

**QUITCLAIM DEED**

The **CITY OF CINCINNATI**, an Ohio municipal corporation (the "**City**"), in consideration of the sum of \$32,374, to be paid by the State of Ohio, Department of Transportation ("**ODOT**"), hereby grants and conveys to the **STATE OF OHIO** and its successors and assigns for the use and benefit of ODOT ("**Grantee**"), all right, title, and interest in fee simple in and to real property more particularly described on Exhibit A (Legal Description) hereto (the "**Property**").

ODOT Project Parcel(s): 44 WDV

ODOT Project: HAM 75-00.22

Being part of Hamilton County Current Tax Parcel Nos.: 136-0001-0238-00

Prior Instrument Reference: (i) Official Record Book 12831, Page 1445, Hamilton County, Ohio Recorder's Office

The property conveyed herein to Grantee is being acquired for one of the statutory purposes pursuant to which the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Section 5501.31 of the Revised Code.

Grantor has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor provides timely notice of a desire to repurchase; provided however, that such right of repurchase is subject to the authority of the Director of ODOT to convey unneeded property pursuant to Section 5501.34(F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. This right of repurchase shall be extinguished if any of the following occur: (A) Grantor declines to repurchase the property; (B) Grantor fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) five years have passed since the property was appropriated.

This conveyance was authorized by Ordinance No. \_\_\_\_-\_\_\_\_, passed by Cincinnati City Council on \_\_\_\_\_, 2020

Executed on \_\_\_\_\_, 2020.

**CITY OF CINCINNATI**

By: \_\_\_\_\_  
Paula Boggs Muething, Interim City Manager

STATE OF OHIO                    )  
  ) ss:  
COUNTY OF HAMILTON         )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by Paula Boggs Muething, Interim City Manager of the **CITY OF CINCINNATI**, an Ohio municipal corporation, on behalf of the municipal corporation. The notarial act certified hereby 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: \_\_\_\_\_

Recommended by:

\_\_\_\_\_  
John S. Brazina, Director  
Department of Transportation and Engineering

Approved as to Form:

\_\_\_\_\_  
Assistant City Solicitor

This instrument prepared by:

City of Cincinnati Law Department  
801 Plum Street, Suite 214  
Cincinnati, OH 45202

Exhibit A  
to Quitclaim Deed

**Project:** HAM 75-00.22  
**Project Parcel:** 44 WDV

**EXHIBIT A**

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Ver. Date 5/07/2014

PID 89068

**PARCEL 44-WDV  
HAM-75-00.22  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 24, Town 4, Range FR 1, Miami Purchase, Cincinnati Township, in the City of Cincinnati, Hamilton County, State of Ohio, and being part of CUTTER'S SUBDIVISION and part of N. LONGWORTH'S SUBDIVISION as recorded in Deed Book 94 , Page 476, of said county's plat records, being part of a 1.947 acre parcel of land as conveyed to LINN STREET INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY by instrument as recorded in O.R. 10221 Page 2567 of the Official Records of said county, being shown as Parcel 5-3 on Survey Record 136-1-238, Hamilton County Engineer's Office, and being more particularly bounded and described, with Stations and offsets referenced to the baseline of construction of Northbound I-75 as shown on the "HAM-75-00.22 Centerline Plat" as recorded in Plat Book 441 Pages 70-80, (I-75 NB), as follows:

Beginning for reference at the intersection of the original south right of way line of West Ninth Street (60') with the original west right of way line of Linn Street (50'), 172.89 feet left of the baseline of I-75 NB Station 62+31.11;

Thence with said south right of way North 85° 38' 16" West 222.06 feet to an Iron Pin set in the east line of said 1.947 acre parcel, being a point in the new west Right of Way line of I-75, 270.25 feet left of the baseline of I-75 NB Station 64+19.65, said Iron Pin being the TRUE POINT OF BEGINNING, said Iron Pin bearing South 34° 16' 07" West 635.89 feet from CAGIS monument 6973, which is located South 38° 16' 21" East 1864.57 feet from CAGIS monument 7008;

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Thence with said new right of way line through said parcel for the following six courses:

1. North 85° 38' 16" West 5.21 feet to an Iron Pin set 272.66 feet left of the baseline of I-75 NB Station 64+23.87;
2. North 04° 25' 06" East 18.69 feet to an Iron Pin set 256.11 feet left of the baseline of I-75 NB Station 64+31.81;
3. North 33° 19' 09" East 42.71 feet to an Iron Pin set 213.41 feet left of the baseline of I-75 NB Station 64+31.00;
4. North 56° 16' 37" West 166.39 feet to an Iron Pin set 213.83 feet left of the baseline of I-75 NB Station 65+83.77;
5. North 53° 49' 48" West 90.62 feet to an Iron Pin set 215.10 feet left of the baseline of I-75 NB Station 66+65.28;
6. North 54° 05' 48" West 80.99 feet to a Mag nail set in the west line of said 1.947 acre parcel and the east line of a 7.365 acre parcel of land as conveyed to FULLER PROPERTIES, LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF OHIO by instrument as recorded in O.R. 9093 Page 2069, 220.05 feet left of the baseline of I-75 NB Station 67+36.97;

Thence along said lines North 02° 30' 18" East 3.63 feet to the northwest corner of said 1.947 acre parcel and the northeast corner of said 7.365 acre parcel, 217.20 feet left of the baseline of I-75 NB Station 67+38.95; a 5/8" Iron Pin found bears South 26° 07' 55" East 0.23 feet from said corner;

Thence with the north line of said 1.947 acre parcel along the arc of a curve to the left 274.99 feet, said arc having a radius of 3878.55 feet, a central angle of 04° 03' 44" and a chord bearing South 55° 52' 02" East 274.93 feet to a 5/8" Iron Pin found 204.23 feet left of the baseline of I-75 NB Station 64+90.94; an Iron Pin found bears South 4° 26' 39" East 0.24 feet from said point;

Thence continuing with said north line South 57° 53' 54" East 64.72 feet to a 5/8" Iron Pin found at the northeast corner of said parcel, 203.49 feet left of the baseline of I-75 NB Station 64+30.85;

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Thence with the east line of said parcel South 21° 42' 59" West 67.85 feet to the TRUE POINT OF BEGINNING, containing 0.0552 acres (2407 SF), more or less, subject to all legal easements and restrictions of record.

This description is based upon a field survey performed in March, 2013 by LJB Inc. under contract to the Ohio Department of Transportation, with bearings based upon the Kentucky State Plane One Zone Coordinate System, NAD 83, 2007 adjustment, by GPS utilizing ODOT VRS.

Iron Pins referred to as "set" shall be 3/4" by 30" reinforcing rod set by LJB Inc. with Aluminum cap stamped "ODOT R/W - PS 6596 - LJB INC" or "ODOT - PS 6596 - LJB INC".

Evidence of occupation supports the monumentation found in the field and the property lines recited in this description.

Grantor claims title through instrument of record in O.R. 10221 Page 2567, Hamilton County Recorder's Office.

0.0552 acres of the above described area is contained within Hamilton County Auditor's Permanent Parcel Number 13600010238, of which the present road right of way occupies 0.0000 acres, more or less.

Prepared by  
LJB Inc.



By: Harry G. Herbst III      5/7/14  
Harry G. Herbst III, Ohio PS #6596      Date