

520-110-17; 520-110-22; 520-111-137; 520-112-18 thru 32, 96; 520-111-131; 520-111-205;  
520-110-29(52); 520-110-39; 520-112-32; 520-112-54; 520-40-4

BPA Series: 12A/14-E, 78/82-H

Reg Land Cont. 155038

770785

KNOW ALL BY THESE PRESENTS

12-A/4-C 12-A 12-J  
6-B 14-F 52-C  
12-B

That Little Miami, Inc., an Ohio non-profit corporation, whose address is 3012 Section Road, Cincinnati, Ohio 45237, for valuable consideration paid, hereby grants and quit claims to the Hamilton County Park District, an Ohio political subdivision, whose tax mailing address is 10245 Winton Road, Cincinnati, Ohio 45231, the following real property:

SEE SCHEDULE "A" ATTACHED  
HERETO AND INCORPORATED BY REFERENCE HEREIN.

Prior instrument reference: Deed Book 5215, Pages 363 through 371 of the Hamilton County Recorder's Office.

In witness whereof, the grantor, by and through Michael T. Schueler, its President, has caused this deed to be executed this 27<sup>th</sup> day of November, 1995.

Signed and acknowledged in the presence of:

Jean L. Longore  
Witness

LITTLE MIAMI, INC.

By: Michael T. Schueler  
Michael T. Schueler, President

Michael T. Schueler  
Witness

HAMILTON COUNTY RECORDER'S OFFICE  
Doc #196 - 35420 Type DU  
Filed: 02/11/1996 11:31:40 AM \$ 72.00  
Off. Rec. # 6995 547 R LO 9  
Cert No.: 168158

STATE OF OHIO :  
COUNTY OF WARREN : SS:  
COUNTY OF HAMILTON :

96 JAN 18  
I do hereby certify that on the 27<sup>th</sup> day of November, 1995, before me the undersigned, a notary public in and for said county, personally came Michael T. Schueler, known to me to be President of Little Miami, Inc., the grantor in the

BOOK 6995 547

Excluded & Compliance with Sec. 319.02 N.C. Records  
to exempt from Sec. 319.54 (f) 3.

DUSTY RHODES  
HAMILTON COUNTY, OHIO

foregoing deed, and acknowledged the signing hereof to be his voluntary act and deed undertaken on behalf of and with the authority of Little Miami, Inc.

*Janet L. Longacre*  
Notary Public

**JANET L. LONGACRE**  
Notary Public, State of Ohio  
My Commission Expires March 28, 1988



This instrument was prepared by:

Timothy M. Burke, Esq.  
Manley, Burke, Lipton & Cook  
225 West Court Street  
Cincinnati, Ohio 45202  
Telephone: (513) 721-5525

I:UMN27093.TMB-CAE

8006995 548



LANSDALE SURVEYING, INC.  
Milford Shopping Center, 975 Lila Ave.  
Milford, Ohio 45150, Telephone 831-9970

Jimmy Lansdale S-5611  
Jay S. Oiberding S-7188

November 27, 1995  
9579

LEGAL DESCRIPTION FOR 15.337 ACRES  
(Formerly The Little Miami Railroad)

Situated in Sections 3 and 4, T. 4, F.R. 2, Section 33, T. 5, F.R. 2, Columbia Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a point in the easterly line of Newtown Road where the same is intersected by the northerly line of the property now owned by Little Miami, Inc. (formerly Little Miami Railroad); Thence along said northerly line the following bearings and distances South 63° 21' 39" East crossing an iron pin at 12.44 feet for a total distance of 14.70 feet to a point of curvature; Thence along a curve deflecting to the left having a radius of 2,475.15 feet and an arc distance of 1,595.78 feet, said arc being subtended by a chord bearing South 81° 49' 55" East, 1,568.39 feet to a 1/4" iron pin set; Thence along a curve deflecting to the left having a radius of 1,835.56 feet and an arc distance of 637.54 feet, said arc being subtended by a chord bearing North 69° 44' 43" East, 634.41 feet to a 1/4" iron pin set; Thence along a curve deflecting to the left having a radius of 2,983.04 feet and an arc distance of 974.37 feet, said arc being subtended by a chord bearing North 50° 26' 10" East, 970.09 feet to a 1/4" iron pin set; Thence North 41° 04' 42" East, 1,200 feet to a 1/4" iron pin set; Thence North 40° 47' 35" East, 81.66 feet to a 1/4" iron pin set; Thence North 37° 23' 50" East, 272.56 feet to a 1/4" iron pin set; Thence South 48° 55' 13" East, 77.91 feet to a 1/4" iron pin set; Thence South 48° 55' 18" East, 6.00 feet to a 1/4" iron pin set; Thence South 41° 04' 41" West, 1,553.66 feet to a 1/4" iron pin set; Thence along a curve deflecting to the right having a radius of 3,049.04 feet and an arc distance of 995.93 feet, said arc being subtended by a chord bearing South 50° 26' 10" West, 991.56 feet to a 1/4" iron pin set; Thence along a curve deflecting to the right having a radius of 1,901.56 feet and an arc distance of 660.47 feet, said arc being subtended by a chord bearing South 69° 44' 45" West 657.23 feet to a 1/4" iron pin set; Thence along a curve deflecting to the right having a radius of 2,541.15 feet and an arc distance of 1,638.33 feet, said arc being subtended by a chord bearing North 81° 49' 55" West, 1,610.21 feet to a point of tangency; Thence North 63° 21' 39" West, crossing a 1/4" iron pin set at 2.31 feet for a total distance of 829.37 feet to a 1/4" iron pin set; Thence along a curve deflecting to the right having a radius of 3,158.69 feet and an arc distance of 561.23 feet, said arc being subtended by a chord bearing North 58° 16' 14" West, 560.51 feet to a 1/4" iron pin set; Thence North 53° 09' 01" West, 629.63 feet to a 1/4" iron pin set; Thence leaving the southerly line of said (formerly Little Miami Railroad) property South 21° 04' 31" West, 72.54 feet to a 1/4" iron pin set; Thence North 57° 31' 16" West, 105.01 feet to a 1/4" iron pin set; Thence North 71° 56' 46" West, crossing Walton Creek Road,

BOOK 6995 549

Legal Description

9579 - Acres

Page 2

434.38 feet to a  $\frac{1}{4}$ " iron pin set; Thence North  $66^{\circ} 22' 16''$  West, 218.02 feet to a  $\frac{1}{4}$ " iron pin set; Thence North  $63^{\circ} 24' 11''$  West, 172.06 feet to a  $\frac{1}{4}$ " iron pin set; Thence North  $72^{\circ} 13' 05''$  West, 949.91 feet to a  $\frac{1}{4}$ " iron pin set; Thence North  $68^{\circ} 56' 19''$  East, 135.29 feet to a point; Thence North  $3^{\circ} 42' 49''$  East, 123.11 feet to a  $\frac{1}{4}$ " iron pin set in the northerly line of said (formerly Little Miami Railroad) property; Thence along a curve deflecting to the right having a radius of 1,918.82 feet and an arc distance of 244.40 feet, said arc being subtended by a chord bearing South  $89^{\circ} 51' 05''$  East, 244.26 feet to a  $\frac{1}{4}$ " iron pin set; Thence leaving said northerly line South  $3^{\circ} 45' 11''$  West 66.00 feet to a point; Thence South  $21^{\circ} 57' 37''$  East, crossing a  $\frac{1}{4}$ " iron pin set at 10.00 feet for a total distance of 89.76 feet to an existing pin; Thence South  $60^{\circ} 18' 59''$  East, 286.29 feet to a  $\frac{1}{4}$ " iron pin set; Thence South  $65^{\circ} 31' 37''$  East, 406.37 feet to a  $\frac{1}{4}$ " iron pin set; Thence South  $74^{\circ} 48' 15''$  East, 217.11 feet to a point; Thence South  $65^{\circ} 31' 37''$  East, crossing Walton Creek Road, 218.01 feet to a point; Thence North  $84^{\circ} 38' 30''$  East, crossing a  $\frac{1}{4}$ " iron pin set; in the southerly line of the aforementioned railroad at 144.39 feet and another  $\frac{1}{4}$ " iron pin set; at 238.64 feet for a total distance of 242.64 feet to a point in the northerly line of the aforementioned railroad property; Thence along said northerly line the following bearings and distances, South  $53^{\circ} 09' 01''$  East, 816.45 feet to a point of curvature; Thence along a curve deflecting to the left having a radius of 3,092.68 feet and an arc distance of 549.50 feet, said arc being subtended by a chord bearing South  $58^{\circ} 16' 14''$  East, 548.80 feet to a p.k nail set; Thence South  $63^{\circ} 21' 39''$  East, crossing Newtown Road 814.67 feet to the beginning containing **15.337** acres of land being subject to all legal highways. \*\*

This description is the result of a survey made by Lansdale Surveying, Inc. under the supervision of Jimmy Lansdale, Professional Surveyor, Ohio Registration #S-5611.

520-100-17  
520-101-22  
520-111-137  
520-112-18

32 96  
S. E. 1/4 116 to 117 (Acres)

\*\* Parcel 520 111 132 is attached hereto as Exhibit A  
Registered Land Certificate 155038

- Leg. Land -

Page 1 of 3  
Certificate 155038

OWNER'S TRANSFER CERTIFICATE OF TITLE  
OCTOBER 29, 1992 AT 3:01 PM

PRECEDING CERTIFICATE	DOCUMENT	ORIGINALLY REGISTERED	IN BOOK	PAGE
134453	92-173440	MARCH 4, 1963 OFFICIAL RECORD	136 5991	48857 920

TRANSFERRED FROM:

CHARLES R. GARNER AND MARY LOU GARNER  
JAMES E. GARNER

THIS IS TO CERTIFY THAT

LITTLE MIAMI, INC., AN OHIO NON-PROFIT CORPORATION  
WHOSE P.O. ADDRESS IS 3012 SECTION ROAD  
CINCINNATI, OHIO 45234

IS THE OWNER IN FEE SIMPLE OF THE LANDS SITUATE IN THE  
TOWNSHIP OF ANDERSON AND COLUMBIA, COUNTY OF HAMILTON AND STATE OF OHIO,  
AN ACCURATE DESCRIPTION AND PLAT OF EACH SEPARATE BODY OR PARCEL  
OF WHICH ARE AS FOLLOWS, TO-WIT:

SITUATE IN SECTION 3, TOWN 4, FRACTIONAL RANGE 2, MIAMI PURCHASE, COLUMBIA  
TOWNSHIP, HAMILTON COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT A CROSS NOTCH AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF  
WOOSTER PIKE (U.S. 50) AS SHOWN ON THE OHIO DEPARTMENT OF TRANSPORTATION RIGHT  
OF WAY PLANS DATED JANUARY 6, 1937, AND THE WEST RIGHT OF WAY OF WALTON CREEK  
ROAD, THENCE SOUTH 13°47'08" WEST, 183.66 FEET TO THE FORMER SOUTH RIGHT OF  
WAY OF THE LITTLE MIAMI RAILROAD; THENCE; WITH SAID RIGHT OF WAY LINE ON A  
CURVE TO THE LEFT HAVING A RADIUS OF 1852.82 FEET, ARC LENGTH OF 254.60 FEET,  
LONG CHORD BEARING NORTH 59°27'29" WEST, 254.40 FEET; THENCE LEAVING SAID  
RIGHT OF WAY AND WITH THE EAST LINE OF REGISTERED LAND CERTIFICATE NO. 50765  
FOR THE FOLLOWING TWO COURSES: SOUTH 38°42'00" WEST, 125.30 FEET; THENCE SOUTH  
49°43'00" WEST, 93.23 FEET, PASSING AN IRON PIN AT 31.00 FEET TO THE TRUE  
POINT OF BEGINNING; THENCE WITH THE LINES OF REGISTERED LAND CERTIFICATE NO.  
50765 FOR THE FOLLOWING FIVE COURSES: SOUTH 49°43'00" WEST, 57.82 FEET,  
PASSING AN IRON PIN AT 17.42 FEET TO THE BANKS OF THE LITTLE MIAMI RIVER,  
THENCE WITH THE LITTLE MIAMI RIVER NORTH 72°52'54" WEST, 949.81 FEET, THENCE  
LEAVING THE LITTLE MIAMI RIVER, NORTH 68°16'30" EAST, 135.28 FEET TO AN IRON  
PIN, THENCE NORTH 03°03'00" EAST, 56.56 FEET TO AN IRON PIN, THENCE WITH THE  
SOUTH RIGHT OF WAY OF THE LITTLE MIAMI RAILROAD WITH A CURVE TO THE RIGHT  
HAVING A RADIUS OF 1852.82 FEET, ARC LENGTH OF 244.43 FEET, LONG CHORD BEARING  
NORTH 89°21'23" EAST, 244.25 FEET; THENCE ALONG A NEW DIVISION LINE FOR THE

Printed on 12/06/1995

Certificate 155038

BOOK 6995 551

Exhibit A

FOLLOWING THREE COURSES: SOUTH 22°37'26" EAST, 89.76 FEET, THENCE SOUTH 60°58'48" EAST, 286.29 FEET, THENCE SOUTH 66°11'26" EAST, 321.40 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.485 ACRES, MORE OR LESS.

FOR PLAT OF SAID DESCRIPTION SEE PLAT BOOK 68, PAGE 37, OF THE REGISTERED LAND RECORDS OF HAMILTON COUNTY, OHIO.

EASEMENT

DOCUMENT: 92-173500  
PERPETUAL EASEMENT  
RECORDED: OCTOBER 29, 1992  
OFFICIAL RECORD 5991 PAGE 948

AFFIDAVIT FOR LOST CERTIFICATE

DOCUMENT: 95-170499  
RECORDED: NOVEMBER 30, 1995  
OFFICIAL RECORD 6917 PAGE 370

SUBJECT TO THE EXCEPTIONS MENTIONED IN SECTION TWENTY-FIVE OF THE ACT OF MAY 6, 1913, 103 O. L. 914 AS AMENDED, PROVIDING FOR THE REGISTRATION OF LAND TITLES, AND SUBJECT TO THE LESSER ESTATES AND INTERESTS, LIENS, CHARGES AND ENCUMBRANCES MENTIONED AND DESCRIBED IN THE MEMORIALS ENDORSED HEREON OR ON THE SHEET OF MEMORIALS ATTACHED HERETO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 29TH DAY OF OCTOBER 1992.

ROBERT A WOOD  
(SEAL) RECORDER OF HAMILTON COUNTY, OHIO.

BY *M. K. K.* DEPUTY

Printed on 12/06/1995

Certificate 155038

BOOK 6995 552 Exhibit A





**LANSDALE SURVEYING, INC.**

Milford Shopping Center, 975 Lila Ave.  
Milford, Ohio 45150, Telephone 831-9970

Jimmy Lansdale S-5611  
Jay S. Olberding S-7188

November 27, 1995  
9579

**LEGAL DESCRIPTION FOR 0.505 ACRES  
(Formerly The Little Miami Railroad)**

Situated in Sections 3 and 4, T. 4, F.R. 2, Section 33, T. 5, F.R. 2, Columbia Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a point in the easterly line of Newtown Road where the same is intersected by the northerly line of the property now owned by Little Miami, Inc. (formerly Little Miami Railroad); Thence North 63° 21' 39" West, 30.04 feet to a point in Newtown Road; Thence with said road North 30° 23' 51" East, 96.01 feet to a point in Wooster Pike; Thence with Wooster Pike South 52° 21' East, crossing a p.k. nail at 30.00 feet for a total distance of 225.02 feet to a 1/4" iron pin set; Thence South 71° 36' East, 121.51 feet to a 1/4" iron pin set; Thence South 36° 54' West, 53.70 feet to a 1/4" iron pin set in the northerly line of the aforementioned railroad property; Thence along said northerly line along a curve deflecting to the right having a radius of 2,475.15 feet and an arc distance of 293.79 feet, said arc being subtended by a chord bearing North 66° 45' 41" West, 293.64 feet to a point of tangency; Thence North 63° 21' 39" West 14.70 feet to the beginning containing 0.505 acres of land subject to all legal highways.

This description is the result of a survey made by Lansdale Surveying, Inc. under the supervision of Jimmy Lansdale, Professional Surveyor, Ohio Registration #S-5611.

520-112-32

ST 520-112 (32:115) = 0.505 Ac. SS. Wooster Rd



**LANSDALE SURVEYING, INC.**

Milford Shopping Center, 975 Lila Ave.  
Milford, Ohio 45150. Telephone 831-9970

Jimmy Lansdale S-5611  
Jay S. Oiberding S-7188

November 27, 1995  
9579

**LEGAL DESCRIPTION FOR 0.876 ACRES  
(Formerly The Little Miami Railroad)**

Situated in Sections 3 and 4, T. 4, F.R. 2, Section 33, T. 5, F.R. 2, Columbia Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a point in the westerly line of Newtown Road where the same is intersected by the southerly line of the property owned by Little Miami, Inc. (formerly Little Miami Railroad); Thence along the westerly line of Newtown Road South 30° 23' 51" West, 63.17 feet to a point; Thence North 59° 36' West, 30.01 feet to a point; Thence South 30° 24' West, 82.22 feet to a point; Thence South 63° 36' East, 30.08 feet to a point in the westerly line of Newtown Road; thence along said westerly line South 30° 23' 51" West, 6.72 feet to a point; Thence North 65° 33' 33" West 269.67 feet to a point; Thence North 34° 52' 59" West, crossing a 1/4" iron pin set at 10.20 feet and another 1/4" iron pin set at 46.69 feet for a total distance of 161.70 feet to a 1/4" iron pin set in the southerly line of the aforementioned railroad property; Thence along said southerly line South 63° 21' 39" East, crossing a 1/4" iron pin set at 34.71 feet for a total distance of 256.11 feet to the beginning containing 0.876 acres of land being subject to all legal highways.

This description is the result of a survey made by Lansdale Surveying, Inc. under the supervision of Jimmy Lansdale, Professional Surveyor, Ohio Registration #S-5611.

BOOK 6995 554

520-112-54

0.876 Ac. U.S. National P.A.  
54  
520-112-162 = 0.876 Ac. U.S. National P.A.



520-40-4

Situated in Section 28, Township 5, Fractional Range 2, Columbia Township, and being part of Lot No. 26 of the subdivision of Thomas R. Biggs, Estate, beginning on the west line of said section at a point 55 feet at right angles south of the center line of Wooster Pike; thence northeastwardly parallel with said Wooster Pike and the southerly line of The Cincinnati Street Railway Company's 25 foot strip a distance of 1500 feet to the intersection of said line with the northerly line of the P.C.C. & St. L. Railroad Right of Way; thence southwestwardly with said Right of Way 1575 feet to the west line of said Section; thence north with said Section line 126.60 feet to the place of beginning, containing 2.80 acres of land.

Prior Reference: Deed Book 4319, page 842

ST. 520-40-4  
corrected  
to read  
2.80 Ac.

BOOK 6995 555