

Plat approved by the City of Cincinnati Planning Commission at the meeting on this 18 day of September, 2020.

RIGHT OF WAY AREA SUMMARY

TRI-STATE IMPROVEMENT COMPANY Owners Tract 1 & 2
 Tract 1 = 0.033 Acres O.R. 13440 Pg. 1930
 Tract 2 = 0.048 Acres O.R. 13440 Pg. 1930
 TRI-STATE IMPROVEMENT COMPANY Owners Tract 3 & 4
 Tract 3 = 0.114 Acres O.R. 13440 Pg. 1943
 Tract 4 = 0.016 Acres O.R. 13440 Pg. 1943
Total Area to be Dedicated 0.211 Acres

I hereby certify that this Plat represents a survey made under my direction. All of the monuments shown herein were located and are shown at Their location and said condition.

Dennis Blevins Ohio Surveyor #6804

DRAWING NO.



**ENGINEERS
PLANNERS
SURVEYORS**

7288 Central Parke Blvd.
Mason, Ohio 45040
(513) 771-8828



0 50 100
HORIZONTAL
SCALE IN FEET

SEAL

MARK	DATE	BY	REVISION
1	10/4/16	TEC	Permit to City of Cincinnati Bidding and Estimating
2			
3			
4			
5			
6			
7			
8			
9			

PROJECT NO:
DRAWING NUMBER
ELECTRONIC FILE NAME:
DRAWN BY: KLL 3/8/17
CHKD BY: BMB 3/8/17
E-MAIL: BBENDER@TECENG.COM
THIS DESIGN DRAWING IS THE EXCLUSIVE PROPERTY OF DUKE ENERGY CORPORATION AND IS CONSIDERED CONFIDENTIAL. IT SHALL NOT BE MODIFIED, COPIED, OR DISTRIBUTED WITHOUT PRIOR APPROVAL. THIS INFORMATION SHOULD ONLY BE USED FOR THE SPECIFIC PROJECT INTENDED.
SHEET TITLE:
PLAT OF DEDICATION

SHEET NO.



Tract 1
 North 403,704.20 East 1,421,501.10
 Course S 23°55'51" E, 201.22'
 North 403,520.28 East 1,421,582.72
 Long Ch. = N 28°05'35" W, 122.84'
 North 403,628.65 East 1,421,524.88
 Course N 25°36'58" W, 78.74'
 North 403,699.64 East 1,421,490.84
 Course N 66°03'23" E, 11.23'
 North 403,704.20 East 1,421,501.10
 Closure 1: 120,764.00
 Area 1,447.79 s.f. 0.033 Acres

Tract 1 Remainder
 North 403,699.64, East 1,421,490.84
 Course S 25°36'58" E, 78.74'
 North 403,628.65, East 1,421,524.88
 Long Ch. = S 28°05'35" E, 122.84'
 North 403,520.28, East 1,421,582.72
 Course S 23°55'39" E, 22.85'
 North 403,499.40, East 1,421,591.99
 Course S 35°35'52" E, 102.12'
 North 403,416.36, East 1,421,651.43
 Course S 64°47'08" W, 24.93'
 North 403,409.74, East 1,421,628.88
 Course S 6°22'52" E, 351.34'
 North 403,056.58, East 1,421,667.93
 Course S 64°47'08" W, 480.65'
 North 402,851.82, East 1,421,233.07
 Course N 23°55'52" W, 25.01'
 North 402,874.6772, East 1,421,222.93
 Course S 64°47'08" W, 25.01'
 North 402,864.02, East 1,421,200.30
 Course S 23°55'52" W, 166.98'
 North 402,711.40, East 1,421,268.03
 Course S 64°47'08" W, 359.99'
 North 402,558.04, East 1,420,942.34
 Course N 23°55'52" W, 571.97'
 North 403,080.84, East 1,420,710.33
 Course S 64°47'08" W, 547.00'
 North 402,847.81, East 1,420,215.45
 Course N 18°12'52" W, 285.00'
 North 403,118.53, East 1,420,126.37
 Course N 4°12'52" W, 345.00'
 North 403,462.60, East 1,420,101.01
 Course N 7°12'52" W, 440.00'
 North 403,899.12, East 1,420,045.76
 Course N 0°36'26" E, 232.62'
 North 404,131.72, East 1,420,048.22
 Course N 65°23'09" E, 1154.65'
 North 404,612.65, East 1,421,091.95
 Course S 23°55'51" E, 60.00'
 North 404,557.80, East 1,421,122.29
 Course S 65°23'09" W, 257.60'
 North 404,450.51, East 1,420,888.10
 Course S 23°55'52" E, 451.28'
 North 404,038.03, East 1,421,071.15
 Course S 66°04'08" W, 23.95'
 North 404,028.31, East 1,421,049.26
 Course S 23°55'52" E, 181.65'
 North 403,862.28, East 1,421,122.94
 Course N 66°04'08" E, 23.95'
 North 403,871.99, East 1,421,144.84
 Course S 23°55'52" E, 221.02'
 North 403,689.97, East 1,421,234.49
 Course S 17°43'52" E, 113.57'
 North 403,561.80, East 1,421,269.08
 Course N 66°04'08" E, 141.10'
 North 403,619.03, East 1,421,398.05
 Course N 22°26'57" W, 36.03'
 North 403,652.33, East 1,421,384.29
 Course N 66°03'23" E, 116.58'
 North 403,699.64, East 1,421,490.84
 Closure 1: 870,428.00
 Area 1,885,216.71 s.f. 43.279 Acres

We, the undersigned, being the owners and lienholders of the lands herein described, do hereby adopt and confirm this plat of dedication _____ Road, as depicted hereon for public use for street purposes forever.

We the undersigned, do hereby adopt and confirm this plat of lands, we also guarantee the payment of all taxes and assessments that are a lien on said property on the date of acceptance.

Approved: _____
Sewers Chief Engineer, Metropolitan Sewer District

Approved: _____
City of Cincinnati, Stormwater Management Utility Engineer

Approved: _____
City Engineer

Approved: _____
Assistant City Solicitor

Owner 4601 KELLOGG LLC

Owner KELLOGG GROUP LLC

Notary Public, State of Ohio

The owners of all properties shown on this plat shall be subject to all applicable sewer charges, assessments, tap-in charges, or fees, which have been or may be established by the Board of County Commissioners, Hamilton County, Ohio.

No part of any driveway approach within the roadway right-of-way shall be installed closer than 5 feet to any inlet, utility pole, street light pole, traffic control device, guy wire anchor, or tire hydrant.

- LEGEND**
- I.P.F. 5/8" Iron Pin Found
 - P.S. 5/8" Iron Pin Set
 - M.N.F. MAG Nail Found

011-0001-0001-90
CITY OF CINCINNATI
37.564 ACRES

012-0001-0009-90
CITY OF CINCINNATI
4.000 ACRES

011-0003-0026-00
TRI-STATE IMPROVEMENT COMPANY
O.R. 13440, PAGE 01930
TRACT 2
0.048 ACRES

012-0001-0008-00
COVE PROPERTIES LIMITED
DB 7822 PG 2392
PARCEL II

KELLOGG AVENUE DEDICATION PLAT
 Sections 29 & 30, Town 5, Range 1
 City of Cincinnati
 County of Hamilton, Ohio

Bearings Based on US State Plane, Ohio South 3402 (NAD 83)