

LONGFORD DRIVE

60' R/W

1160.00'

N 6°07'51" E
12.21'
(Tie Line)

S 79°56'48" E
101.31'

L8

S 2°42'21" W
49.62'

S 73°06'27" W
25.22'

Environmental
Covenant Area "B"
0.1179 Acres

110.08'

N 47°13'02" W

N 11°26'57" E
12.51'

Auditors Parcel
609-0014-0002
The City Of Deer Park
Board Of Education
R.L. Cert. #13236

NORTH RELATIVE TO REGISTERED LAND CERTIFICATE
NUMBER 13236 AS RECORDED IN THE HAMILTON
COUNTY, OHIO REGISTERED LAND RECORDS.



128.54' (Ease.)

N 6°07'51" E
14.64'
(Tie Line)

S 83°52'09" E

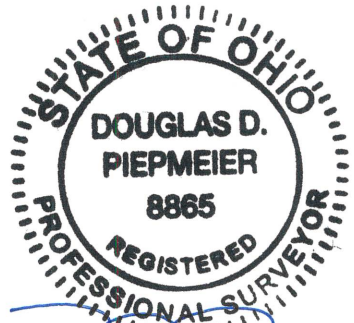
N 6°07'51" E
14.64'
(Tie Line)

L1

P.O.B.
"A"

S 49°47'04" W
78.58'

Environmental
Covenant Area "A"
0.1149 Acres



[Signature]
12-11-24

113.99' (Ease.)

L6

L7

L5

L4

N 48°34'07" W
41.78'

P.O.C.
"A" & "B"

LOT 327

N 5°24'51" E

625.00'

EXHIBIT PLAT

DEERPARK SCHOOLS
SECTION-20, TOWN-4, E.RANGE-1
MIAMI PURCHASE, CITY OF DEER PARK
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO
JOB NO.:24-0220 DATE: 12-11-24 DWG.:RB-EXBT
PAGE: 1 OF 2

DILLONVALE SUBDIVISION BLOCK "D"
P.B. 2, PGS. 16 & 17 R.L.



SCALE: 1" = 40

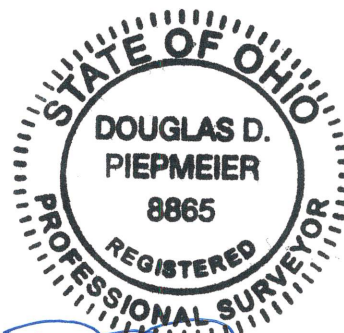


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Civil Engineering + Surveying

8111 Cheviot Road, Suite 200 · Cincinnati, Ohio 45247
513-385-5757 · www.abercrombie-associates.com

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.23'	S 08°14'32" W
L2	9.51'	N 73°14'25" W
L3	20.96'	N 00°52'23" W
L4	21.31'	N 11°51'41" E
L5	14.12'	N 55°10'13" E
L6	48.16'	S 87°02'16" E
L7	40.21'	S 79°56'06" E
L8	13.43'	S 22°00'43" E



D. Piepmeier 12-11-24

EXHIBIT PLAT

DEERPARK SCHOOLS
 SECTION-20, TOWN-4, E.RANGE-1
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& Associates, Inc.**

Civil Engineering + Surveying

DECEMBER 11, 2024

**LEGAL DESCRIPTION
ENVIRONMENTAL COVENANT AREA "A"
0.1149 ACRES**

SITUATE IN SECTION 20, TOWN 4, ENTIRE RANGE 1, MIAMI PURCHASE, CITY OF DEER PARK, SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO BEING PART OF THE PROPERTY AS CONVEYED TO THE CITY OF DEER PARK BOARD OF EDUCATION AS RECORDED IN CERTIFICATE NUMBER 13236 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 327 OF DILLONVALE SUBDIVISION, BLOCK "D" AS RECORDED IN PLAT BOOK 2, PAGE 16 & 17 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS, BEING IN THE SOUTHERLY RIGHT OF WAY OF LONGFORD DRIVE; THENCE LEAVING THE EASTERLY LINE OF SAID LOT 327, ALONG THE SOUTHERLY RIGHT OF WAY OF LONGFORD DRIVE, SOUTH 83°52'09" EAST, 113.99 FEET TO A POINT;

THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF LONGFORD DRIVE, ALONG A TIE LINE, SOUTH 06°07'51" WEST, 14.64 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED ENVIRONMENTAL COVENANT AREA "A"

THENCE SOUTH 08°14'32" WEST, 20.23 FEET TO A POINT;

THENCE SOUTH 49°47'04" WEST, 78.58 FEET TO A POINT;

THENCE NORTH 73°14'25" WEST, 9.51 FEET TO A POINT;

THENCE NORTH 00°52'23" WEST, 20.96 FEET TO A POINT;

THENCE NORTH 48°34'07" WEST, 41.78 FEET TO A POINT;

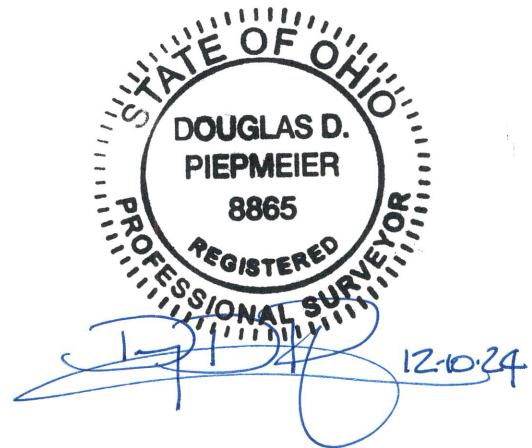
THENCE NORTH 11°51'41" EAST, 21.31 FEET TO A POINT;

THENCE NORTH 55°10'13" EAST, 14.12 FEET TO A POINT;

THENCE SOUTH 87°02'16" EAST, 48.16 FEET TO A POINT;

THENCE SOUTH 79°56'06" EAST, 40.21 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED ENVIRONMENTAL COVENANT AREA "A".

THUS CONTAINING 0.1149 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.





**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

DECEMBER 11, 2024

**LEGAL DESCRIPTION
ENVIRONMENTAL COVENANT AREA "B"
0.1179 ACRES**

SITUATE IN SECTION 20, TOWN 4, ENTIRE RANGE 1, MIAMI PURCHASE, CITY OF DEER PARK, SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING PART OF THE PROPERTY AS CONVEYED TO THE CITY OF DEER PARK BOARD OF EDUCATION AS RECORDED IN CERTIFICATE NUMBER 13236 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 327 OF DILLONVALE SUBDIVISION, BLOCK "D" AS RECORDED IN PLAT BOOK 2, PAGE 16 & 17 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS, BEING IN THE SOUTHERLY RIGHT OF WAY OF LONGFORD DRIVE; THENCE LEAVING THE EASTERLY LINE OF SAID LOT 327, ALONG THE SOUTHERLY RIGHT OF WAY OF LONGFORD DRIVE, SOUTH 83° 52'09" EAST, 242.53 FEET TO A POINT;

THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF LONGFORD DRIVE, ALONG A TIE LINE, SOUTH 06°07'51" WEST, 12.21 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED ENVIRONMENTAL COVENANT AREA "B";

THENCE SOUTH 79°56'48" EAST, 101.31 FEET TO A POINT;

THENCE SOUTH 22°00'43" EAST, 13.43 FEET TO A POINT;

THENCE SOUTH 02°42'21" WEST, 49.62 FEET TO A POINT;

THENCE SOUTH 73°06'27" WEST, 25.22 FEET TO A POINT;

THENCE NORTH 47°13'02" WEST, 110.08 FEET TO A POINT;

THENCE NORTH 11°26'57" EAST, 12.51 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED ENVIRONMENTAL COVENANT AREA "B".

THUS CONTAINING 0.1179 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

