

City of Cincinnati

CHM

EESW

An Ordinance No. _____

- 2022

AUTHORIZING the City Manager to execute a plat entitled *Easement Vacation Plat E-1047Q2/ WSL-3611* to release and quitclaim a portion of a public utility easement held by the City of Cincinnati for the use and benefit of Greater Cincinnati Water Works for a water main and associated appurtenances located in and upon certain real property located in the J. Eggleston Military Survey No. 609, Anderson Township, Hamilton County, Ohio, being part of Parcel 4 of the Original Plat of Anderson Towne Center as shown on a plat recorded in Plat Book 373, Page 56-57, Hamilton County, Ohio Recorder's Office.

WHEREAS, pursuant to a plat recorded in Plat Book 283, Page 31, Hamilton County, Ohio Recorder's Office, the City of Cincinnati is the holder of a public utility easement for a water main and associated appurtenances (the "Water Main Easement") in and upon certain real property more particularly identified as Hamilton County, Ohio Auditor's Parcel ID No. 500-0202-0218-00, being a part of Parcel 4 of the Original Plat of Anderson Towne Center as shown on a plat recorded in Plat Book 373, Page 56-57, Hamilton County, Ohio Recorder's Office (the "Property"); and

WHEREAS, the owner of the Property, Vantage Anderson, LLC, an Ohio limited liability company ("Petitioner"), has petitioned for the City to release and quitclaim its rights and interests in a portion of the Water Main Easement, as depicted on a plat entitled *Easement Vacation Plat E-1047Q2/ WSL-3611* attached to this ordinance as Attachment A and incorporated herein by reference (the "Vacation Plat"); and

WHEREAS, the City Manager, upon consultation with Greater Cincinnati Water Works, has determined that the portion of the Water Main Easement requested by Petitioner to be released is not needed for any municipal purposes and therefore recommends the release of same; and

WHEREAS, the Vacation Plat has been examined and approved as to its technical features by the Greater Cincinnati Water Works Chief Engineer, who has found it to be correct; 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 execute a plat entitled *Easement Vacation Plat E-1047Q2/ WSL-3611* to release and quitclaim a portion of a public utility easement granted to the City of Cincinnati pursuant to a plat recorded in Plat Book 283, Page 31, Hamilton County, Ohio Recorder's Office, for the use and benefit of Greater Cincinnati Water Works for a water main and associated appurtenances (the "Water Main Easement") located in and upon certain

real property more particularly identified as Hamilton County, Ohio Auditor's Parcel ID No. 500-0202-0218-00, being a part of Parcel 4 of the Original Plat of Anderson Towne Center as shown on a plat recorded in Plat Book 373, Page 56-57, Hamilton County, Ohio Recorder's Office (the "Property").

Section 2. That the Water Main Easement is not needed for any municipal purpose.

Section 3. That the City Manager and other City officials are 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, plats, and other documents.

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

Passed: _____, 2022

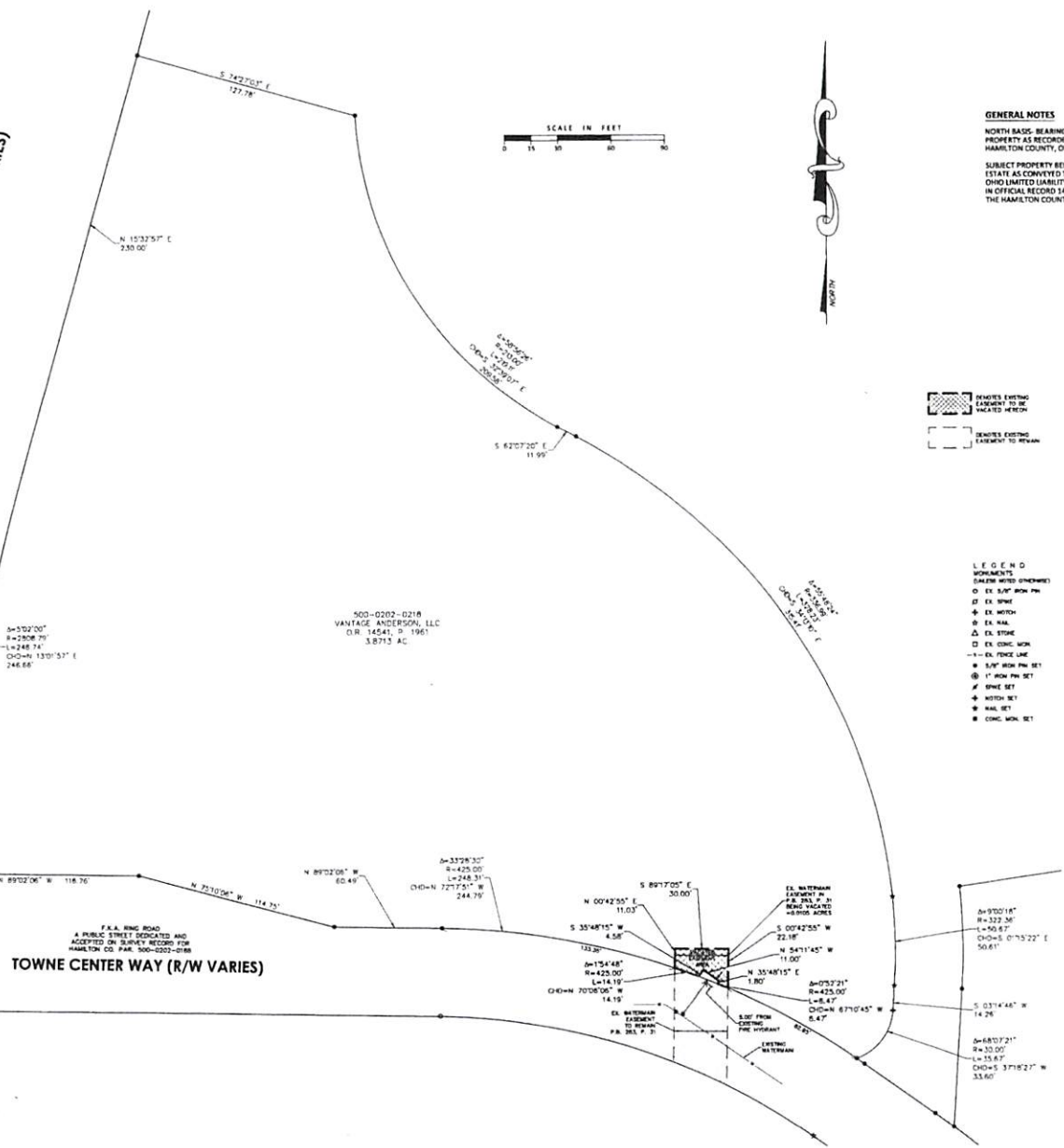
Aftab Pureval, Mayor

Attest: _____
Clerk

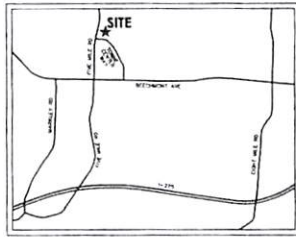
ATTACHMENT A

F.A. RING ROAD
A PUBLIC STREET DEDICATED AND
ACCEPTED ON SURVEY RECORD FOR
HAMILTON CO. PAR. 500-0202-0188

FIVE MILE ROAD (R/W VARIES)



GENERAL NOTES
NORTH BACE: BEARINGS BASED ON DEED FOR SUBJECT PROPERTY AS RECORDED IN O.R. 14543, P. 1561, HAMILTON COUNTY, OHIO RECORDER'S OFFICE.
SUBJECT PROPERTY BEING PART OF THE SAME REAL ESTATE AS CONVEYED TO VANTAGE ANDERSON, LLC, AN OHIO LIMITED LIABILITY COMPANY BY DEED RECORDED IN OFFICIAL RECORD 14543, PAGE 1561, RECORDS OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE.



VICINITY MAP
N.T.S.

OWNER
VANTAGE ANDERSON, LLC
4901 HUNTER RD STE 300
CINCINNATI OH 45242



- LEGEND**
MONUMENTS
(GIVEN WORDS IN PARENTHESES)
○ EX SURV MON PIN
□ EX SPW
⊕ EX WOTCH
⊗ EX NAIL
△ EX STONE
⊠ EX CONC MON
- - - EX FENCE LINE
⊙ 3/4\"/>

QUIT-CLAIM OF EXISTING WATERLINE EASEMENT

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

AUTHORIZED BY ORDINANCE NO. _____ 2022

CITY OF CINCINNATI

BY: _____

PRINTED NAME: _____

TITLE: _____

COUNTY OF HAMILTON, SS
STATE OF OHIO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2022, BY

(PRINTED NAME), THE _____ (TITLE) OF THE CITY OF CINCINNATI, AN OHIO MUNICIPAL CORPORATION, OR 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

Richard B. Nichols
GREATER CINCINNATI WATER WORKS CHIEF ENGINEER

6/3/22
DATE

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THIS EASEMENT AND VERIFIED ALL DIMENSIONS.

Richard B. Nichols
RICHARD B. NICHOLS, P.E.
OHIO REGISTERED PROFESSIONAL SURVEYOR
No. 7929
mrich@mcgillsmithpunshon.com



EASEMENT VACATION PLAT
E-1047Q2 / WSL-3611

SITUATE IN J. EGGLESTON M.S. NO. 609
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO
BEING PART OF PARCEL 4 OF THE ORIGINAL PLAT OF
ANDERSON TOWNE CENTER RECORDED IN P.B. 373, PP. 56-57
AS REVISED BY 2ND REV. TO PLAT IN P.B. 382, P. 14
AS REVISED BY 3RD REV. TO PLAT IN P.B. 385, P. 19

Date	23 MAY 2022
Scale	1" = 30'
Drawn By	CMB
Checked By	RSN
Reviewed By	NVA
Drawn	OWS
Project Number	18611.00
File No.	15468
Sheet No.	1 / 1



18611.00
15468
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