



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised Healthy Neighborhoods

Chairperson, Jan-Michele Kearney
Vice Chairperson, Victoria Parks
Councilmember Reggie Harris
Councilmember Scotty Johnson

Tuesday, May 16, 2023

12:30 PM

Council Chambers, Room 300

AGENDA

1. [202301344](#) **MOTION**, submitted by Vice Mayor Kearney, **WE MOVE** that Glenwood Avenue, between Vine Street and Harvey Avenue, be given the honorary, secondary street name of "Lincoln Ware Way" in honor of his 50 years in radio broadcasting, and in honor of "The Lincoln Ware Show" that began at WCIN Radio on Glenwood Avenue. (STATEMENT ATTACHED).

Sponsors: Kearney
Attachments: [Motion](#)

2. [202301298](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 5/3/2023, **AUTHORIZING** the City Manager to vacate Southside Place from the north line of Southside Avenue to its northern terminus and to vacate Mississippi Street from the west line of Southside Place to its western terminus in the Riverside neighborhood of Cincinnati.

Sponsors: City Manager
Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment I](#)
[Attachment II](#)
[Attachment III](#)



copy

Jan-Michele Lemon Kearney
Vice Mayor

May 1, 2023

MOTION

WE MOVE that Glenwood Avenue, between Vine Street and Harvey Avenue, be given the honorary, Secondary street name of "Lincoln Ware Way" in honor of his 50 years in radio broadcasting, and in honor of "The Lincoln Ware Show" that began at WCIN Radio on Glenwood Avenue.


Vice Mayor Jan-Michele Lemon Kearney

_____	_____
_____	_____
_____	_____
_____	_____

STATEMENT

Lincoln Ware served in the U.S. Marine Corps as a member of the Armed Forces Radio and Television Service. He was a DJ aboard the aircraft carrier, the USS Midway. In 1973, after being discharged from the Marines, Mr. Ware applied for and was hired as a disc jockey at the WCIN-AM Radio Station, and "The Lincoln Ware Show" was born. WCIN was the second-oldest Black radio station in the country and was located on Glenwood Avenue in the Cincinnati neighborhood of Avondale.

Mr. Ware later left WCIN to join WDBZ-AM 1230 "The Buzz" where "The Lincoln Ware Show" continues to this day. This year, 2023, marks the 50th year for Mr. Ware's radio career, making him the longest-running local radio personality on the air today.

Mr. Ware also hosts the television program, "Cincinnati Issues" on WSTR 64 TV, and makes appearances on CNN, MSNBS, and SiriusXM.

He was honored with the award as one of America's Top 100 Talk Show Hosts for 10 consecutive years; one of America's Most Important Radio Talk Show Hosts by *Talker's Magazine*; Crime Stopper of the Year (Media) Award in 2016; Men of Honor Award; UC Health Humanitarian Award; and the Urban League of Greater Southwestern Ohio Glorifying the Lions Award.

Mr. Ware also established the Lincoln Ware Walking Club to promote health and wellness in the African American community.

CAL → Healthy Neighborhoods
JMLK

Date: May 3, 2023

To: Mayor and Members of City Council 202301298
From: Sheryl M. M. Long, City Manager
Subject: ORDINANCE – VACATION OF A PORTION OF MISSISSIPPI STREET AND
SOUTHSIDE PLACE

Attached is an ordinance captioned as follows:

AUTHORIZING the City Manager to vacate Southside Place from the north line of Southside Avenue to its northern terminus and to vacate Mississippi Street from the west line of Southside Place to its western terminus in the Riverside neighborhood of Cincinnati.

This ordinance authorizes the City Manager to vacate portions of unimproved public rights-of-way designated as Mississippi Street and Southside Place in the Riverside neighborhood of Cincinnati. The vacation of Mississippi Street and Southside Place will facilitate the relocation of the business operations of Hilltop Basic Resources, Inc. from the Central Business District to Riverside because the unimproved paper streets bisect and run through the proposed relocation site.

The City Manager, in consultation with the Department of Transportation and Engineering, has determined Mississippi Street and Southside Place are not needed for transportation or any other municipal purpose, there is good cause for vacating these public rights-of-way, and that such vacation will not be detrimental to the general interest.

The approximate fair market value of the property is \$57,099, which sum Hilltop Basic Resources, Inc. has agreed to pay the City as consideration for the benefit accruing to all abutting property owners by virtue of the vacation of the unimproved streets.

The Administration published notice that Council would consider the vacation of Mississippi Street and Southside Place in a newspaper of general circulation in accordance with Ohio Revised Code Section 723.07 for six consecutive weeks beginning February 9, 2023. The City Planning Commission approved the vacation of Mississippi Street and Southside Place at its meeting on April 21, 2023.

The Administration recommends passage of the attached ordinance.

Attachment I – Southside Place Vacation Plat
Attachment II – Mississippi Street Vacation Plat
Attachment III – Legal Description

cc: John S. Brazina, Director, Transportation and Engineering

AUTHORIZING the City Manager to vacate Southside Place from the north line of Southside Avenue to its northern terminus and to vacate Mississippi Street from the west line of Southside Place to its western terminus in the Riverside neighborhood of Cincinnati.

WHEREAS, the City owns certain unimproved public right-of-way designated as Southside Place and Mississippi Street in the Riverside neighborhood of Cincinnati, as depicted on the *Vacation Plats* attached to this ordinance as Attachment A and Attachment B, and incorporated herein by reference (“Property”), which Property is under the management and control of the City’s Department of Transportation and Engineering (“DOTTE”); and

WHEREAS, pursuant to Ohio Revised Code Section 723.05, the City may, by ordinance and without petition, vacate streets or alleys if it has determined that there is good cause for the vacation and that the vacation will not be detrimental to the general interest; and

WHEREAS, the City’s vacation of the Property was published in a local newspaper of general circulation for six consecutive weeks pursuant to Ohio Revised Code Section 723.07; and

WHEREAS, the City Manager, in consultation with DOTTE, has determined that: (i) the Property is not needed for transportation purposes or any other municipal purpose; (ii) there is good cause to vacate the Property; and (iii) the vacation of the Property will not be detrimental to the general interest; and

WHEREAS, the City’s Real Estate Services Division has determined by a professional appraisal that the approximate fair market value of the Property is \$57,099, which sum Hilltop Basic Resources, Inc., an Ohio corporation, has agreed to deposit with the City Treasurer as consideration for the benefit accruing to abutting property owners because of said vacation; and

WHEREAS, the City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the vacation of the Property at its regularly scheduled meeting on April 21, 2023; now, therefore,

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

Section 1. That the City Manager is hereby authorized to do all things necessary to vacate Southside Place from the north line of Southside Avenue to its northern terminus, as more particularly depicted on the *Vacation Plat* attached to this ordinance as Attachment A and incorporated herein by reference, which portion of Southside Place is more particularly described

below and on the legal description attached to this ordinance as Attachment C and incorporated herein by reference:

Tract I:

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Southside Place, being more particularly described as follows:

Beginning at a 5/8" iron pin found at the intersection of the north right of way line of Southside Avenue with the east right of way line of Southside Place;

Thence along said north right of way line, S 80°20'10" W a distance of 20.21 feet to a 5/8" iron pin set;

Thence through said Southside Place, N 18°01'32" W a distance of 179.10 feet to a 5/8" iron pin set;

Thence continuing, along a curve to the left an arc distance of 20.05 feet to a point in the east right of way line of Southside Place, witness a 5/8" iron pin found lying 0.6 feet south and 0.5 feet west, said curve having a radius of 4052.49 feet, a central angle of 00°17'01" and a chord bearing N 76°10'52" E a distance of 20.05 feet;

Thence along said east right of way line, S 18°01'32" E a distance of 180.55 feet to the point of beginning.

Containing 0.082 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)(NAD 83).

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers."

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Tract II:

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Southside Place, being more particularly described as follows:

Beginning at a 5/8" iron pin found at the intersection of the north right of way line of Southside Avenue with the west right of way line of Southside Place;

Thence along said west right of way line, N 18°01'32" W a distance of 188.69 feet to a 5/8" iron pin set;

Thence through said Southside Place, N 76°36'24" E a distance of 20.07 feet to a 5/8" iron pin set;

Thence continuing, S 18°01'32" E a distance of 190.00 feet to a 5/8" iron pin set in the aforementioned north right of way line of Southside Avenue;

Thence along said north right of way line, S 80°20'10" W a distance of 20.21 feet to the point of beginning.

Containing 0.087 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)(NAD 83).

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers."

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Tract III

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Southside Place, being more particularly described as follows:

Beginning at a 5/8" iron pin set in the west right of way line of Southside Place, said point being N 18°01'32" W a distance of 188.69 feet from the intersection of said west right of way line with the north right of way line of Southside Avenue;

Thence along said west right of way line, N 18°01'32" W a distance of 7.52 feet to a 5/8" iron pin set in the north right of way line of Southside Place;

Thence along said north right of way line, N 76°36'24" E a distance of 40.13 feet to a 5/8" iron pin set in the east right of way line of Southside Place;

Thence along said east right of way line, S 18°01'32" E a distance of 18.30 feet, witness a 5/8" iron pin found lying 0.6 feet south and 0.5 feet west;

Thence through the aforesaid Southside Place the following three (3) courses:

1. Along a curve to the right an arc distance of 20.05 feet to a 5/8" iron pin set, said curve having a radius of 4052.49 feet, a central angle of 00°17'01" and a chord bearings N 76°10'52" E a distance of 20.05 feet;
2. N 18°01'32" W a distance of 10.92 feet to a 5/8" iron pin set;
3. S 76°36'24" W a distance of 20.07 feet to the point of beginning.

Containing 0.012 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)(NAD 83).

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers."

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Section 2. That the City Manager is hereby authorized to do all things necessary to vacate Mississippi Street from the west line of Southside Place to its western terminus, as more particularly depicted on the *Vacation Plat* attached to this ordinance as Attachment B and incorporated herein by reference, which portion of Mississippi Street is more particularly described below and on the legal description attached to this ordinance as Attachment C and incorporated herein by reference:

Tract I:

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Mississippi Street, being more particularly described as follows:

Beginning at a 5/8" iron pin found in the south right of way line of Mississippi Street, said point being S 76°36'24" W a distance of 617.85

feet from the intersection of the west right of way line of Southside Place with said south right of way line;

Thence along said south right of way line, S 76°36'24" W a distance of 125.00 feet to a 5/8" iron pin set at the southwest terminus of said Mississippi Street;

Thence along the westerly terminus of said Mississippi Street, N 13°23'36" W a distance of 7.50 feet to a 5/8" iron pin set in the centerline of said Mississippi Street;

Thence along said centerline, N 76°36'24" E a distance of 125.00 feet to a 5/8" iron pin set;

Thence through said Mississippi Street, S 13°23'36" E a distance of 7.50 feet to the point of beginning.

Containing 0.022 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)(NAD 83).

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers."

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Tract II:

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Mississippi Street, being more particularly described as follows:

Beginning at a 5/8" iron pin found in the south right of way line of Mississippi Street, said point being S 76°36'24" W a distance of 342.85 feet from the intersection of the west right of way line of Southside Place with said south right of way line;

Thence along said south right of way line, S 76°36'24" W a distance of 275.00 feet to a 5/8" iron pin found;

Thence through said Mississippi Street, N 13°23'36" W a distance of 7.50 feet to a 5/8" iron pin set in the centerline of said Mississippi Street;

Thence along said centerline, N 76°36'24" E a distance of 275.00 feet to a 5/8" iron pin set; Thence through said Mississippi Street, S 13°23'36" E a distance of 7.50 feet to the point of beginning.

Containing 0.047 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)(NAD 83).

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers."

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Tract III:

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Mississippi Street, being more particularly described as follows:

Beginning at the intersection of the west right of way line of Southside Place with the south right of way line of Mississippi Street, witness a 5/8" iron pin found lying 0.3 feet north;

Thence along said south right of way line, S 76°36'24" W a distance of 342.85 feet to a 5/8" iron pin found;

Thence through said Mississippi Street, N 13°23'36" W a distance of 7.50 feet to a 5/8" iron pin set in the centerline of said Mississippi Street;

Thence along said centerline, N 76°36'24" E a distance of 342.24 feet to a 5/8" iron pin set in the aforementioned west right of way line of Southside Place; Thence along said west right of way line, S 18°01'32" E a distance of 7.52 feet to the point of beginning.

Containing 0.059 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)(NAD 83)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers."

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Tract IV:

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Mississippi Street, being more particularly described as follows:

Beginning at a 5/8" iron pin found in the west right of way line of Southside Place, said point being, said point being N 18°01'32" W a distance of 7.52 feet from the intersection of said west right of way line with the south right of way line of Mississippi Street;

Thence along the centerline of said Mississippi Street, S 76°36'24" W a distance of 742.24 feet to a 5/8" iron pin set in the westerly terminus of said Mississippi Street;

Thence along said westerly terminus, N 13°23'36" W a distance of 7.50 feet to a 5/8" iron pin set to the northwesterly terminus of said Mississippi Street;

Thence along the north right of way line of said Mississippi Street, N 76°36'24" E a distance of 741.63 feet to a 5/8" iron pin set in the aforementioned west right of way line of Southside Place;

Thence along said west right of way line, S 18°01'32" E a distance of 7.52 feet to the point of beginning.

Containing 0.128 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)(NAD 83)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers."

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Section 3. That the portions of Southside Place and Mississippi Street depicted in Attachment A and Attachment B and more particularly described in Attachment C and Sections 1 and 2 above are not needed for transportation or other municipal purposes, that there is good cause to vacate such portions of Southside Place and Mississippi Street, and that such vacation will not be detrimental to the general interest.

Section 4. That the City's Real Estate Services Division has determined by a professional appraisal that the approximate fair market value of the portions of Southside Place and Mississippi Street authorized to be vacated is \$57,099, which sum Hilltop Basic Resources, Inc., an Ohio corporation, has agreed to deposit with the City Treasurer as consideration for the benefit accruing to abutting property owners because of said vacation.

Section 5. That the proceeds from the vacation, if any, shall be deposited into Property Management Fund 209 to pay the fees for services provided by the City's Real Estate Services Division in connection with the vacation, and that the City's Finance Director is hereby authorized to deposit amounts in excess amounts thereof into Miscellaneous Permanent Improvement Fund 757.

Section 6. That the City's Finance Director is hereby authorized to transfer and appropriate such excess funds from Miscellaneous Permanent Improvement Fund 757 into Capital Improvement Program Project Account No. 980x233xYY2306, "Street Improvements," in which "YY" represents the last two digits of the fiscal year in which the closing occurs and the proceeds are received, referencing the latter fiscal year if the events occur in different fiscal years.

Section 7. That, pursuant to Ohio Revised Code Sec. 723.041, any affected public utility shall be deemed to have a permanent easement in such vacated portions of Southside Place and Mississippi Street to maintain, operate, renew, reconstruct, and remove its utility facilities and for purposes of access to said facilities.

Section 8. That the City Manager and other City officials are hereby authorized to take all necessary and proper actions to carry out the provisions of this ordinance, including, without limitation, executing any and all ancillary agreements, deeds, plats, or other documents necessary to facilitate the vacation.

Section 9. That the City Solicitor shall cause an authenticated copy of this ordinance to be duly recorded in the Hamilton County, Ohio Recorder's Office.



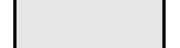
Section 10. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

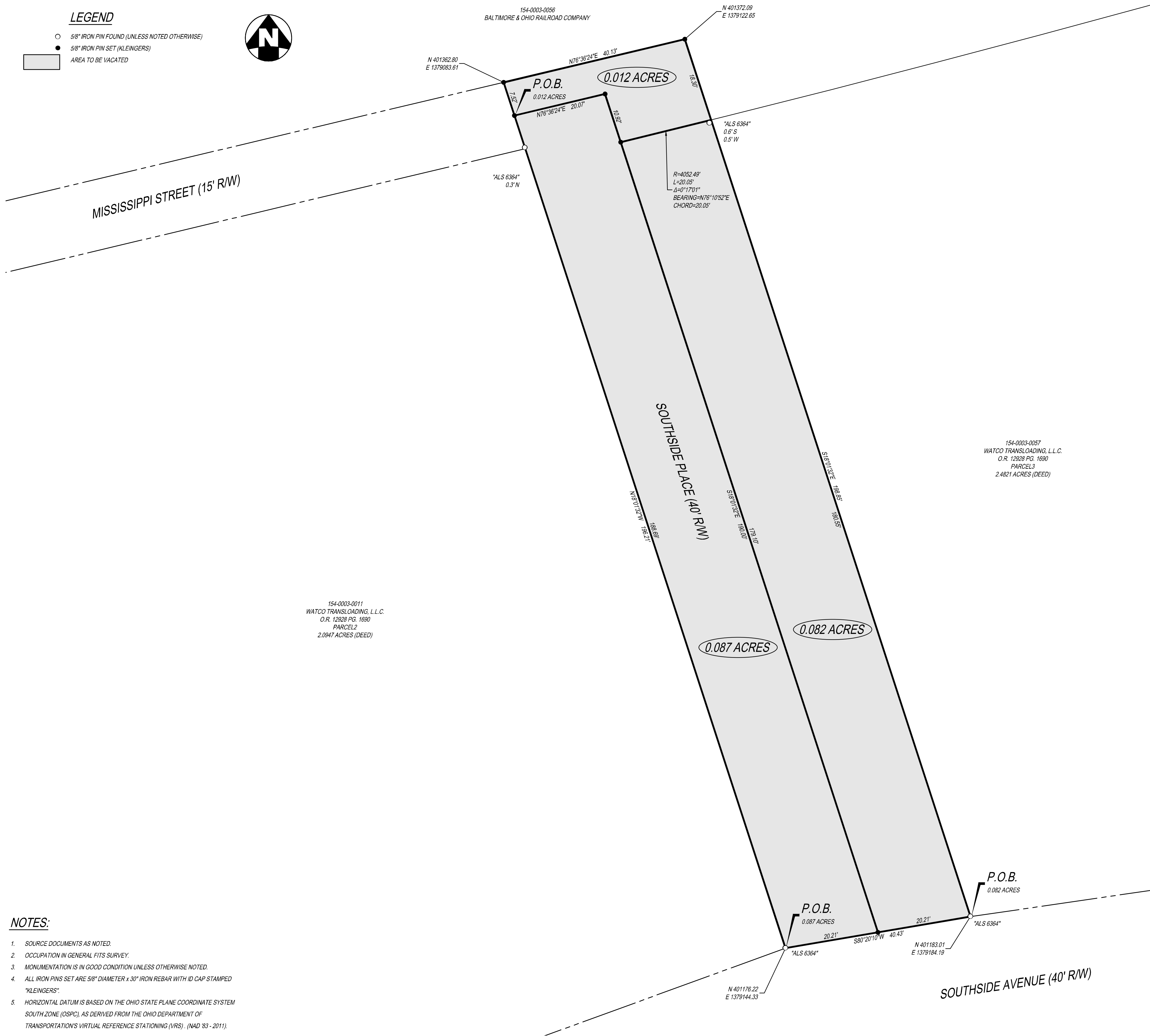
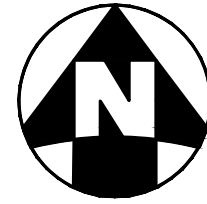
Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk

LEGEND

-  5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
-  5/8" IRON PIN SET (KLEINGERS)
-  AREA TO BE VACATED



0.082 ACRES

North: 400816.6134' East: 1379328.3110'
 Segment #1 : Line
 Course: S80°20'10\"/>

0.012 ACRES

North: 400983.5122' East: 1379228.1724'
 Segment #1 : Line
 Course: N18°01'32\"/>

0.087 ACRES

North: 400797.9874' East: 1379285.6113'
 Segment #1 : Line
 Course: N18°01'32\"/>

154-0003-0011
 WATCO TRANSLADING, L.L.C.
 O.R. 12928 PG. 1630
 PARCEL2
 2.0947 ACRES (DEED)

154-0003-0057
 WATCO TRANSLADING, L.L.C.
 O.R. 12928 PG. 1630
 PARCEL3
 2.4821 ACRES (DEED)

- NOTES:**
- SOURCE DOCUMENTS AS NOTED.
 - OCCUPATION IN GENERAL FITS SURVEY.
 - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
 - 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 (VRS). (NAD '83 - 2011).

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

MATTHEW D. HABEDANK _____ DATE _____
 OHIO PROFESSIONAL SURVEYOR NO. 8611



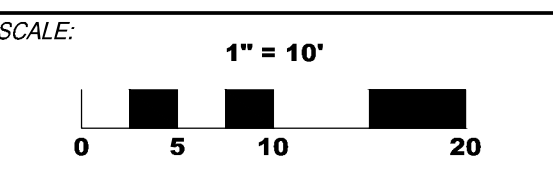
THE KLEINGERS GROUP
 CIVIL ENGINEERING | www.kleingers.com
 SURVEYING | 6219 Centre Park Dr.
 LANDSCAPE ARCHITECTURE | West Chester, OH 45069
 513.779.7851



NO.	DATE	DESCRIPTION
1	11/03/22	VACATION PLAT - KLJ
2	12/06/22	CITY COMMENTS - MDH

SURVEY PLAT FOR A PORTION OF SOUTHSIDE PLACE 0.181 ACRES
 SECTION 34, TOWN 4, FR 1, MP STORRS TOWNSHIP CITY OF CINCINNATI HAMILTON COUNTY, OHIO

PROJECT NO: 220291VSD000
 DATE: 11/03/2022



SHEET NAME:
HILLTOP CONCRETE

SHEET NO.
1 OF 1

0.128 ACRES

North: 400537.4536' East: 1378396.6634'

Segment #1 : Line
Course: S76° 36' 24"W Length: 742.24'
North: 400365.5250' East: 1377674.5102'

Segment #2 : Line
Course: N13° 23' 36"W Length: 7.50'
North: 400372.8210' East: 1377672.7730'

Segment #3 : Line
Course: N76° 36' 24"E Length: 741.63'
North: 400544.6083' East: 1378394.2327'

Segment #4 : Line
Course: S18° 01' 32"E Length: 7.52'
North: 400537.4574' East: 1378396.5597'

Perimeter: 1498.90' Area: 0.128 acres
Error Closure: 0.0053 Course: N43° 54' 01"W
Error North: 0.00382 East: -0.00367
Precision 1: 282809.43

0.022 ACRES

North: 400382.3222' East: 1377800.9412'

Segment #1 : Line
Course: S76° 36' 24"W Length: 125.00'
North: 400353.3679' East: 1377679.3408'

Segment #2 : Line
Course: N13° 23' 36"W Length: 7.50'
North: 400360.6639' East: 1377677.6036'

Segment #3 : Line
Course: N76° 36' 24"E Length: 125.00'
North: 400389.6182' East: 1377799.2039'

Segment #4 : Line
Course: S13° 23' 38"E Length: 7.50'
North: 400382.3222' East: 1377800.9412'

Perimeter: 265.00' Area: 0.022 acres
Error Closure: 0.0000 Course: N00° 00' 00"E
Error North: 0.00000 East: 0.00000
Precision 1: 265000000.00

0.047 ACRES

North: 400446.9055' East: 1378072.8843'

Segment #1 : Line
Course: S76° 36' 24"W Length: 275.00'
North: 400383.2059' East: 1377605.3635'

Segment #2 : Line
Course: N13° 23' 36"W Length: 7.50'
North: 400390.5020' East: 1377603.6263'

Segment #3 : Line
Course: N76° 36' 24"E Length: 275.00'
North: 400454.2015' East: 1378071.1470'

Segment #4 : Line
Course: S13° 23' 38"E Length: 7.50'
North: 400446.9055' East: 1378072.8843'

Perimeter: 565.00' Area: 0.047 acres
Error Closure: 0.0000 Course: N00° 00' 00"E
Error North: 0.00000 East: 0.00000
Precision 1: 565000000.00

0.059 ACRES

North: 400525.8796' East: 1378410.8321'

Segment #1 : Line
Course: S76° 36' 24"W Length: 342.85'
North: 400446.4636' East: 1378077.3066'

Segment #2 : Line
Course: N13° 23' 36"W Length: 7.50'
North: 400453.7596' East: 1378075.5694'

Segment #3 : Line
Course: N76° 36' 24"E Length: 342.24'
North: 400533.0343' East: 1378408.5014'

Segment #4 : Line
Course: S18° 01' 32"E Length: 7.52'
North: 400525.8834' East: 1378410.8284'

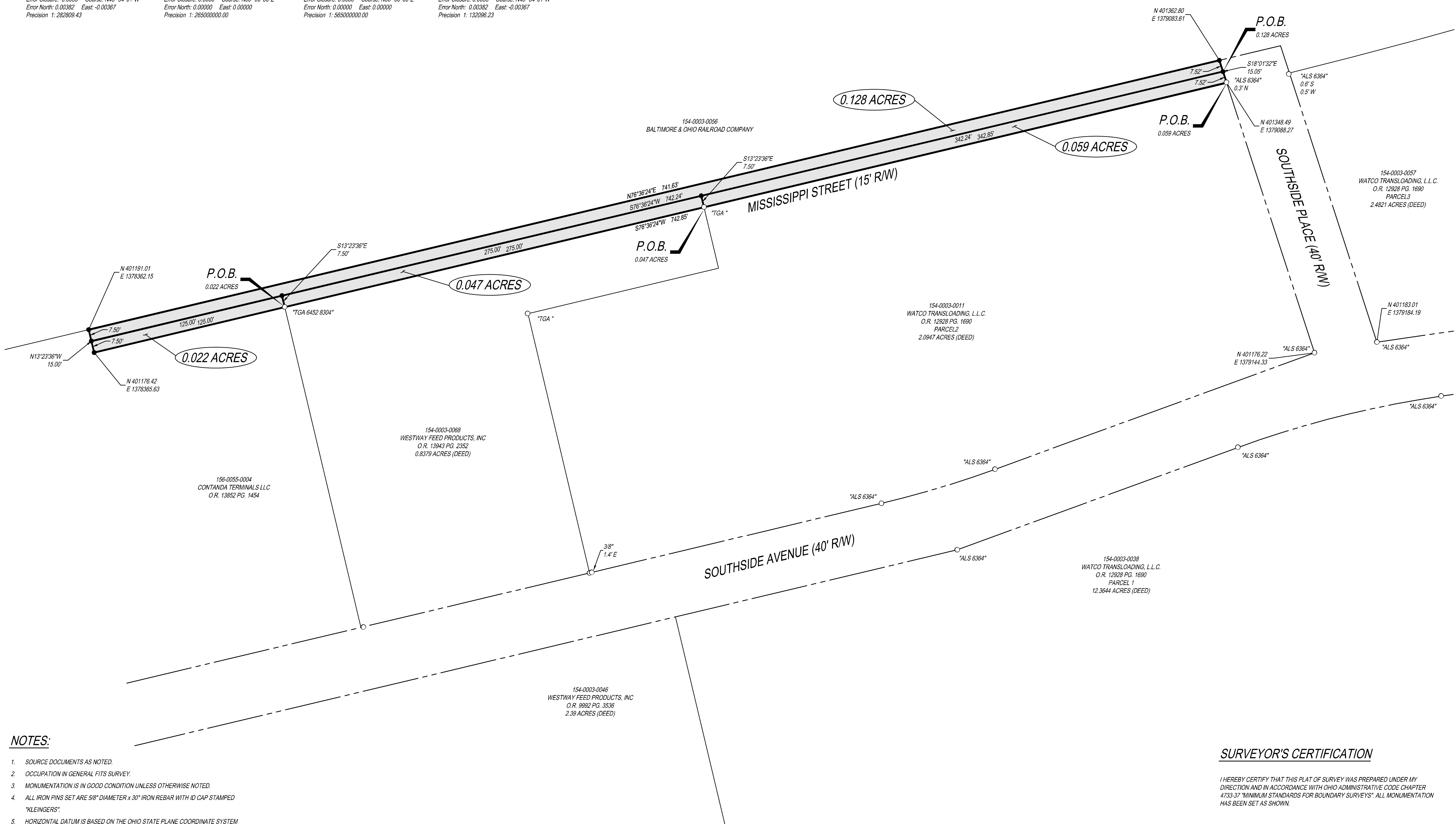
Perimeter: 700.12' Area: 0.059 acres
Error Closure: 0.0053 Course: N43° 54' 01"W
Error North: 0.00382 East: -0.00367
Precision 1: 132096.23

LEGEND

- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET (KLEINGERS)
- ▭ AREA TO BE VACATED



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



NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. 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 (VRS). (NAD 83 - 2011).

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

MATTHEW D. HABEDANK
OHIO PROFESSIONAL SURVEYOR NO. 8611

DATE

SEAL:

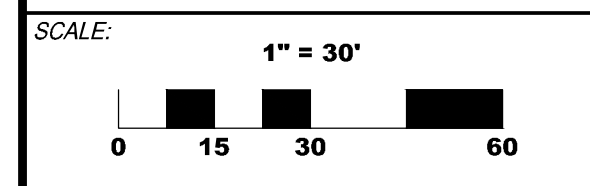


NO.	DATE	DESCRIPTION
1	11/03/22	VACATION PLAT - KLJ
2	12/06/22	CITY COMMENTS - MDH

SURVEY PLAT FOR A PORTION OF MISSISSIPPI STREET 0.256 ACRES
SECTION 34, TOWN 4, FR 1, MP STORRS TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PROJECT NO: 220291VSD000

DATE: 11/03/2022



SHEET NAME:
HILLTOP CONCRETE

SHEET NO.
1 OF 1



Legal Description
0.012 Acres - Southside Place
Baltimore and Ohio Railroad

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Southside Place, being more particularly described as follows:

Beginning at a 5/8" iron pin set in the west right of way line of Southside Place, said point being N18°01'32"W a distance of 188.69 feet from the intersection of said west right of way line with the north right of way line of Southside Avenue;

Thence along said west right of way line, N18°01'32"W a distance of 7.52 feet to a 5/8" iron pin set in the north right of way line of Southside Place;

Thence along said north right of way line, N76°36'24"E a distance of 40.13 feet to a 5/8" iron pin set in the east right of way line of Southside Place;

Thence along said east right of way line, S18°01'32"E a distance of 18.30 feet, witness a 5/8" iron pin found lying 0.6 feet south and 0.5 feet west;

Thence through the aforesaid Southside Place the following three (3) courses:

1. Along a curve to the right an arc distance of 20.05 feet to a 5/8" iron pin set, said curve having a radius of 4052.49 feet, a central angle of 00°17'01" and a chord bearings N76°10'52"E a distance of 20.05 feet;
2. N18°01'32"W a distance of 10.92 feet to a 5/8" iron pin set;
3. S76°36'24"W a distance of 20.07 feet to the point of beginning.

Containing 0.012 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)(NAD 83)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

THE
KLEINGERS
GROUP



Matthew D. Habedank
Ohio Professional Surveyor No. 8611

Date



Legal Description
0.022 Acres - Mississippi Street
Contanda Terminals LLC

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Mississippi Street, being more particularly described as follows:

Beginning at a 5/8" iron pin found in the south right of way line of Mississippi Street, said point being S76°36'24"W a distance of 617.85 feet from the intersection of the west right of way line of Southside Place with said south right of way line;

Thence along said south right of way line, S76°36'24"W a distance of 125.00 feet to a 5/8" iron pin set at the southwest terminus of said Mississippi Street;

Thence along the westerly terminus of said Mississippi Street, N13°23'36"W a distance of 7.50 feet to a 5/8" iron pin set in the centerline of said Mississippi Street;

Thence along said centerline, N76°36'24"E a distance of 125.00 feet to a 5/8" iron pin set;

Thence through said Mississippi Street, S13°23'36"E a distance of 7.50 feet to the point of beginning.

Containing 0.022 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)(NAD 83)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Matthew D. Habedank Date
Ohio Professional Surveyor No. 8611



Legal Description
0.047 Acres - Mississippi Street
Westway Feed Products, Inc.

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Mississippi Street, being more particularly described as follows:

Beginning at a 5/8" iron pin found in the south right of way line of Mississippi Street, said point being S76°36'24"W a distance of 342.85 feet from the intersection of the west right of way line of Southside Place with said south right of way line;

Thence along said south right of way line, S76°36'24"W a distance of 275.00 feet to a 5/8" iron pin found;

Thence through said Mississippi Street, N13°23'36"W a distance of 7.50 feet to a 5/8" iron pin set in the centerline of said Mississippi Street;

Thence along said centerline, N76°36'24"E a distance of 275.00 feet to a 5/8" iron pin set;

Thence through said Mississippi Street, S13°23'36"E a distance of 7.50 feet to the point of beginning.

Containing 0.047 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)(NAD 83)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Matthew D. Habedank Date
Ohio Professional Surveyor No. 8611



**Legal Description
0.059 Acres - Mississippi Street
Watco Transloading**

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Mississippi Street, being more particularly described as follows:

Beginning at the intersection of the west right of way line of Southside Place with the south right of way line of Mississippi Street, witness a 5/8" iron pin found lying 0.3 feet north;

Thence along said south right of way line, S76°36'24"W a distance of 342.85 feet to a 5/8" iron pin found;

Thence through said Mississippi Street, N13°23'36"W a distance of 7.50 feet to a 5/8" iron pin set in the centerline of said Mississippi Street;

Thence along said centerline, N76°36'24"E a distance of 342.24 feet to a 5/8" iron pin set in the aforementioned west right of way line of Southside Place;

Thence along said west right of way line, S18°01'32"E a distance of 7.52 feet to the point of beginning.

Containing 0.059 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)(NAD 83)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Matthew D. Habedank Date
Ohio Professional Surveyor No. 8611



**Legal Description
0.082 Acres - Southside Place
Watco Transloading**

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Southside Place, being more particularly described as follows:

Beginning at a 5/8" iron pin found at the intersection of the north right of way line of Southside Avenue with the east right of way line of Southside Place;

Thence along said north right of way line, S80°20'10"W a distance of 20.21 feet to a 5/8" iron pin set;

Thence through said Southside Place, N18°01'32"W a distance of 179.10 feet to a 5/8" iron pin set;

Thence continuing, along a curve to the left an arc distance of 20.05 feet to a point in the east right of way line of Southside Place, witness a 5/8" iron pin found lying 0.6 feet south and 0.5 feet west, said curve having a radius of 4052.49 feet, a central angle of 00°17'01" and a chord bearing N76°10'52"E a distance of 20.05 feet;

Thence along said east right of way line, S18°01'32"E a distance of 180.55 feet to the point of beginning.

Containing 0.082 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)(NAD 83)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Matthew D. Habedank Date
Ohio Professional Surveyor No. 8611



Legal Description
0.128 Acres - Mississippi Street
Baltimore and Ohio Railroad

Situated in Section 34, Town 4, Fractional Range 1, Miami Purchase, Storrs Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Mississippi Street, being more particularly described as follows:

Beginning at a 5/8" iron pin found in the west right of way line of Southside Place, said point being, said point being N18°01'32"W a distance of 7.52 feet from the intersection of said west right of way line with the south right of way line of Mississippi Street;

Thence along the centerline of said Mississippi Street, S76°36'24"W a distance of 742.24 feet to a 5/8" iron pin set in the westerly terminus of said Mississippi Street;

Thence along said westerly terminus, N13°23'36"W a distance of 7.50 feet to a 5/8" iron pin set to the northwesterly terminus of said Mississippi Street;

Thence along the north right of way line of said Mississippi Street, N76°36'24"E a distance of 741.63 feet to a 5/8" iron pin set in the aforementioned west right of way line of Southside Place;

Thence along said west right of way line, S18°01'32"E a distance of 7.52 feet to the point of beginning.

Containing 0.128 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)(NAD 83)

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".

The above description is based on a field survey performed by The Kleingers Group in May of 2022 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Matthew D. Habedank Date
Ohio Professional Surveyor No. 8611