

## LEGAL DESCRIPTION

Situate in the Northeast quarter of Section 11, Town 2, Fractional Range 2, and being more particularly described as follows:

Beginning at a point in the Westerly line of the property conveyed to Loretta H. Stenger by deed recorded in Deed Book 1698, Page 420, of the Deed Records of Hamilton County, Ohio, which beginning point is South 1 degree 40' West, 602.48 feet from the intersection of said Westerly line and the Southerly line of North Bend Road, a 60 foot road as now improved (said intersection point of said Westerly line and said Southerly line of North Bend Road being North 80 degrees 20-1/2' West, 39.87 feet and North 86 degrees 30-1/2' West, 378.97 feet from the intersection of said Southerly line of North Bend Road and the Westerly line of Samuel Gosling's Subdivision as recorded in Plat Book 4, Page 255, of the Plat Records of Hamilton County, Ohio); thence continuing along said Stenger's Westerly line South 1 degree 40' West a distance of 60 feet; thence South 88 degrees 20' East a distance of 192.7 feet to a point in the Westerly line of a proposed street known as Phillorett Drive; thence North 1 degree 40' East along said Westerly line of a proposed street known as Phillorett Drive, a distance of 60 feet; thence North 88 degrees 20' West a distance of 192.7 feet to the place of beginning. Being known as Lot 7 of proposed Stenger's Subdivision.

Also, an easement for ingress, egress, and all purposes for which streets are ordinarily used in and over a 50 foot proposed street known as Phillorett Drive bordering the above described property on the East and extending from the South line of the above described property to the Southerly line of North Bend Road, said easement to continue until said street is dedicated and accepted as a public street or highway.

Said premises also known as 5441 Philloret Drive, Cincinnati, OH 45239  
PPN: 550-0071-0054-00