

Land For Sale

INDUSTRIAL

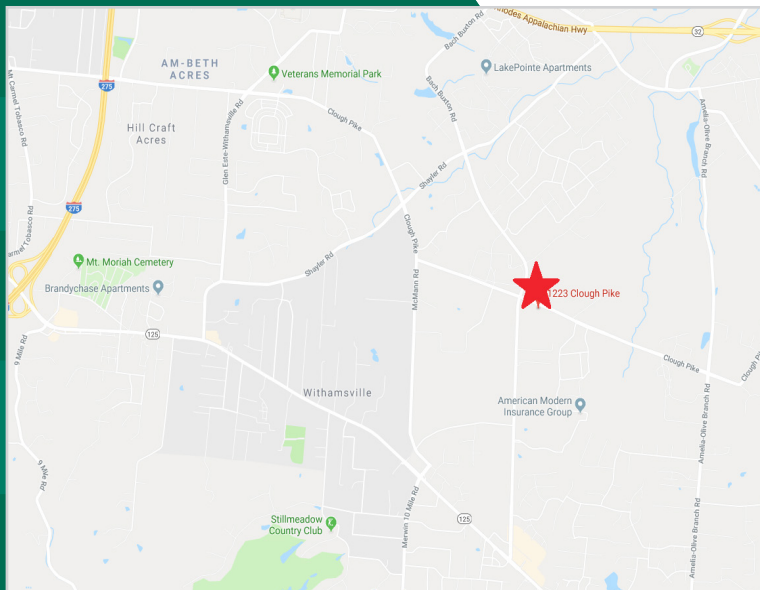


FEATURES

- **5.3757 Acres**
- All utilities except sewer
- Office/warehouse/manufacturing uses
- M-I Industrial zoning
- Easy access to SR 32, I-275, I-71 and I-75
- Sale price: \$400,000

LOCATION

1223 Clough Pike
Cincinnati/Batavia, OH 45103
Clermont County
Parcel ID #: 413112E205 & 413112E194



CONTACT

Frank Torbeck, SIOR
 frank.torbeck@everestrealstate.com
 513/769-2505

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

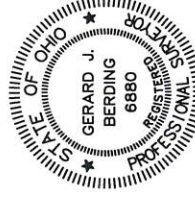
9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

PARENT TRACT No. 41 - 31 - 12E - 194.
 PARENT TRACT No. 41 - 31 - 12E - 205.

Closure Report 5.3757 Acres

PNT#	Bearing	Distance	Northing	Easting
1	S 69°01'24" E	125.00	393545.10	1473600.35
2	S 68°22'24" E	242.75	393500.35	1473717.06
3	S 50°58'21" E	105.49	393410.88	1473942.73
4	S 51°02'36" W	49.50	393344.46	1474024.67
5	S 68°43'34" E	28.08	393313.33	1473986.18
6	S 05°20'26" W	250.95	393303.15	1474012.35
7	S 05°51'26" W	223.88	393053.28	1473988.99
8	N 82°39'24" W	349.09	392830.57	1473966.15
9	N 01°40'24" W	670.19	392875.19	1473619.92
1			393545.10	1473600.35

Closure Error Distances > 0.0013 Error Bearing > N 12°00'10" E
 Closure Precision > 1 in 1553055.4 Total Distance > 2044.93
 Acre: 5.3757 Acres (234,167 Sq. Ft.)



Gerard J. Berding
 Gerard J. Berding, P.S. - 6880
 berding@berdingsurveying.com

04/04/2019
 Date

OCCUPATION
 As Shown On Plat

Consolidation Plat

Survey Type
 Gray
 Clough Pike

Site Location
 Stevens's M.S. No.'s 1671-1673
 Union Township
 Clermont County, Ohio

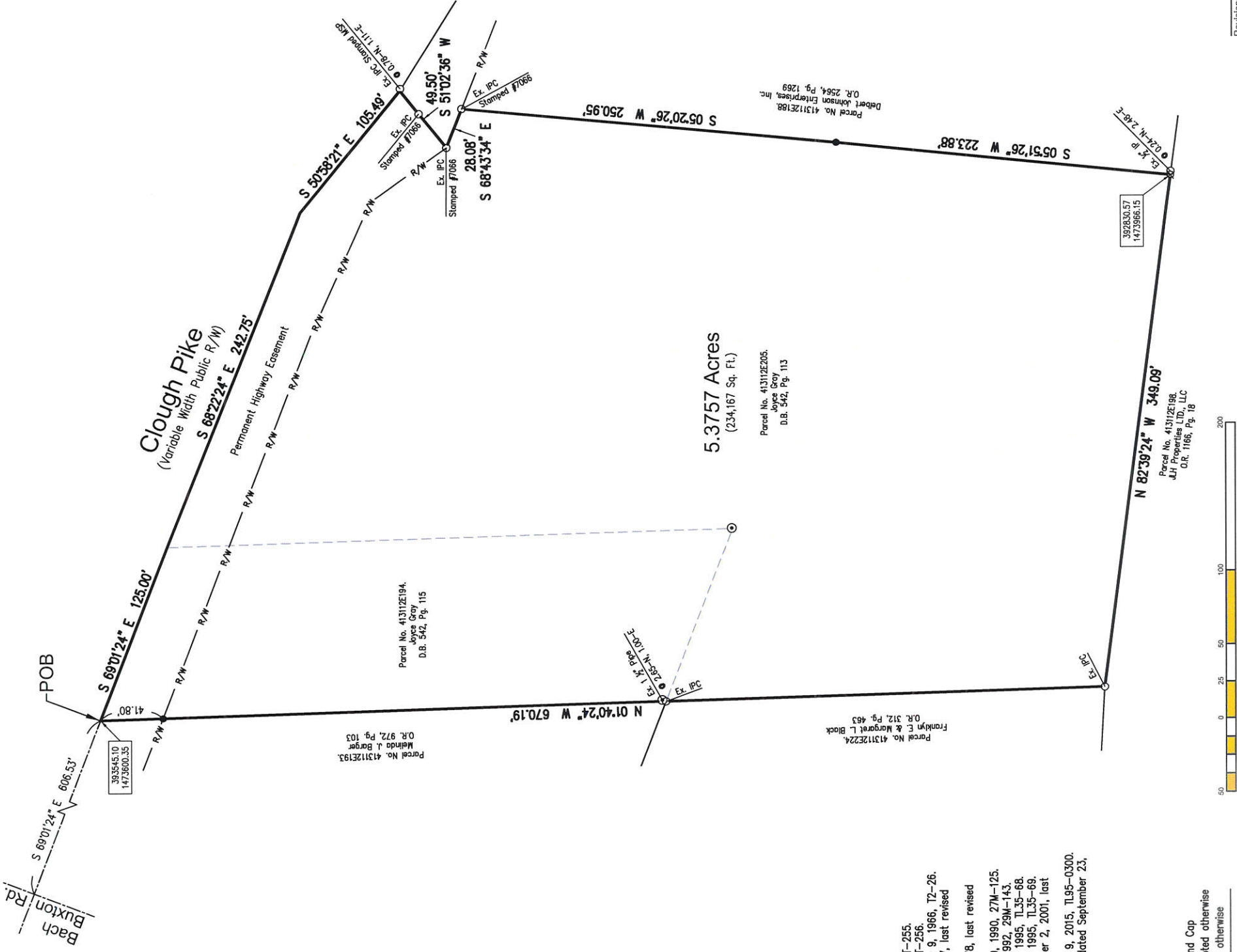
Drawn By
 MML | GJB | 1" = 50'
 Checked By
 04/01/2019 | 19024
 Issue Date
 Project Number



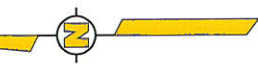
Berding Surveying

GPS Surveying • 3D Laser Scanning
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 513.831.6761 fax | 513.831.5505 tel

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Bearings
 Based on State Plane
 Coordinate System Ohio South
 Zone (NAD83) Established by
 ODOT VRS GPS Observations,
 Calibrated to Union Township
 Control Monuments.



- Survey References:
- Survey by Haven E. Kelly, dated September 5, 1957, T-255.
 - Survey by Haven E. Kelly, dated September 5, 1957, T-256.
 - Survey by Montgomery Surveying Co., dated November 8, 1966, T2-26.
 - Survey by Santoro Engineering Co., dated July 1, 1977, last revised July 12, 1977, T3-7.
 - Survey by Santoro Engineering Co., dated January 1978, last revised July 1, 1985, 26M-96.
 - Survey by Jarvis & Associates, Inc., dated October 29, 1990, 27M-125.
 - Survey by Santoro Engineering Co., dated August 7, 1992, 29M-143.
 - Survey by Clermont County Engineer, dated December 1995, TL35-68.
 - Survey by Clermont County Engineer, dated December 1995, TL35-69.
 - Survey by G.J. Berding Surveying, Inc., dated September 2, 2001, last revised August 1, 2002, TL71-44.
 - Survey by Nordloh & Associates, Inc., dated February 9, 2015, TL95-0300.
 - Record Plat of Estrella Phase 1 Subdivision by MSP, dated September 23, 2019, P.B. 17, Pg. 206.

• Deeds of record as shown hereon.

- Monument Legend
- Indicates existing Fence Post
 - Indicates set 5/8" x 30" Iron Pin and Cap
 - Indicates existing Iron Pin, unless noted otherwise
 - Indicates existing Pipe, unless noted otherwise



Revisions