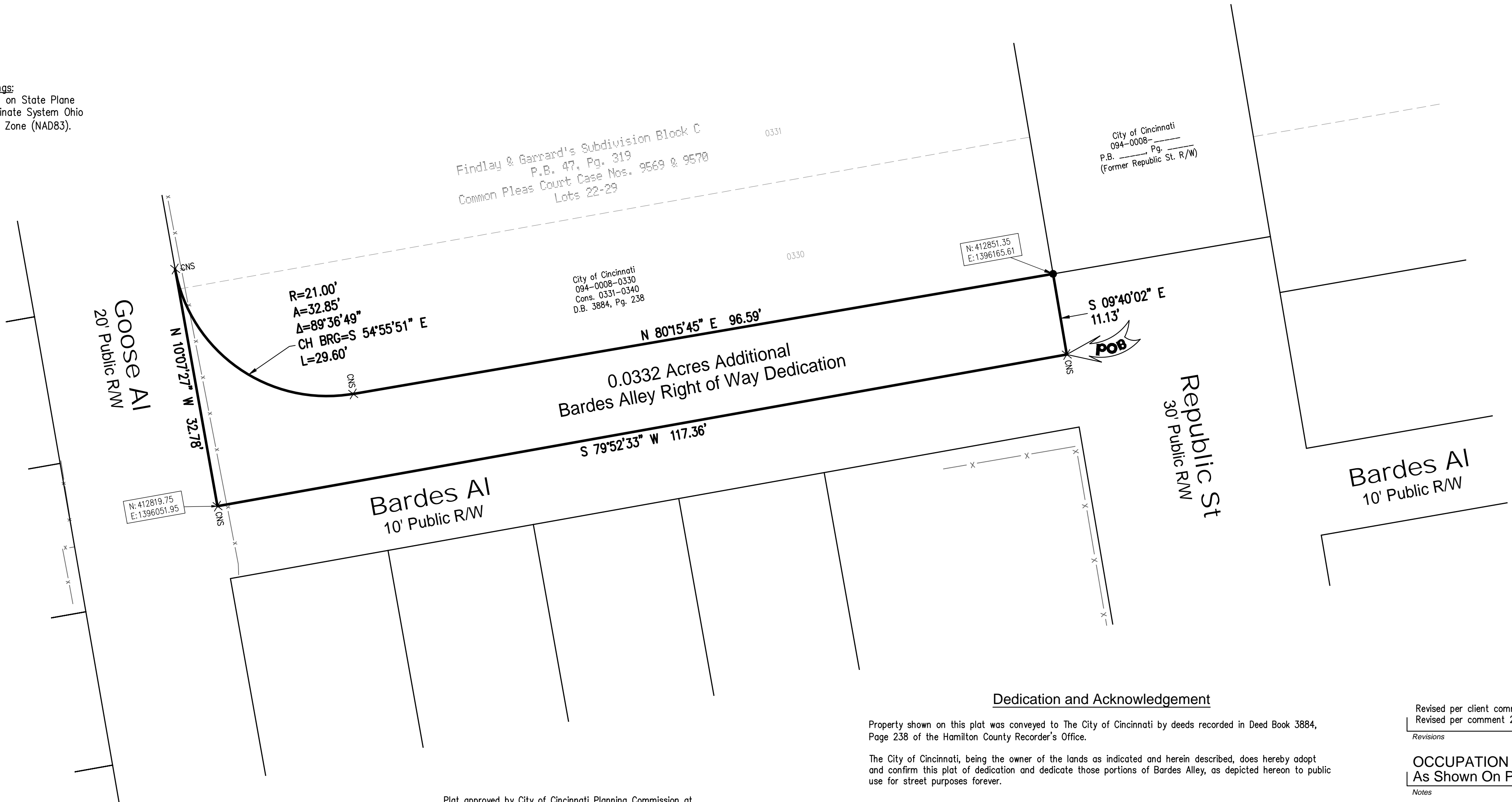




Bearings:
Based on State Plane
Coordinate System Ohio
South Zone (NAD83).



Findlay & Garrard's Subdivision Block C
P.B. 47, Pg. 319
Common Pleas Court Case Nos. 9569 & 9570
Lots 22-29

City of Cincinnati
094-0008-
P.B. Pg.
(Former Republic St. R/W)

City of Cincinnati
094-0008-0330
Cons. 0331-0340
D.B. 3884, Pg. 238

GOOSE AL
20' Public R/W

R=21.00'
A=32.85'
Δ=89°36'49"
CH BRG=S 54°55'51" E
L=29.60'

0.0332 Acres Additional
Bardses Alley Right of Way Dedication

Republic St
30' Public R/W

Bardses Al
10' Public R/W

N: 412819.75
E: 1396051.95

N: 412851.35
E: 1396165.61

CLOSURE REPORT - 0.0332 ACRES DEDICATION

PNT#	Bearing	Distance	Northing	Easting
15			412840.38	1396167.48
	S 79°52'33" W	117.36		
16			412819.75	1396051.95
	N 10°07'27" W	32.78		
12			412852.02	1396046.18
	N 80°15'45" E	96.59		
14			412851.35	1396165.61
	S 09°40'02" E	11.13		
15			412840.38	1396167.48

Radius: 21.00 Length: 32.85 Chord: 29.60 Delta: 89°36'49"
Chord BRG: S 54°55'51" E Rad-In: N 79°52'33" E Rad-Out: N 09°44'15" W
Radius Pt: 11 412855.71, 1396066.86 Tangent: 20.86 Dir: Left
Tangent-In: S 10°07'27" E Tangent-Out: N 80°15'45" E Non Tangential-In Tangential-Out

Closure Error Distance > 0.0027 Error Bearing > N 19°37'08" E
Closure Precision > 1 in 107144.6 Total Distance > 290.71
Area: 0.0332 Acres, 1,447 Sq. Ft.

Plat approved by City of Cincinnati Planning Commission at its meeting on this 17th day of January, 2025.

Approved:

Katherine Keough-Jurs, Department of City Planning and Engagement

Approved:

City Engineer

Approved as to Form:

Assistant City Solicitor

The dedication of the right-of-way tract depicted hereon is accepted by Cincinnati City Council by Ordinance No. _____, passed by Cincinnati City Council on _____.

Clerk of Cincinnati City Council

Dedication and Acknowledgement

Property shown on this plat was conveyed to The City of Cincinnati by deeds recorded in Deed Book 3884, Page 238 of the Hamilton County Recorder's Office.

The City of Cincinnati, being the owner of the lands as indicated and herein described, does hereby adopt and confirm this plat of dedication and dedicate those portions of Bardses Alley, as depicted hereon to public use for street purposes forever.

By: _____

Printed Name: _____

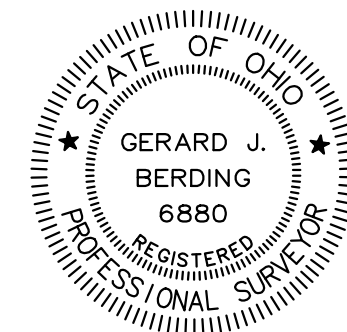
Title: _____

State of Ohio,
S.S.
County of Hamilton

Be it remembered on this _____ day of _____, 20____ before me, a notary public in and for the State of Ohio, personally appeared _____, the _____ of the City of Cincinnati, who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed. In testimony whereof, I hereunto subscribe my name and affix my notary seal.

Notary Public

My Commission Expires



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

3-10-2025
Date

Revised per client comments 3-10-25 AYR
Revised per comment 2-6-25 AYR

Revisions

OCCUPATION
As Shown On Plat

Notes

R/W Dedication Plat

Survey Type

3CDC
Findlay Recreation

Job Name

Section 13 Town 3 F.R. 2
Millcreek Township
City of Cincinnati
Hamilton County, Ohio

Site Location

AYR | GJB | 1" = 10'

Drawn By

Checked By

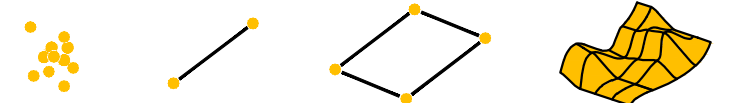
Drawing Scale

01/10/2025

Issue Date

21210.10

Project Number



Berding Surveying

GPS Surveying • 3D Laser Scanning

741 Main Street | Milford, OH 45150 | www.berdingsurveying.com

513.831.6761 fax | 513.831.5505 tel

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Survey References:
* Deeds of record as shown hereon.

Indicates set Cross Notch
Indicates set 5/8" x 30" Iron Pin and Cap
Monument Legend

