

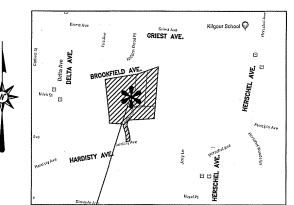
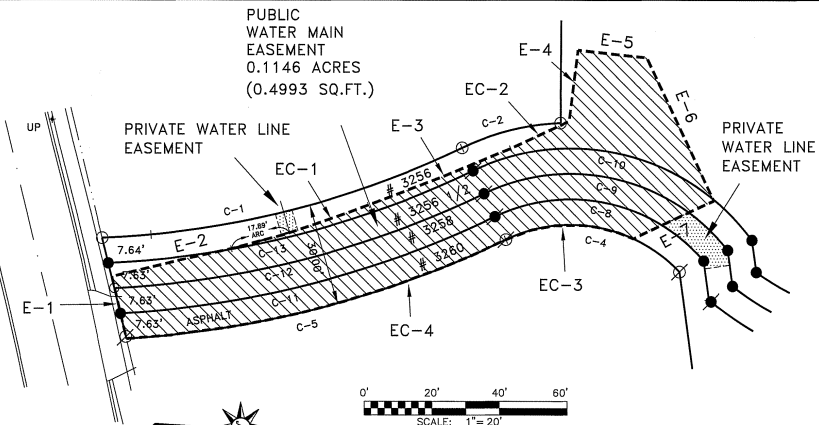
PI ID	Ang	RI	Bearing	Distance	PI ID	Northing	Easting
1101	3	76°19'00"W	18.79	1102	499.073	4733.723	
1102	82°25'19"W	1376°50'00"E	36.36	1103	5058.489	4718.400	
CURVE DATA							
RAD.	372.53	LEN.	42.57	TAN.	21.32	CH. ANG.	82°25'19"
CHORD.	42.57	MO.	0.61	EXT.	0.81	SEC.	7951
CURVE DATA							
RAD.	1488.53	LEN.	19.02	TAN.	9.51	CH. ANG.	25°00'52"
CHORD.	19.02	MO.	0.03	EXT.	0.03	SEC.	13969
CURVE DATA							
RAD.	1112	LEN.	11.11	TAN.	5.56	CH. ANG.	27°12'43"
CHORD.	11.11	MO.	0.15	EXT.	0.15	SEC.	17902
CURVE DATA							
RAD.	538	LEN.	33.73	TAN.	16.87	CH. ANG.	28°15'01"
CHORD.	33.73	MO.	0.43	EXT.	0.47	SEC.	11944
CURVE DATA							
RAD.	538	LEN.	33.73	TAN.	16.87	CH. ANG.	28°15'01"
CHORD.	33.73	MO.	0.43	EXT.	0.47	SEC.	11944

EASEMENT	BEARING	DISTANCE
E-1	S 76°19'00"W	18.79'
E-2	N 13°06'19"W	36.36'
E-3	N 82°55'03"W	21.04'
E-4	N 21°41'24"W	45.17'
E-5	N 06°10'08"E	20.52'
E-6	N 64°26'31"E	46.49'
E-7	S 25°13'00"E	26.49'

CURVE	RAD.	ARC LEN.	CH. BEARING	CH. LEN.
EC-1	373.33'	42.60'	N 17°34'33"W	42.57'
EC-2	1468.53'	19.02'	N 25°00'52"W	19.02'
EC-3	44.17'	38.96'	S 00°28'38"E	37.71'
EC-4	300.00'	116.63'	S 14°36'39"E	115.90'

PUBLIC WATER MAIN EASEMENT
0.1146 ACRES
(0.4993 SQ.FT.)

HARDISTY AVENUE (40')



SITE VICINITY MAP
NOT TO SCALE

NORTH BASED ON
WAYPOINT GROUP SUBDIVISION
RECORD PLAT
P.B. 475, PG. 95

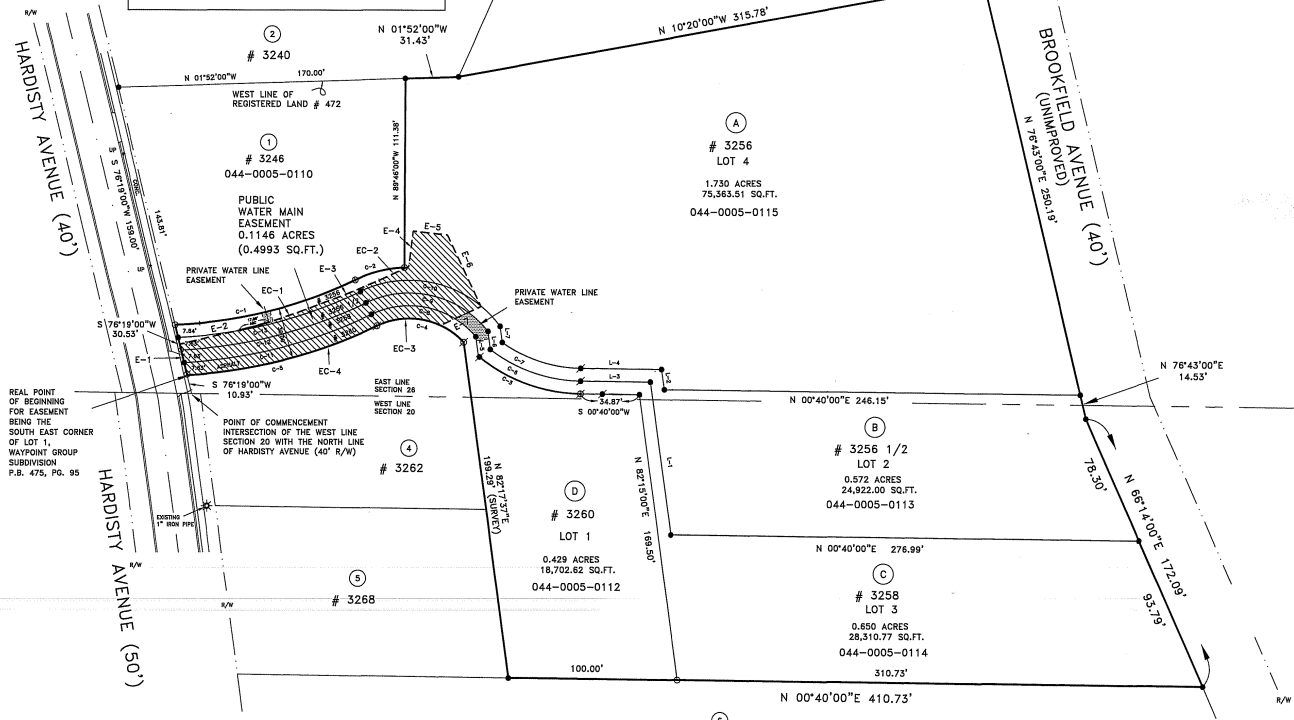
Transfer Not Necessary
Dusty Rhodes
Hamilton County Auditor

- 3250 HARDISTY: PARCEL - 044-0005-0003
- 3256 HARDISTY: PARCEL - 044-0005-0115
- 3256-1/2 HARDISTY: PARCEL - 044-0005-0113
- 3258 HARDISTY: PARCEL - 044-0005-0114
- 3260 HARDISTY: PARCEL - 044-0005-0112

- A CONSTANCE J. ROSEKRANS TR
O.R. 14047, PG. 1955 (LOT 4: 1.730 ACRES)
AUDITOR'S PARCEL: 044-0005-0115
- B WAYPOINT GROUP, LLC
O.R. 14047, PG. 1958 (LOT 2: 0.572 ACRES)
AUDITOR'S PARCEL: 044-0005-0113
- C MICHAEL SPILLANE TR
O.R. 14065, PG. 995 (LOT 3: 0.650 ACRES)
AUDITOR'S PARCEL: 044-0005-0114
- D SCOTT D. BLOMER
O.R. 14069, PG. 2164 (LOT 1: 0.429 ACRES)
AUDITOR'S PARCEL: 044-0005-0112

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - T.N.N.
CAGIS -

ACCEPTANCE
(X) NOT YET ACCEPTED BY THE COUNCIL OF THE CITY OF CINCINNATI:
ORDINANCE TO BE SUBMITTED AND WILL BE RECORDED
SEPARATELY BY GCWW UPON COUNCIL'S ACCEPTANCE.
() ACCEPTED AS CERTIFIED BELOW:
I HEREBY CERTIFY THAT THIS PLAN WAS ACCEPTED BY ORDINANCE NO. _____
ORDINANCE TO BE SUBMITTED AND WILL BE RECORDED
SEPARATELY BY GCWW UPON COUNCIL'S ACCEPTANCE.
PASSED BY COUNCIL OF THE CITY OF
CINCINNATI, OHIO ON THE _____ DAY OF _____, 20____
CLERK OF COUNCIL DATE:
APPROVED BY:
[Signature]
GREATER CINCINNATI WATER WORKS ENGINEER
APPROVED AS TO FORM:
[Signature]
ASSISTANT CITY SOLICITOR DATE



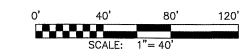
CURVE	RAD.	ARC LEN.	CH. BEARING	CH. LEN.
C-1	270.00'	110.38'	N 14°02'26"W	109.61'
C-2	74.17'	30.21'	N 14°04'37"W	30.00'
C-3	96.33'	65.50'	N 20°08'58"E	64.24'
C-4	44.17'	55.86'	S 10°28'47"W	52.21'
C-5	300.00'	116.63'	S 14°36'39"E	115.90'
C-6	88.83'	57.53'	N 19°13'10"E	56.53'
C-7	81.33'	49.66'	N 18°09'42"E	48.89'
C-8	51.67'	67.83'	N 11°51'35"E	63.07'
C-9	59.17'	79.95'	N 12°57'32"E	74.00'
C-10	66.67'	92.20'	N 13°51'59"E	85.02'

BEARINGS & DISTANCES
L-1 S 82°15'00"W 90.76'
L-2 N 82°15'00"E 12.03'
L-3 N 00°40'00"E 41.34'
L-4 S 00°40'00"W 47.81'
L-5 N 82°15'00"E 11.96'
L-6 N 82°15'00"E 10.70'
L-7 N 82°15'00"E 9.53'

CURVE	RAD.	ARC LEN.	CH. BEARING	CH. LEN.
C-1	270.00'	110.38'	N 14°02'26"W	109.61'
C-2	74.17'	30.21'	N 14°04'37"W	30.00'
C-3	96.33'	65.50'	N 20°08'58"E	64.24'
C-4	44.17'	55.86'	S 10°28'47"W	52.21'
C-5	300.00'	116.63'	S 14°36'39"E	115.90'
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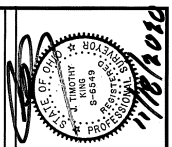
- 1 ANGELO MICHAEL & ARIEL LARA PUSATERI
O.R. 14016, PG. 1665 (0.4564 ACRES)
AUDITOR'S PARCEL: 044-0005-0110
- 2 ELLEN E. FARE
O.R. 6375, PG. 1053 (REGISTERED LAND # 161180)
AUDITOR'S PARCEL: 044-0005-0071 (0.81 ACRES)
- 3 PHILIP L. & PHYLLIS E. BREEN JR.
REGISTERED LAND: # 194200 (1.2120 ACRES)
AUDITOR'S PARCEL: 044-0005-0003
- 4 ELISABETH A. BERGE TR
O.R. 8930, PG. 2108 (REGISTERED LAND: # 193787)
AUDITOR'S PARCEL: 023-0003-0174 (0.3840 ACRES)
- 5 JOHN L. & DIANE ALTMIX
O.R. 10850, PG. 490 (REGISTERED LAND: # 219482)
AUDITOR'S PARCEL: 023-0003-0172 (0.3520 ACRES)
- 6 PETER D. & ERIN R. RAGLAND
O.R. 9154, PG. 1546 (1.1972 ACRES)
AUDITOR'S PARCEL: 023-0003-0090

I HEREBY CERTIFY THAT I MADE A SURVEY OF THIS
EASEMENT AND VERIFIED ALL DIMENSIONS.
[Signature] 11/18/2020
J. TIMOTHY KING, PE-PS DATE
PROFESSIONAL SURVEYOR
OHIO REGISTRATION NO. 6549



OWNERS & DEVELOPERS
WAYPOINT GROUP, LLC 2728 MADISON ROAD CINCINNATI, OHIO 45209 (513) 533-3004
CONSTANCE J. ROSEKRANS TR 3256 HARDISTY AVENUE CINCINNATI, OHIO 45208
SCOTT D. BLOMER 3386 AULT VIEW AVENUE CINCINNATI, OHIO 45208
SEADUST TRUST AGREEMENT U/A/D 3258 HARDISTY AVENUE CINCINNATI, OHIO 45208

PLOBK 490 PG 82



REV.: 11/03/20

WAYPOINT GROUP, LLC
2728 MADISON ROAD
CINCINNATI, OHIO 45209

Date:	8/15/20
Drawn by:	NORDLOH
Checked by:	J.T.K.
Scale:	1"=40'
REVISIONS:	
Drawn:	WAYPOINT_GROUP_GDWW.DWG

WSL#: CIN 323
Project Title:
WAYPOINT GROUP SUBD. WATER EASEMENT PLAT
SECTION 26, TOWN 4, FRACTIONAL RANGE 2
COLUMBIA TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

J. T. KING & CO., INC.
CIVIL ENGINEERS • LAND SURVEYORS
6500 MONROEVILLE ROAD • SUITE 210
CINCINNATI, OHIO 45241
TELEPHONE: (513) 798-7967 FAX: (513) 798-7967

