<u>Bearings:</u> Based on State Plane Coordinate System Ohio South Zone (NAD83).

CLOSURE REPORT - 0.1341 ACRE VACATION

PNT#	Bearing	Distance	Northing 413043.19	Easting 1396132.93
13	N 80°00'47" E	30.00	413048.39	1396162.48
	S 09°40'02" E	194.73		
9	S 80°15'45" W	30.00	412856.42	1396195.18
14	N 09°40'02" W	194.60	412851.35	1396165.61
3			413043.19	1396132.93

Closure Error Distance> 0.0008 Error Bearing> S 45*50'25" E Closure Precision> 1 in 596637.2 Total Distance> 449.34 Area: 0.1341 Acres, 5,840 Sq. Ft.

Findlay St 50' Public R/W NOO! Hagen Properties LLC 094-0008-0378 R.L. Cert. # 241007 O.R. 12801, Pg. 185 Republic St Boutique Properties LLC 094-0008-0353 Nassau Avenue Investments LLC 094-0008-0352 0.R. 13646, Pg. 213 KC Speed Investments LLC 094-0008-0370 0.R. 14424, Pg. 1531 0338 Findley & Garrand's Findlay & Garrary
Subdivision Block C
Subdivision Block C
P.B. 47. Pg. 319
Common Pleas Count
Common Pleas Count
Case Nos. 9569 & 9570 |
Lots 22-29 N: 413048.39 E: 1396162.48 0351 N 80.00°47" 30.00 James Findlay's Northern
Liberties Subdivision
P.B. 2 Pg. 334
- Pt. Lots 21 0 25 0360
Lots 22 24 0339 Vine St 66' Public R/W 0333 0337 0350 s 09.40.02" E 194.73'

S 09.40.02" E 194.73'

O.1341 Acres
Republic Street
Republic Street
Republic Street
Right of Way Vacation Goose City of Cincinnati 094-0008-0330 Cons. 0331-0340 D.B. 3884, Pg. 238 N 09.40'02" City of Cincinnati 094-0008-0345 Cons. 0346-0350 094-0008-0351 094-0008-0360 O.R. 7041, Pg. 2282 0349 P 0335 0348 20')' Public R/W 0334 80"15'45" N 30.00 N: 412851.35 E: 1396165.61 Hamilton County Land Reutilization Corporation 094-0008-0344 0.R. 15343, Pg. 1235 —11.13° 0330 Bardes Al 10' Public R/W Republic St Bardes Al 10' Public R/W Hamilton County Land Reutilization Corporation 094-0008-0486 (Cons. 0341-0343 & 0354)

O.R. 15343, Pg. 1235

1 Findlay Property LLC 094-0008-0379 0.R. 15169, Pg. 1521

X

Existing Utility Note:

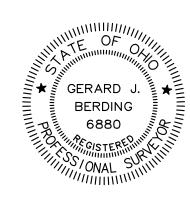
This vacation of right of way is subject to R.C. Section 723.041 so that any affected public utility shall be deemed to have a permanent easement in such vacated portions of the Property to maintain, operate, renew, reconstruct, and remove said utility facilities and to access said facilities.

Surveyor's Certification

I hereby certify that to the best of my knowledge and belief the accompanying plat is a correct return of a survey made under my direction and all monuments will be set as shown.

Herard J. Berdin Gerard J. Berding, P.S. - 6880berding@berdingsurveying.com

3-10-2025 Date



Plat approved by City of Cincinnati Planning Commission at its meeting on this 17th day of January, 2025.

Approved:

Katherine Keough—Jurs, Department of City Planning and Engagement

Approved:

City Engineer, Department of Transportation and Engineering

Approved as to Form:

Assistant City Solicitor

Revised per client comments 3-10-25 AYR

OCCUPATION As Shown On Plat

| R/W Vacation Plat

Job Name

| Findlay Recreation

Section13 Town 3 F.R. 2 Millcreek Township City of Cincinnati | Hamilton County, Ohio

Site Location

|AYR | GJB

Drawn By

01/10/2025

21210.10 Project Number

| 1" = 30



Issue Date





GPS Surveying • 3D Laser Scanning

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