



Legal Description

AREA "1"
SITUATED IN SECTION 1, TOWN 2 EAST, ENTIRE RANGE 2, BTM, CITY OF SPRINGDALE, SPRINGFIELD TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING PART OF A LOT 1 OF SPRINGDALE COMMERCE PARK AS RECORDED IN P.B. 482 PGS. 56-66, THE BOUNDARY OF WHICH BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF SPRINGDALE COMMERCE PARKWAY, SAID POINT BEING 159°32'25"W A DISTANCE OF 27.48 FEET AND ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 94.51 FEET FROM THE SOUTHWEST CORNER OF LOT 7, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A DELTA OF 12°35'33" AND A CHORD BEARING N85°50'13"W DISTANCE OF 94.32 FEET;

THENCE CONTINUING, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 50.61 FEET SAID CURVE HAVING A RADIUS OF 430.00 FEET, A DELTA OF 6°44'35" AND A CHORD BEARING N75°30'18"W DISTANCE OF 50.58 FEET;

THENCE THE FOLLOWING THREE (3) COURSES:

- N08°58'03"E A DISTANCE OF 70.31 FEET;
- N40°13'32"W A DISTANCE OF 38.80 FEET;
- N81°01'57"W A DISTANCE OF 297.97 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF PRINCETON PIKE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N02°08'56"W A DISTANCE OF 16.70 FEET;

THENCE CONTINUING, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 43.88 FEET SAID CURVE HAVING A RADIUS OF 3146.50 FEET, A DELTA OF 00°47'56" AND A CHORD BEARING N05°14'55"E DISTANCE OF 43.88 FEET;

THENCE THE FOLLOWING EIGHT (8) COURSES:

- S81°01'57"E A DISTANCE OF 303.62 FEET;
- N08°58'03"E A DISTANCE OF 52.07 FEET;
- S81°01'57"E A DISTANCE OF 94.82 FEET;
- S08°58'03"W A DISTANCE OF 30.89 FEET;
- S81°01'57"E A DISTANCE OF 44.17 FEET;
- S08°58'03"W A DISTANCE OF 76.14 FEET;
- S70°11'53"W A DISTANCE OF 54.66 FEET;
- S08°58'03"W A DISTANCE OF 80.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.848 ACRES OF LAND, MORE OR LESS AND BEING SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING SYSTEM (VRS).

Legal Description

AREA "2"
SITUATED IN SECTION 1, TOWN 2 EAST, ENTIRE RANGE 2, BTM, CITY OF SPRINGDALE, SPRINGFIELD TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING PART OF A LOT 6 OF SPRINGDALE COMMERCE PARK AS RECORDED IN P.B. 482 PGS. 56-66, THE BOUNDARY OF WHICH BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6;

THENCE ALONG THE LINES OF A 4.2811 ACRE (DEED) PARCEL OF LAND CONVEYED TO NES COMMERCIAL, LLC IN O.R. 13265 PG. 1894 THE FOLLOWING THREE (3) COURSE:

- N84°31'19"W A DISTANCE OF 38.47 FEET;
- N03°55'32"W A DISTANCE OF 60.79 FEET;
- S64°22'06"W A DISTANCE OF 38.65 FEET;

THENCE N57°49'39"E A DISTANCE OF 36.20 FEET;

THENCE N08°58'03"E A DISTANCE OF 321.51 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SPRINGDALE COMMERCE PARKWAY;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 60.70 FEET SAID CURVE HAVING A RADIUS OF 370.00 FEET, A DELTA OF 07°51'03" AND A CHORD BEARING S74°38'04"E DISTANCE OF 50.66 FEET;

THENCE S08°58'03"W DISTANCE OF 346.71 FEET;

THENCE S25°24'32"E DISTANCE OF 26.76 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF CROSSINGS COURT;

THENCE ALONG SAID RIGHT OF WAY LINE, S37°40'21"W DISTANCE OF 21.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.438 ACRES OF LAND, MORE OR LESS AND BEING SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING SYSTEM (VRS).

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

AUTHORIZED BY ORDINANCE NO. _____-20 _____ CITY OF CINCINNATI

BY: _____

PRINTED NAME: _____

TITLE: _____

COUNTY OF HAMILTON, SS:

STATE OF OHIO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ (PRINTED NAME), THE _____ (TITLE) OF THE CITY OF CINCINNATI, AN OHIO MUNICIPAL CORPORATION, ON 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

GREATER CINCINNATI WATER WORKS CHIEF ENGINEER

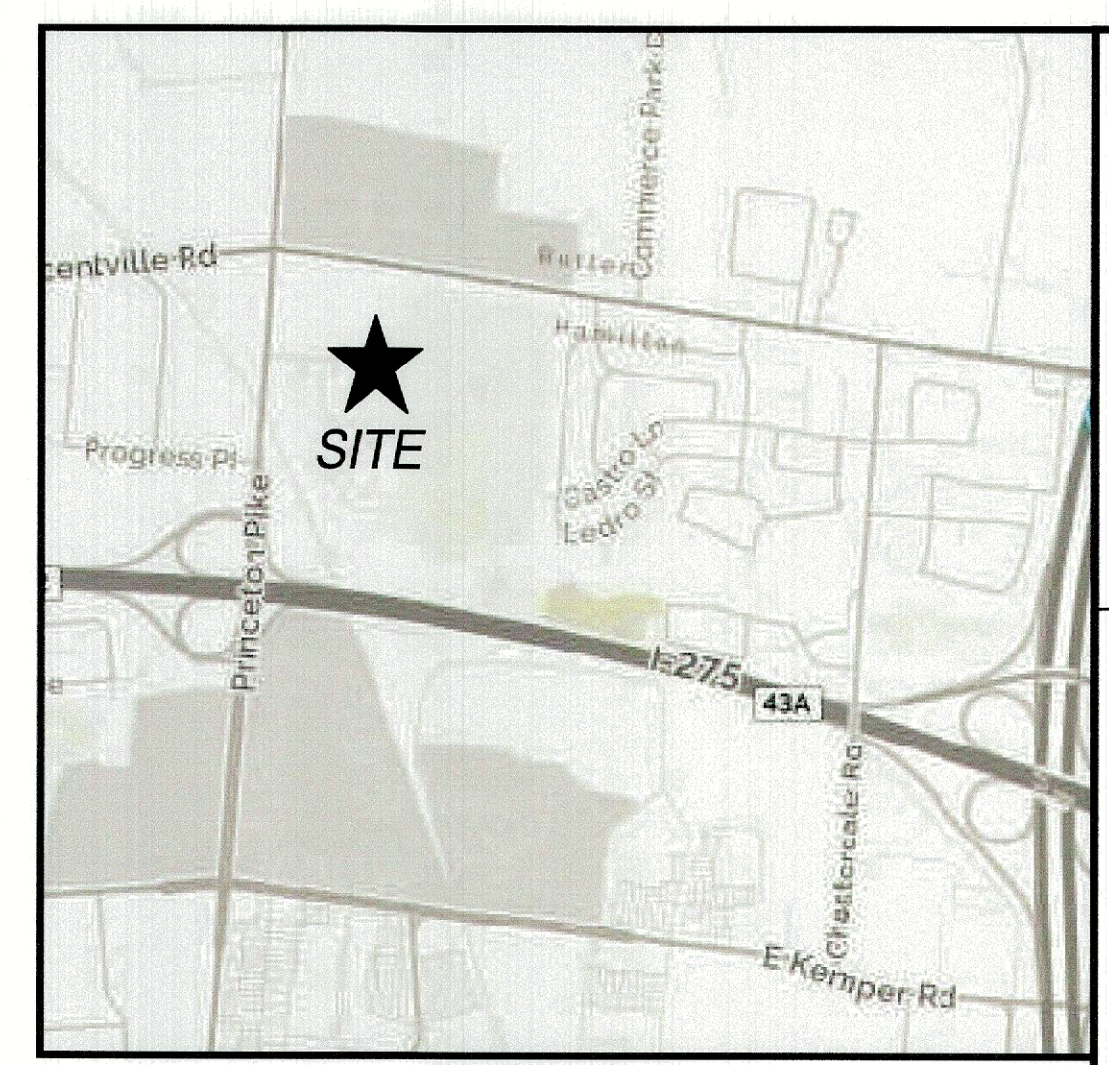
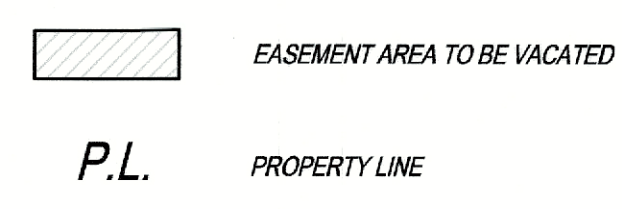
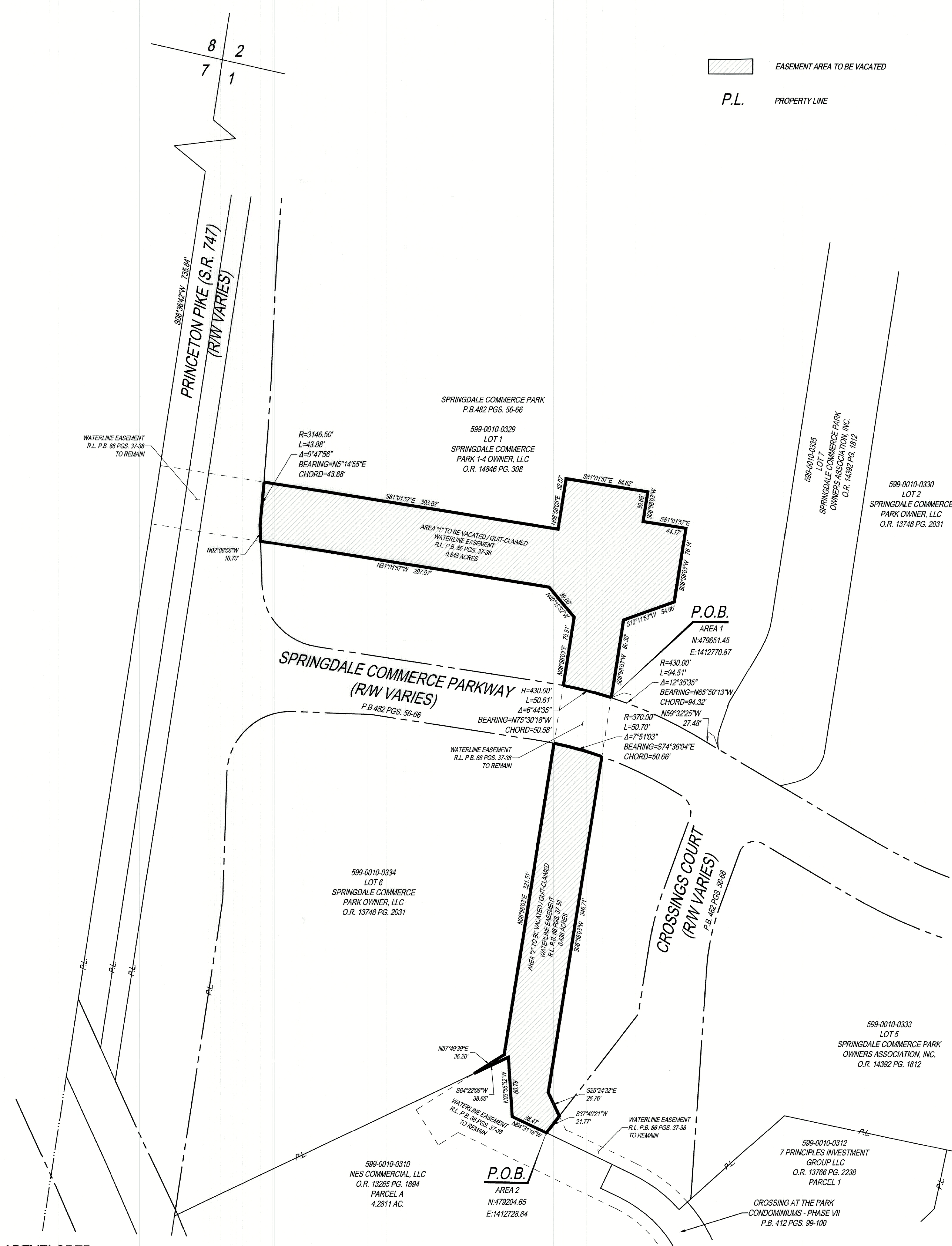
5/2/23
DATE

OWNER / DEVELOPER
SPRINGDALE COMMERCE PARK 1-4 OWNER, LLC
O.R. 14846 PG. 308

SPRINGDALE COMMERCE PARK OWNERS ASSOCIATION, INC.
O.R. 14392 PG. 1812

8900 KEYSTONE CROSSING #100 INDIANAPOLIS, IN. 46240

HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING SYSTEM (VRS).



VICINITY MAP
N.T.S.

AREA "1"

END NORTH: 478744.9546' EAST: 1408411.8588'

SEGMENT #1 : CURVE
LENGTH: 50.61' RADIUS: 430.00'
DELTA: 006°44'35" TANGENT: 25.33'
CHORD: 50.58' COURSE: N75°30'18"W
COURSE IN: S17°51'59"W COURSE OUT: N11°07'25"E
RP NORTH: 478335.6915' EAST: 1408279.9355'
END NORTH: 478378.6132' EAST: 1408362.8938'

SEGMENT #2 : LINE
COURSE: N08°58'03"E LENGTH: 70.31'
NORTH: 478827.0638' EAST: 1408373.8534'

SEGMENT #3 : LINE
COURSE: N40°13'32"W LENGTH: 38.80'
NORTH: 478857.4514' EAST: 1408348.1506'

SEGMENT #4 : LINE
COURSE: N81°01'57"W LENGTH: 297.97'
NORTH: 478903.8973' EAST: 1408053.8227'

SEGMENT #5 : LINE
COURSE: N02°08'56"W LENGTH: 16.70'
NORTH: 478920.5855' EAST: 1408053.1965'

SEGMENT #6 : CURVE
LENGTH: 43.88' RADIUS: 3146.50'
DELTA: 007°51'03" TANGENT: 25.39'
CHORD: 50.66' COURSE: S74°38'04"E
COURSE IN: S11°28'24"W COURSE OUT: N19°19'28"E
RP NORTH: 478335.6933' EAST: 1408279.9300'
END NORTH: 478684.8475' EAST: 1408402.3693'

SEGMENT #7 : LINE
COURSE: S81°01'57"E LENGTH: 303.62'
NORTH: 478916.9623' EAST: 1408357.1199'

SEGMENT #8 : LINE
COURSE: N08°58'03"E LENGTH: 52.07'
NORTH: 478968.3958' EAST: 1408365.2363'

SEGMENT #9 : LINE
COURSE: S81°01'57"E LENGTH: 84.62'
NORTH: 478955.2058' EAST: 1408448.8220'

SEGMENT #10 : LINE
COURSE: S08°58'03"W LENGTH: 30.89'
NORTH: 478924.5909' EAST: 1408444.0382'

SEGMENT #11 : LINE
COURSE: S81°01'57"E LENGTH: 44.17'
NORTH: 478918.0059' EAST: 1408487.6683'

SEGMENT #12 : LINE
COURSE: S08°58'03"W LENGTH: 76.14'
NORTH: 478842.7968' EAST: 1408475.8000'

SEGMENT #13 : LINE
COURSE: S70°11'53"W LENGTH: 54.66'
NORTH: 478824.2794' EAST: 1408424.3721'

SEGMENT #14 : LINE
COURSE: S08°58'03"W LENGTH: 80.30'
NORTH: 478744.9610' EAST: 1408411.8554'

PERIMETER: 1245.54' AREA: 0.848 ACRES
ERROR CLOSURE: 0.0072' COURSE: N27°49'53"W
ERROR NORTH: 0.00638' EAST: -0.00337'

PRECISION 1: 172991.67

AREA "2"

NORTH: 478300.9676' EAST: 1408346.5078'

SEGMENT #1 : LINE
COURSE: N84°31'18"W LENGTH: 38.47'
NORTH: 478317.5162' EAST: 1408311.7791'

SEGMENT #2 : LINE
COURSE: N03°55'32"W LENGTH: 60.79'
NORTH: 478378.1636' EAST: 1408307.6174'

SEGMENT #3 : LINE
COURSE: S84°22'06"W LENGTH: 38.65'
NORTH: 478361.4442' EAST: 1408272.7708'

SEGMENT #4 : LINE
COURSE: N57°49'39"E LENGTH: 36.20'
NORTH: 478380.7196' EAST: 1408303.4123'

SEGMENT #5 : LINE
COURSE: N08°58'03"E LENGTH: 321.51'
NORTH: 478898.2998' EAST: 1408353.5274'

SEGMENT #6 : CURVE
LENGTH: 50.70' RADIUS: 370.00'
DELTA: 007°51'03" TANGENT: 25.39'
CHORD: 50.80' COURSE: S74°38'04"E
COURSE IN: S11°28'24"W COURSE OUT: N19°19'28"E
RP NORTH: 478335.6933' EAST: 1408279.9300'
END NORTH: 478684.8475' EAST: 1408402.3693'

SEGMENT #7 : LINE
COURSE: S08°58'03"W LENGTH: 346.71'
NORTH: 478342.3754' EAST: 1408348.3261'

SEGMENT #8 : LINE
COURSE: S25°24'32"E LENGTH: 26.76'
NORTH: 478318.2039' EAST: 1408359.8082'

SEGMENT #9 : LINE
COURSE: S37°40'21"W LENGTH: 21.77'
NORTH: 478300.9726' EAST: 1408346.5035'

PERIMETER: 941.56' AREA: 0.438 ACRES
ERROR CLOSURE: 0.0066' COURSE: N40°42'51"W
ERROR NORTH: 0.00498' EAST: -0.00429'

PRECISION 1: 142680.61



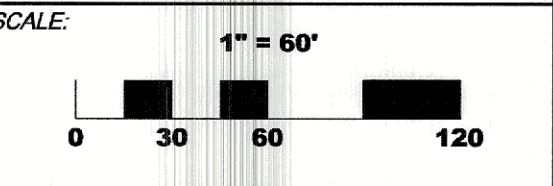
THE KLEINGERS GROUP
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr. West Chester, OH 45069
513.779.7851



NO.	DATE	DESCRIPTION
1.	9-5-2019	EASEMENT VACATION-JDB
2.	10-10-2019	COMMENTS-JDB
3.	4-10-2023	REVISIONS-JDB

WSL NO. 3462
WATERMAIN EASEMENT VACATION PLAT
SPRINGDALE COMMERCE PARK
E - 710Q MF14993
SEC. 1, TOWN 2, ENTIRE RANGE 1, BTM, SPRINGFIELD TOWNSHIP, CITY OF SPRINGDALE, HAMILTON COUNTY, OHIO

PROJECT NO. 150701VMS005
DATE: 9-5-2019



SHEET NAME:
SPRINGDALE COMMERCE PARK

SHEET NO.
1 OF 1

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECTION.
Randy C. Wolfe 4-24-23
RANDY C. WOLFE DATE
OHIO PROFESSIONAL SURVEYOR NO. 8033