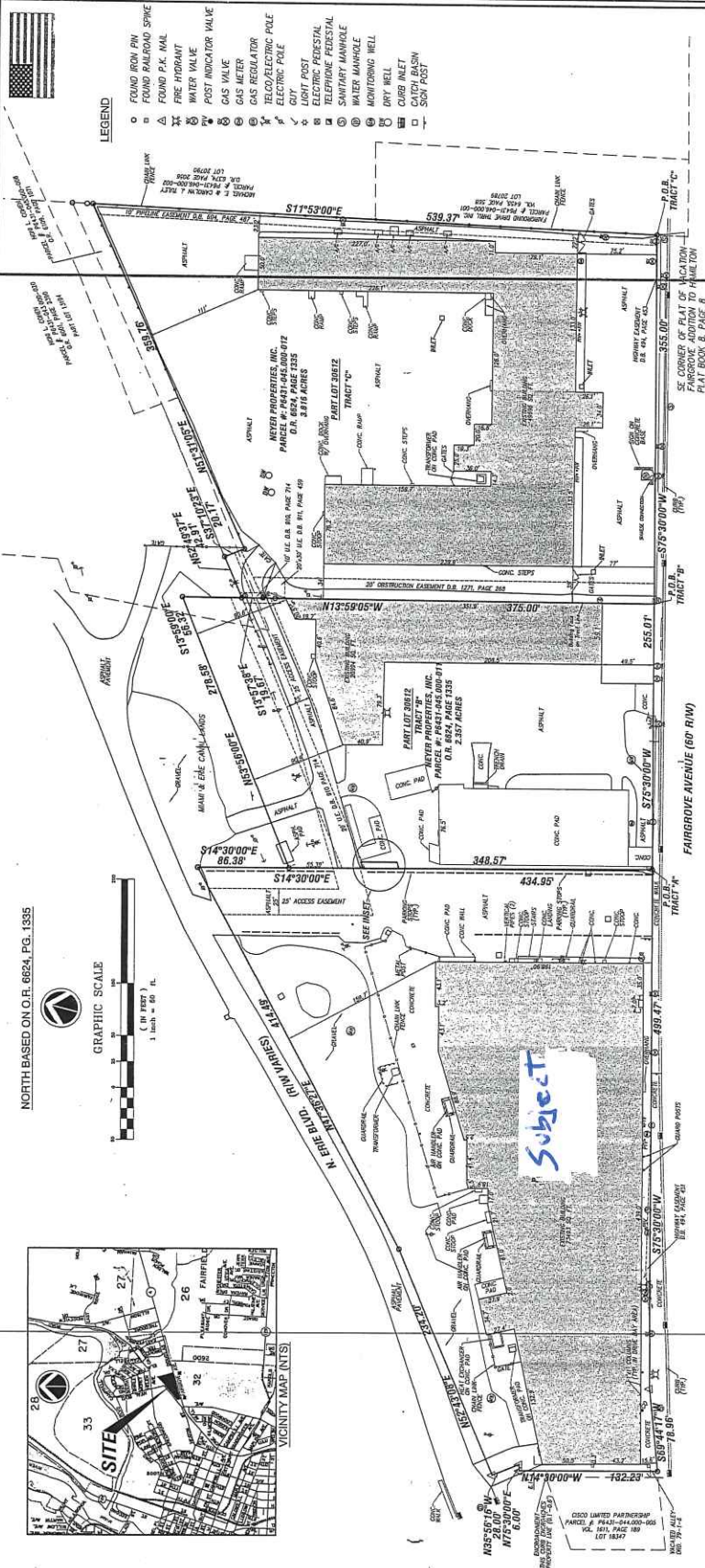
10770 INTERNATIONAL BLVD.
 CINCINNATI, OHIO 45246
 513.860.3799
 513.860.0287 FAX
 BAAUMANN@GMAIL.COM

ALTA/ACSM SURVEY
 Tracts "A", "B", "C", LOT 30612,
 Third Ward, City of Hamilton
 Butler County, Ohio
 Western Success - Fairgrove Project
 Hamilton, Ohio



UNDEVELOPED PARCELS
 ENGINEER'S SEAL

SCALE: 1" = 50'
 ALTA/ACSM SURVEY
 SHEET #:
1 of 1
 PROJECT #: 20210
 DATE: 10-11-02



LEGAL DESCRIPTION - Part of Lot 30612, Tract "C", Shaded in Lot 30612 in the Third Ward, City of Hamilton, Butler County, Ohio. Commencing at the Southeast corner of Plot of Location, Fairgrove Addition to Hamilton as depicted in Plat Book 8, Page 8 in the Butler County Recorder's Office, and the Southeast corner of Lot 30612, said plat also being in the North right-of-way line of Fairgrove Avenue, thence with said North right-of-way line S 75°-30'-00" W 235.00 feet to the Point of Beginning for Tract "B";

Thence continuing with said North right-of-way line S 75°-30'-00" W 255.00 feet to a point; Thence departing said North right-of-way line N 15°-59'-05" W 275.00 feet to a point; Thence N 15°-57'-38" E 193.87 feet to a point; Thence S 37°-10'-23" E 201.64 feet to a point; Thence N 51°-31'-05" E 330.78 feet to a point; Thence S 11°-53'-49" E 330.37 feet to a point; Containing 166,221 Square Feet (3.80 acres) more or less.

LEGAL DESCRIPTION - Part of Lot 30612, Tract "C", Shaded in Lot 30612 in the Third Ward, City of Hamilton, Butler County, Ohio. Commencing at the Southeast corner of Plot of Location, Fairgrove Addition to Hamilton as depicted in Plat Book 8, Page 8 in the Butler County Recorder's Office, and the Southeast corner of Lot 30612, said plat also being in the North right-of-way line of Fairgrove Avenue, thence with said North right-of-way line S 75°-30'-00" W 235.00 feet to the Point of Beginning for Tract "B";

Thence continuing with said North right-of-way line S 75°-30'-00" W 255.00 feet to a point; Thence departing said North right-of-way line N 14°-30'-00" W 448.97 feet to a point; Thence S 15°-59'-05" E 278.59 feet to a point; Thence S 15°-57'-38" N 193.87 feet to a point; Thence S 14°-30'-00" E 375.00 feet to the Point of Beginning. Containing 102,659 Square Feet (2.37 acres) more or less.

Save and except a point of Lot Number 18490 in the Third Ward, City of Hamilton, a 2021.7 square foot registered land parcel described in Case # C19070315, Inc. # 214511, also being the same as Auditor's Parcel # 74901-445-000-002.

LEGAL DESCRIPTION - Parcel Lot 30612, Tract "C", Shaded in Lot 30612 in the Third Ward, City of Hamilton, Butler County, Ohio. Commencing at the Southeast corner of Plot of Location, Fairgrove Addition to Hamilton as depicted in Plat Book 8, Page 8 in the Butler County Recorder's Office, and the Southeast corner of Lot 30612, said plat also being in the North right-of-way line of Fairgrove Avenue, thence with said North right-of-way line S 75°-30'-00" W 235.00 feet to the Point of Beginning for Tract "B";

Thence continuing with said North right-of-way line S 75°-30'-00" W 489.47 feet to a point; Thence S 09°-44'-17" W 78.98 feet to a point in said right-of-way line; Thence departing said North right-of-way line N 14°-30'-00" W 122.23 feet to a point; Thence N 50°-42'-08" E 234.20 feet to a point; Thence N 50°-42'-08" E 6.00 feet to a point; Thence N 50°-42'-08" W 28.00 feet to a point; Thence N 50°-42'-08" E 234.20 feet to a point; Thence N 47°-36'-27" E 414.49 feet to a point; Thence S 14°-30'-00" E 434.95 feet to the Point of Beginning. Containing 165,732 Square Feet (3.80 acres) more or less.

LEGAL DESCRIPTION - Parcel Lot 30612, Tract "C", Shaded in Lot 30612 in the Third Ward, City of Hamilton, Butler County, Ohio. Commencing at the Southeast corner of Plot of Location, Fairgrove Addition to Hamilton as depicted in Plat Book 8, Page 8 in the Butler County Recorder's Office, and the Southeast corner of Lot 30612, said plat also being in the North right-of-way line of Fairgrove Avenue, thence with said North right-of-way line S 75°-30'-00" W 235.00 feet to the Point of Beginning for Tract "B";

Beginning at the most southerly corner of Lot 18490 (said point also being the northwest corner of Lot 18490) in the Third Ward, City of Hamilton, Butler County, Ohio, and being part of Lot Number 18490 as known and designated upon the verified and renumbered Plat of Lots in the Third Ward of the City of Hamilton, Plat Book 8, page 8 of the Butler County Recorder's Office, thence with said North right-of-way line S 75°-30'-00" W 235.00 feet to the Point of Beginning; thence with said North right-of-way line S 75°-30'-00" W 235.00 feet to the Point of Beginning.

Containing 207.07 square feet of land.

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