

DEDICATING, ACCEPTING, AND CONFIRMING the dedication to public use of an approximately 0.0034-acre tract of real property and a 0.0165-acre tract of real property as a portion of the Carthage Court public right-of-way for street purposes in the Roselawn neighborhood of Cincinnati.

WHEREAS, Cary Capital, LLC, an Ohio limited liability company (“Developer”), by and through its duly authorized representative, desires to dedicate to public use an approximately 0.0034-acre tract of real property and an approximately 0.0165-acre tract of real property (together, “Dedication Property”) as a portion of the Carthage Court public right-of-way for street purposes by a plat attached to this ordinance as Attachment A and incorporated herein by reference (“Dedication Plat”); and

WHEREAS, Patrick R. Hughes, a reputable attorney practicing in Hamilton County, Ohio, has provided an Attorney’s Certificate of Title dated February 29, 2024, certifying that Developer holds title to the Dedication Property depicted on the Dedication Plat in fee simple, with full power to convey, subject to certain encumbrances, including real estate taxes not yet due and payable, and that the Law Department’s Real Estate Services Division has reviewed the encumbrances and Dedication Plat and found that Developer has made satisfactory provision for the subordination of the encumbrances and payment of all real estate taxes and assessments; and

WHEREAS, the office of the City Engineer has examined and checked the Dedication Plat as to its technical features and found it to be correct; and

WHEREAS, the City Planning Commission approved the Dedication Plat and the dedication of the additional portions of Carthage Court to public use as public right-of-way for street purposes at its meeting on March 15, 2024; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the City’s Department of Transportation and Engineering, recommends that Council accept and confirm the dedication of the Dedication Property as portions of the Carthage Court public right-of-way for street purposes; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the dedication to public use of an approximately 0.0034-acre tract of real property and an approximately 0.0165-acre tract of real property (together, “Dedication Property”) as a portion of the Carthage Court tract in Roselawn for public right-of-way for street purposes, as depicted on the plat attached to this ordinance as Attachment A and incorporated herein by

reference (“Dedication Plat”) and on the legal description attached to this ordinance as Attachment B (“Legal Description”) and incorporated herein by reference is hereby accepted and confirmed.

Section 2. That the proper City officials are hereby authorized to take all necessary and proper actions to carry out the terms of this ordinance, including without limitation the execution of all any and all ancillary agreements, deeds, plats, or other real estate documents, as deemed necessary or appropriate by the City Manager.

Section 3. That the City Solicitor shall cause an authenticated copy of this ordinance to be filed with the Hamilton County, Ohio Auditor’s Office and recorded in the Hamilton County, Ohio Recorder’s Office.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk