

PLAT

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BOOK 449

Wayne Coates
Hamilton County Records Office
Doc #: 15-0121417 Type: PL
Filed: 11/12/15 08:11:32 AM \$40.00
Off. Rec.: 13040 .00577 F 1 98

PAGE 18

1304000577Fb

OWNER(S): Jerome B. Imbus

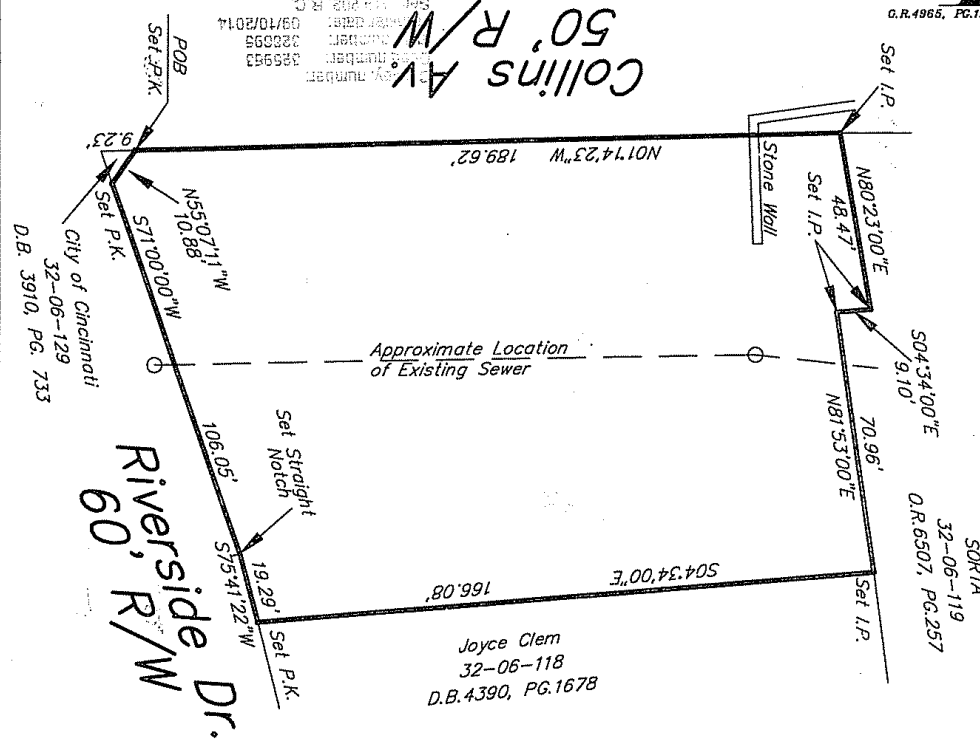
TYPE/NAME: Consolidation

(ATTACHED TO: O.R. 11/A PG)

Closure

North: 5029.8314	East: 5456.4032	Distance: 189.62
Course: N 01-14-23 W	East: 5452.3008	Distance: 48.47
North: 5219.4071	East: 5500.0943	Distance: 9.10
Course: N 80-23-00 E	East: 5500.0943	Distance: 9.10
North: 5227.5050	East: 5500.0943	Distance: 9.10
Course: S 04-34-00 E	East: 5500.0943	Distance: 9.10
North: 5228.4557	East: 5571.0658	Distance: 166.08
Course: N 81-53-00 E	East: 5571.0658	Distance: 166.08
North: 5062.9020	East: 5584.2890	Distance: 19.29
Course: S 04-34-00 E	East: 5584.2890	Distance: 19.29
North: 5058.1348	East: 5565.6012	Distance: 106.05
Course: S 71-00-00 W	East: 5565.6012	Distance: 106.05
North: 5023.6086	East: 5465.3300	Distance: 10.88
Course: N 55-07-11 W	East: 5465.3300	Distance: 10.88
North: 5029.8314	East: 5456.4032	Distance: 10.88
Course: N 55-07-11 W	East: 5456.4032	Distance: 10.88

Precision 1: 620447339.22
Area: ±22,485 s.f. 0.52 acres



The Owner of the Tract of Land Shown on This Plat of Survey Depose That This Tract is Entered as Two or More Items or Parcels on the Hamilton County Auditor's Tax Maps and Tax Lists. We Herby Request the Hamilton County Auditor to Combine Said Items or Parcels into One Entry on the Hamilton County Auditor's Tax List and Remove From the Tax Map's the Line Which Divides Said Parcels and Show the Courses and Distances of this Survey as the Boundary of the Combined Tracts of Land. If This Request is Granted We Agree to Describe Any Part or All of the Tract of Land Shown Hereon for Any Future Purposes of Conveyance by Metes and Bounds so That Such Description Shall be Agreeable With the Survey Shown Hereon. We Also Agree to Record This Survey in the Hamilton County Recorder's Office.

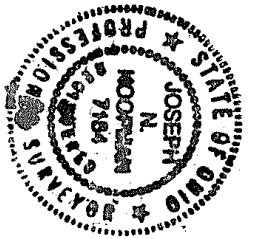
The Owner Also Certifies That There Are no Delinquent Taxes Against the Above Described Property and it is All in One Taking District.

By: *[Signature]* Date: 8/10/14
Witnesses: *[Signature]*
printed name: Lucretia Lettler
[Signature]
printed name: Katherine Specker

STATE OF OHIO)
COUNTY OF HAMILTON) SS:
The foregoing instrument was acknowledged before me this 10 day of SEP, 2014.

[Signature]
Notary Public State of Ohio
CHRISTINA M. WILHOFF
Notary Public, State of Ohio
My Commission Expires
August 16, 2015

[Signature] 8-28-14
Joseph N. Koopman
Ohio Reg. No. 7184 P.S.
5545 Stokeswood Ct.
Cincinnati Ohio, 45238
H.513.922.2752
C.513.235.2855



NOTE: The professional surveyor has made no investigation or independent search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate and current title search may disclose. No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect this surveyed parcel.

NOTE: Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of the property.



(IN FEET)
1 inch = 40 feet
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P130400577P

9/10/14 JB
9-11-14RT
Plat of Survey
2300 Riverside Dr.
*32-6-63,64,65,124
Sec. 1, T.3, F.R.2
Millcreek Township
City of Cincinnati
Hamilton County, Ohio
Scale: 1"=40' August, 2014