



**Legal Description**

SITUATED IN SECTION 1, TOWN 2 EAST, ENTIRE RANGE 2, BTM, CITY OF SPRINGDALE, SPRINGFIELD TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING PART OF LOTS 4 AND 5 OF SPRINGDALE COMMERCE PARK AS RECORDED IN P.B. 482 PGS. 56-66, THE BOUNDARY OF WHICH BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF CROSSING AT THE PARK CONDOMINIUMS PHASE IX AS RECORDED IN P.B. 416 PGS. 80-81 SAID POINT BEING S11°49'44"W A DISTANCE OF 34.30 FEET FROM THE NORTHEAST CORNER OF SAID CONDOMINIUM;

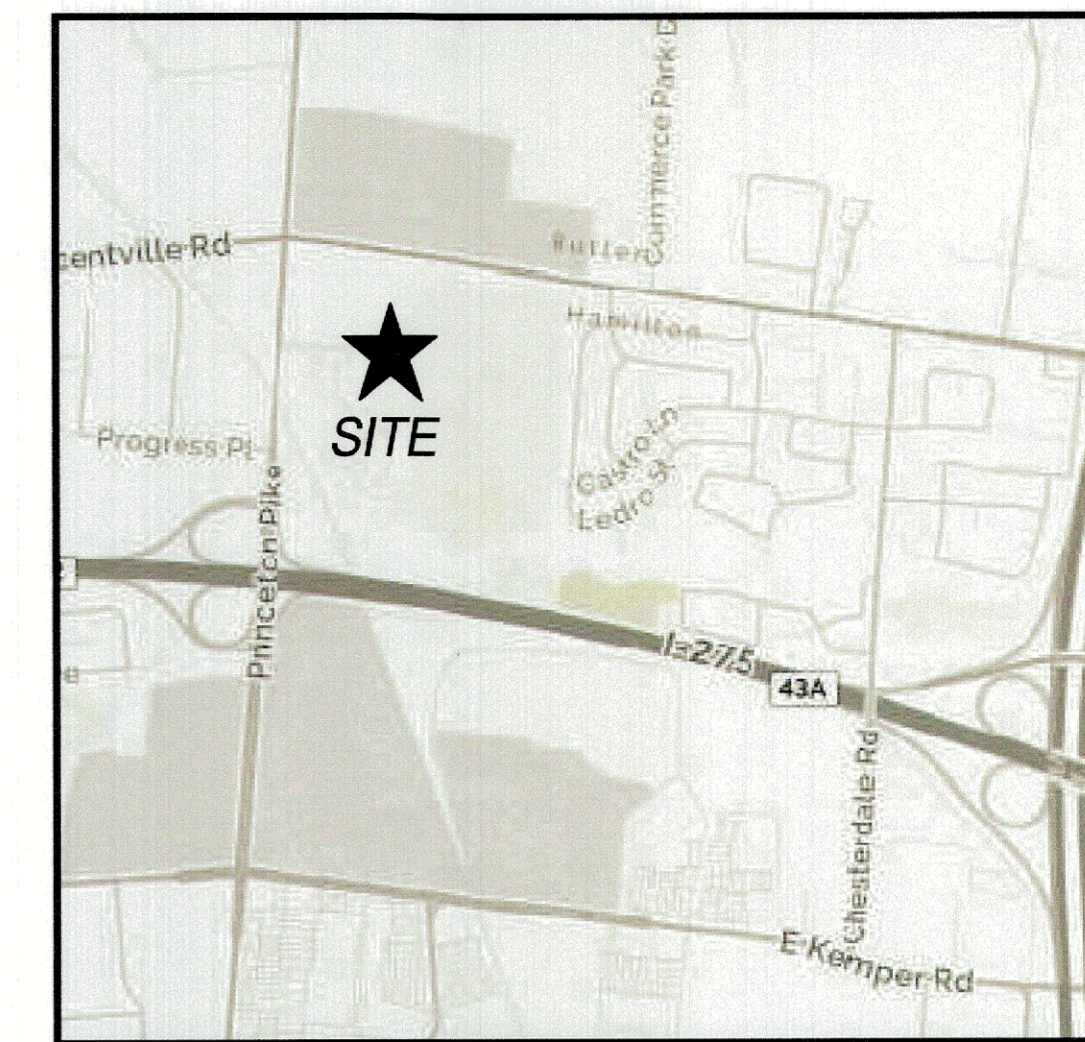
THENCE THE FOLLOWING TWENTY THREE (23) COURSES:

1. ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 4.19 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 63.00 FEET, A DELTA OF 3°48'40" AND A CHORD BEARING N56°12'23"E DISTANCE OF 4.19 FEET;
2. N54°18'06"E A DISTANCE OF 28.07 FEET;
3. ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 15.87 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 387.00 FEET, A DELTA OF 2°20'59" AND A CHORD BEARING N53°07'37"E DISTANCE OF 15.87 FEET;
4. N63°23'40"E A DISTANCE OF 140.35 FEET;
5. N85°51'01"E A DISTANCE OF 1.62 FEET;
6. ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 66.79 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 437.00 FEET, A DELTA OF 8°45'23" AND A CHORD BEARING S38°09'41"W DISTANCE OF 66.72 FEET;
7. ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 69.89 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 87.00 FEET, A DELTA OF 45°54'07" AND A CHORD BEARING S22°34'43"E DISTANCE OF 67.85 FEET;
8. S00°22'14"W A DISTANCE OF 168.88 FEET;
9. ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 25.05 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 87.00 FEET, A DELTA OF 16°30'05" AND A CHORD BEARING S07°52'46"E DISTANCE OF 24.97 FEET;
10. S16°07'46"E A DISTANCE OF 200.53 FEET;
11. ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 20.47 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 113.00 FEET, A DELTA OF 10°23'00" AND A CHORD BEARING S10°56'20"E DISTANCE OF 20.45 FEET;
12. S05°43'57"E A DISTANCE OF 64.30 FEET;
13. S84°15'05"W A DISTANCE OF 50.00 FEET;
14. N05°43'55"W A DISTANCE OF 64.30 FEET;
15. ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 11.41 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 63.00 FEET, A DELTA OF 10°22'55" AND A CHORD BEARING N10°56'20"W DISTANCE OF 11.40 FEET;
16. N16°07'46"W A DISTANCE OF 200.53 FEET;
17. ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.45 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 137.00 FEET, A DELTA OF 16°30'05" AND A CHORD BEARING N07°52'46"W DISTANCE OF 39.32 FEET;
18. N00°22'14"E A DISTANCE OF 153.50 FEET;
19. N39°04'12"W A DISTANCE OF 40.51 FEET;
20. ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 21.84 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 437.00 FEET, A DELTA OF 2°51'50" AND A CHORD BEARING S83°13'36"W DISTANCE OF 21.84 FEET;
21. S54°18'06"W A DISTANCE OF 28.07 FEET;
22. ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 35.20 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 113.00 FEET, A DELTA OF 17°50'56" AND A CHORD BEARING S63°13'36"W DISTANCE OF 35.06 FEET;
23. S72°09'05"W A DISTANCE OF 16.71 FEET TO A POINT IN THE AFOREMENTIONED EAST LINE OF THE CROSSING AT THE PARK CONDOMINIUMS-PHASE IX; THENCE ALONG SAID EAST LINE, N11°49'44"E A DISTANCE OF 59.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.799 ACRES OF LAND, MORE OR LESS.

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING SYSTEM (VRS).

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	63.00	4.19	3°48'40"	N56°12'23"E	4.19
C2	387.00	15.87	2°20'59"	N53°07'37"E	15.87
C3	437.00	66.79	8°45'23"	S38°09'41"W	66.72
C4	87.00	69.89	45°54'07"	S22°34'43"E	67.85
C5	87.00	25.05	16°30'05"	S07°52'46"E	24.97
C6	113.00	20.47	10°23'00"	S10°56'20"E	20.45
C7	63.00	11.41	10°22'55"	N10°56'20"W	11.40
C8	137.00	39.45	16°30'05"	N07°52'46"W	39.32
C9	437.00	21.84	2°51'50"	S52°52'13"W	21.84
C10	113.00	35.20	17°50'56"	S63°13'36"W	35.06



VICINITY MAP  
N.T.S.



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
www.kleingers.com  
6219 Centre Park Dr. West Chester, OH 45069  
513.779.7851

**VACATED AREA**

SEGMENT #1 : CURVE  
LENGTH: 4.19' RADIUS: 63.00'  
DELTA: 003°48'40" TANGENT: 2.10'  
CHORD: 4.19' COURSE: N56°12'23"E  
COURSE IN: N31°53'17"W COURSE OUT: S35°41'57"E  
RP NORTH: 477484.7545' EAST: 1407432.5188'  
END NORTH: 477433.5929' EAST: 1407469.2813'

SEGMENT #2 : LINE  
LENGTH: 15.87' RADIUS: 387.00'  
DELTA: 002°20'59" TANGENT: 7.94'  
CHORD: 15.87' COURSE: N53°07'37"E  
RP NORTH: 477449.9722' EAST: 1407492.0770'

SEGMENT #3 : CURVE  
LENGTH: 15.87' RADIUS: 387.00'  
DELTA: 002°20'59" TANGENT: 7.94'  
CHORD: 15.87' COURSE: N53°07'37"E  
RP NORTH: 477449.9722' EAST: 1407492.0770'

SEGMENT #4 : LINE  
LENGTH: 140.35' RADIUS: 437.00'  
DELTA: 008°45'23" TANGENT: 33.46'  
CHORD: 66.72' COURSE: S38°09'41"W  
COURSE IN: N16°13'07"W COURSE OUT: S47°27'37"E  
RP NORTH: 477470.0071' EAST: 1407590.6518'

SEGMENT #5 : CURVE  
LENGTH: 66.79' RADIUS: 437.00'  
DELTA: 008°45'23" TANGENT: 33.46'  
CHORD: 66.72' COURSE: S38°09'41"W  
COURSE IN: N16°13'07"W COURSE OUT: S47°27'37"E  
RP NORTH: 477470.0071' EAST: 1407590.6518'

SEGMENT #6 : CURVE  
LENGTH: 66.79' RADIUS: 437.00'  
DELTA: 008°45'23" TANGENT: 33.46'  
CHORD: 66.72' COURSE: S38°09'41"W  
COURSE IN: N16°13'07"W COURSE OUT: S47°27'37"E  
RP NORTH: 477470.0071' EAST: 1407590.6518'

SEGMENT #7 : CURVE  
LENGTH: 69.89' RADIUS: 87.00'  
DELTA: 045°54'07" TANGENT: 36.84'  
CHORD: 67.85' COURSE: S22°34'43"E  
COURSE IN: S44°28'14"W COURSE OUT: S89°37'39"E  
RP NORTH: 477407.3230' EAST: 1407528.7946'  
END NORTH: 477407.3230' EAST: 1407516.7029'

SEGMENT #8 : LINE  
LENGTH: 168.88' RADIUS: 437.00'  
DELTA: 016°30'05" TANGENT: 19.87'  
CHORD: 39.32' COURSE: N07°52'46"W  
COURSE IN: N73°52'12"E COURSE OUT: N89°37'43"W  
RP NORTH: 477237.9141' EAST: 1407702.8094'  
END NORTH: 477238.8019' EAST: 1407665.6122'

SEGMENT #9 : CURVE  
LENGTH: 25.05' RADIUS: 87.00'  
DELTA: 010°23'00" TANGENT: 10.27'  
CHORD: 20.45' COURSE: S10°56'20"E  
COURSE IN: S73°52'11"W COURSE OUT: N84°15'10"E  
RP NORTH: 476889.7165' EAST: 1407566.1912'  
END NORTH: 477001.0320' EAST: 1407678.6233'

SEGMENT #10 : LINE  
LENGTH: 200.53' RADIUS: 113.00'  
DELTA: 017°50'56" TANGENT: 17.74'  
CHORD: 35.06' COURSE: S83°13'36"W  
COURSE IN: N85°41'52"W COURSE OUT: S17°50'56"E  
RP NORTH: 477431.2841' EAST: 1407465.8032'  
END NORTH: 477373.2724' EAST: 1407453.6575'

SEGMENT #11 : CURVE  
LENGTH: 20.47' RADIUS: 113.00'  
DELTA: 010°23'00" TANGENT: 10.27'  
CHORD: 20.45' COURSE: S10°56'20"E  
COURSE IN: S73°52'11"W COURSE OUT: N84°15'10"E  
RP NORTH: 476889.7165' EAST: 1407566.1912'  
END NORTH: 477001.0320' EAST: 1407678.6233'

SEGMENT #12 : LINE  
LENGTH: 64.30' RADIUS: 113.00'  
DELTA: 010°23'00" TANGENT: 10.27'  
CHORD: 20.45' COURSE: S10°56'20"E  
COURSE IN: S73°52'11"W COURSE OUT: N84°15'10"E  
RP NORTH: 476889.7165' EAST: 1407566.1912'  
END NORTH: 477001.0320' EAST: 1407678.6233'

SEGMENT #13 : LINE  
LENGTH: 4.19' RADIUS: 63.00'  
DELTA: 003°48'40" TANGENT: 2.10'  
CHORD: 4.19' COURSE: N56°12'23"E  
COURSE IN: N31°53'17"W COURSE OUT: S35°41'57"E  
RP NORTH: 477484.7545' EAST: 1407432.5188'  
END NORTH: 477433.5929' EAST: 1407469.2813'

SEGMENT #14 : LINE  
LENGTH: 15.87' RADIUS: 387.00'  
DELTA: 002°20'59" TANGENT: 7.94'  
CHORD: 15.87' COURSE: N53°07'37"E  
RP NORTH: 477449.9722' EAST: 1407492.0770'

SEGMENT #15 : CURVE  
LENGTH: 15.87' RADIUS: 387.00'  
DELTA: 002°20'59" TANGENT: 7.94'  
CHORD: 15.87' COURSE: N53°07'37"E  
RP NORTH: 477449.9722' EAST: 1407492.0770'

SEGMENT #16 : LINE  
LENGTH: 140.35' RADIUS: 437.00'  
DELTA: 008°45'23" TANGENT: 33.46'  
CHORD: 66.72' COURSE: S38°09'41"W  
COURSE IN: N16°13'07"W COURSE OUT: S47°27'37"E  
RP NORTH: 477470.0071' EAST: 1407590.6518'

SEGMENT #17 : CURVE  
LENGTH: 66.79' RADIUS: 437.00'  
DELTA: 008°45'23" TANGENT: 33.46'  
CHORD: 66.72' COURSE: S38°09'41"W  
COURSE IN: N16°13'07"W COURSE OUT: S47°27'37"E  
RP NORTH: 477470.0071' EAST: 1407590.6518'

SEGMENT #18 : LINE  
LENGTH: 153.50' RADIUS: 137.00'  
DELTA: 016°30'05" TANGENT: 19.87'  
CHORD: 39.32' COURSE: N07°52'46"W  
COURSE IN: N73°52'12"E COURSE OUT: N89°37'43"W  
RP NORTH: 477237.9141' EAST: 1407702.8094'  
END NORTH: 477238.8019' EAST: 1407665.6122'

SEGMENT #19 : LINE  
LENGTH: 153.50' RADIUS: 137.00'  
DELTA: 016°30'05" TANGENT: 19.87'  
CHORD: 39.32' COURSE: N07°52'46"W  
COURSE IN: N73°52'12"E COURSE OUT: N89°37'43"W  
RP NORTH: 477237.9141' EAST: 1407702.8094'  
END NORTH: 477238.8019' EAST: 1407665.6122'

SEGMENT #20 : CURVE  
LENGTH: 21.84' RADIUS: 437.00'  
DELTA: 002°51'50" TANGENT: 10.92'  
CHORD: 21.84' COURSE: S32°52'13"W  
COURSE IN: N38°33'41"W COURSE OUT: S35°41'52"E  
RP NORTH: 477410.5666' EAST: 1407523.6804'  
END NORTH: 477410.5666' EAST: 1407523.6804'

SEGMENT #21 : LINE  
LENGTH: 28.07' RADIUS: 437.00'  
DELTA: 002°20'59" TANGENT: 7.94'  
CHORD: 28.07' COURSE: N53°07'37"E  
RP NORTH: 477449.9722' EAST: 1407492.0770'

SEGMENT #22 : CURVE  
LENGTH: 35.20' RADIUS: 113.00'  
DELTA: 017°50'56" TANGENT: 17.74'  
CHORD: 35.06' COURSE: S83°13'36"W  
COURSE IN: N85°41'52"W COURSE OUT: S17°50'56"E  
RP NORTH: 477431.2841' EAST: 1407465.8032'  
END NORTH: 477373.2724' EAST: 1407453.6575'

SEGMENT #23 : LINE  
LENGTH: 16.71' RADIUS: 437.00'  
DELTA: 002°20'59" TANGENT: 7.94'  
CHORD: 16.71' COURSE: N53°07'37"E  
RP NORTH: 477449.9722' EAST: 1407492.0770'

SEGMENT #24 : LINE  
LENGTH: 59.25' RADIUS: 437.00'  
DELTA: 008°45'23" TANGENT: 33.46'  
CHORD: 66.72' COURSE: S38°09'41"W  
COURSE IN: N16°13'07"W COURSE OUT: S47°27'37"E  
RP NORTH: 477470.0071' EAST: 1407590.6518'

THE CITY OF CINCINNATI HEREBY RELEASES AND QUIT-CLAIMS ALL ITS RIGHTS AND INTERESTS IN THE EXISTING WATERLINE EASEMENTS SHOWN ON THIS PLOT.

AUTHORIZED BY ORDINANCE NO. \_\_\_\_\_ - 20\_\_\_\_ CITY OF CINCINNATI

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

COUNTY OF HAMILTON, SS:

STATE OF OHIO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY \_\_\_\_\_ (PRINTED NAME), THE \_\_\_\_\_ (TITLE) OF THE CITY OF CINCINNATI, AN OHIO MUNICIPAL CORPORATION, ON BEHALF OF THE MUNICIPAL CORPORATION. THIS IS AN ACKNOWLEDGMENT. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THE NOTARIAL ACT CERTIFIED HEREBY.

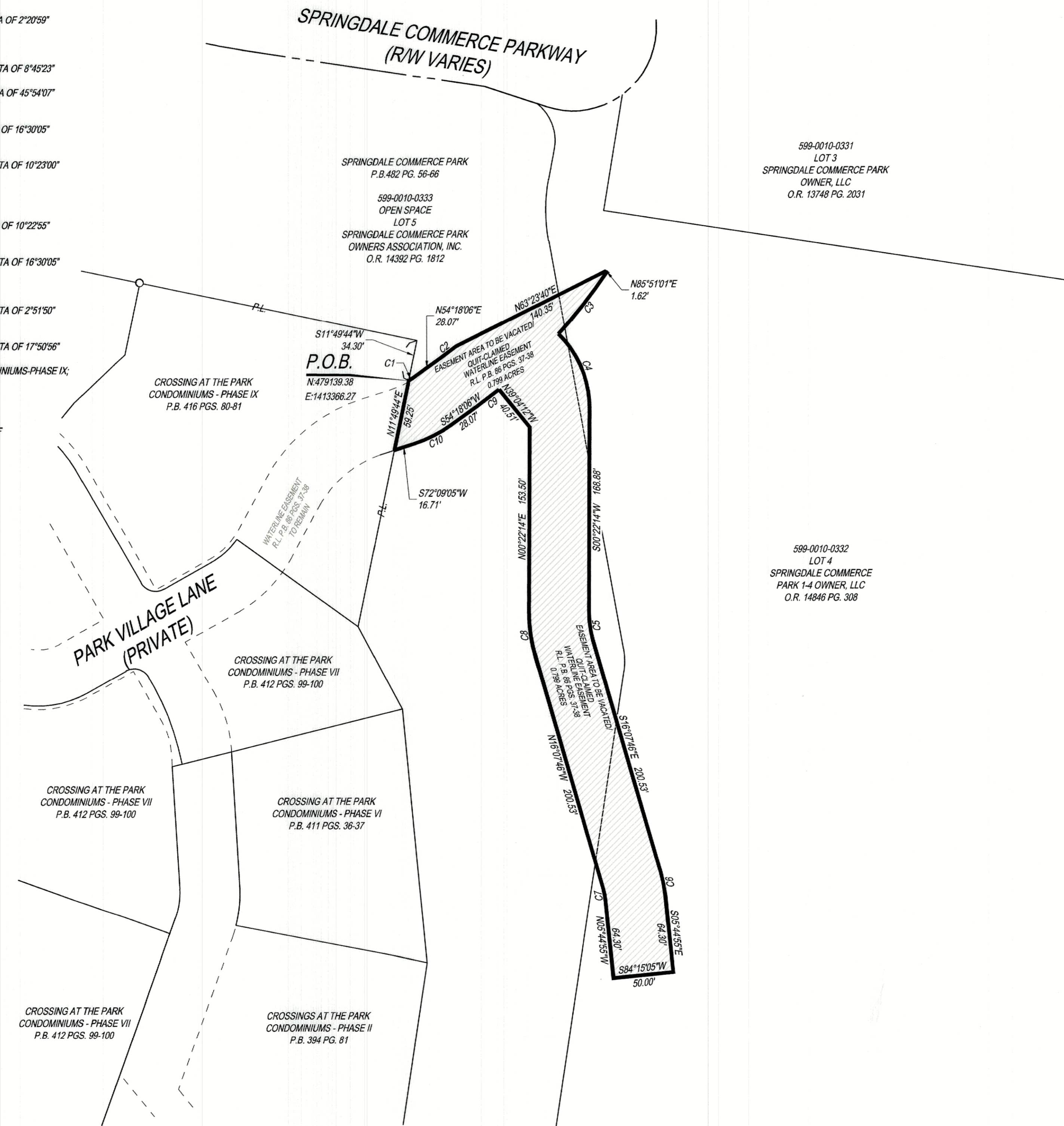
NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED AS TO FORM:

SR. ASSISTANT CITY SOLICITOR

GREATER CINCINNATI WATER WORKS CHIEF ENGINEER

5/2/23  
DATE



EASEMENT AREA TO BE VACATED

P.L. PROPERTY LINE

**OWNER / DEVELOPER**  
SPRINGDALE COMMERCE PARK 1-4 OWNER, LLC  
O.R. 14846 PG. 308

SPRINGDALE COMMERCE PARK OWNERS ASSOCIATION, INC.  
O.R. 14392 PG. 1812

8800 KEYSTONE CROSSING #100 INDIANAPOLIS, IN. 46240

HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING SYSTEM (VRS).

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECTION.

RANDY C. WOLFE 4-24-23  
OHIO PROFESSIONAL SURVEYOR NO. 8033

SEAL:



NO.	DATE	DESCRIPTION
1.	9-5-2019	EASEMENT VACATION-JDB
2.	10-10-2019	COMMENTS-JDB
3.	4-6-2023	REVISIONS - JDB

**WSL NO. 3462**  
**WATERMAIN EASEMENT**  
**VACATION PLAT**  
**SPRINGDALE COMMERCE PARK**  
**E - 718Q MF 14993**  
SEC. 1, TOWN 2, ENTIRE RANGE 1, BTM,  
SPRINGFIELD TOWNSHIP, CITY OF SPRINGDALE  
HAMILTON COUNTY, OHIO

PROJECT NO: 150701VMS005  
DATE: 9-5-2019

SCALE: 1" = 60'  
0 30 60 120

SHEET NAME:  
**SPRINGDALE COMMERCE PARK**

SHEET NO.  
**1 OF 1**