

DEDICATION STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDER, DO HERBY ADOPT AND CONFIRM THIS PLAT AND DEDICATE SANCTUARY PLACE AND PORTION OF RENSLAR AVENUE, AS SHOWN HERON, TO PUBLIC USE FOR STREET PURPOSES FOREVER. WE ALSO GUARANTEE THE PAYMNET OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON THE PROPERTY ON THE DATE OF ACCEPTANCE.

OWNER: PANAMA R.E. INVESTMENTS, LLC

BY: _____ DATE: _____

ITS: _____ DATE: _____

STATE OF OHIO)
) :ss
COUNTY OF HAMILTON)

BE IT KNOWN THAT ON THIS ____ DAY OF _____, 20____ BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF

PANAMA R.E. INVESTMENTS, LLC, WHO, THEN AND THERE, DID ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIX MY NOTARY SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVED:

CITY OF CINCINNATI STORMWATER MANAGEMENT UTILITY ENGINEER DATE _____

APPROVED:

SEWER CHIEF ENGINEER, MSD _____ DATE _____

PRIVATE SEWER EASEMENT

THE CITY OF CINCINNATI DOES NOT ACCEPT ANY PRIVATE SEWER EASEMENTS SHOWN ON THIS PLAT AND THE CITY OF CINCINNATI IS NOT OBLIGATED TO MAINTAIN, REPAIR OR OPERATE ANY PRIVATE SEWER LINE WITHIN THE SUBDIVISION. OPERATION AND MAINTENANCE OF ALL PRIVATE SEWER LINES WITHIN THE SUBDIVISION IS THE OBLIGATION OF THE OWNERS OF LOTS IN THE SUBDIVISION USING THE PRIVATE SEWER LINE.

THE PRIVATE STORM WATER EASEMENTS ARE DEPICTED ON THE SANCTUARY AT RIVER GREEN PHASE 1 RECORD PLAT, AS RECORDED IN PLAT BOOK 464, PAGES 73 & 74 H.C.R.O.

PLAT APPROVED BY THE CITY OF CINCINNATI PLANNING COMMISSION ON THE _____ DAY OF _____, 20____ AD.

KATHERINE KEOUGH-JURS
DIRECTOR, DEPARTMENT OF CITY PLANNING

APPROVED AS TO FORM: _____ DATE _____
ASSISTANT CITY SOLICITOR

CITY OF CINCINNATI COUNCIL

THE DEDICATION OF THE RIGHT OF WAY TRACTS DEPICTED ARE ACCEPTED BY THE COUNCIL OF THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO BY ORDINANCE # _____ DATED THE _____ DAY OF _____, 20____ A.D.

PATRICK DUHANEY, CINCINNATI CITY MANAGER DATE _____

PRIVATE DRAINAGE LIMITS

PRIVATE DRAINAGE LIMITS SHOWN ON THIS PLAT ARE NOT ACCEPTED BY THE CITY OF CINCINNATI AND THE CITY OF CINCINNATI IS NOT RESPONSIBLE TO MAINTAIN, REPLACE, OR REPAIR CHANNELS OR INSTALLATIONS IN SAID LIMITS. THE SAID LIMITS AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED BY THE OWNER, THEIR ASSIGNS, SUCCESSORS OR HEIRS OF THE ESTATE WITHIN THESE LIMITS. NO STRUCTURES OR STRUCTURE ALTERATIONS, PLANTING OR OTHER MATERIALS AND MODIFICATIONS SHALL BE PLACED AND/OR MADE, OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, ALTER, OR CHANGE THE DIRECTION OF FLOW OF WATER THROUGH THE DRAINAGE CHANNEL IN THE SAID LIMITS. PERMISSION SHALL BE OBTAINED IN WRITING FROM THE STORMWATER MANAGEMENT UTILITY SECTION OF GREATER CINCINNATI WATER WORKS, CINCINNATI, OHIO PRIOR TO ANY CHANGES TO BE MADE TO SAID LIMITS.

RIGHT OF WAY RESTRICTIONS:

NO PART OF ANY DRIVEWAY APRON WITH THE ROAD RIGHT OF WAY SHALL BE INSTALLED FIVE (5) FEET OF ANY INLET, FIRE HYDRANT, UTILITY POLE OR GUY WIRE ANCHOR.

UNDERGROUND SPRINKLER SYSTEMS SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY.

THIS PLAT RECOMMENDED FOR APPROVAL BY THE CITY OF CINCINNATI DEPARTMENT OF TRANSPORTATION AND ENGINEERING THIS _____ DAY OF _____, 20____.

CITY OF CINCINNATI CITY ENGINEER

NOTE:

THE SANCTUARY AT RIVER GREEN SUBDIVISION PHASE 1 RECORD PLAT IS RECORDED IN THE HAMILTON COUNTY RECORSER'S OFFICE AS: PLAT BOOK 464, PAGES 73 & 74 H.C.R.O.

THIS DRAWING REPRESENTS THE SEPERATE INSTRUMENT FOR DEDICATING THE RIGHT OF WAY TRACTS IN THAT SUBDIVISION INDIVIDUALLY. (SEE SHEET 2 OF 2)

CITY OF CINCINNATI ZONING

RF-R -RIVERFRONT RESIDENTIAL/RECREATIONAL DISTRICT

MINIMUM LOT AREA - 4,000 SQ.FT.
MINIMUM LOT AREA ROWHOUSE - 2,000 SQ.FT.
FRONT YARD: 10 FEET
SIDE YARD LEAST WIDTH/SUM: 3 FEET/ 6 FEET
SIDE YARD ROW HOUSE LEAST WIDTH/SUM: 0 FEET / 3 FEET
REAR YARD: 30 FEET
MAXIMUM HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 60%

OWNER & DEVELOPER
PANAMA R.E. INVESTMENTS, LLC
6638 WYNDWATCH DRIVE
CINCINNATI, OHIO 45230

SURVEY NOTES:

OCCUPATION IN GENERAL FITS SURVEY.
ALL MONUMENTS IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

THE SANCTUARY AT RIVER GREEN
PHASE I
RIGHT OF WAY DEDICATION PLAT

BENNETT TOMPKINS MILITARY SURVEY No.395
ANDERSON TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

BENCHMARKS

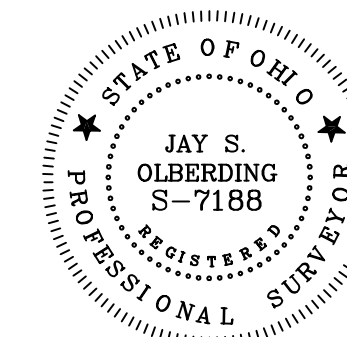
STATION 6965 IS LOCATED AT CALIFORNIA PARK BALLFIELDS ON RENSLAR AVENUE, ONE BLOCK SOUTH OF KELLOGG AVENUE, IN CINCINNATI, OHIO. TO REACH FROM THE FEDERAL BUILDING AT FIFTH AND MAIN STREETS IN DOWNTOWN CINCINNATI. GO EAST ON W. FIFTH STREET FOR 0.30 MI. (0.48KM) TO COLUMBIA PARKWAY. STAY ON COLUMBIA PARKWAY FOR 3.80 MI (6.20 KM) TO DELTA AVENUE, TURN RIGHT ON DELTA AVENUE FOR 0.10 MI (0.16 KM) TO KELLOGG AVENUE, TURN LEFT ONTO KELLOGG FOR 3.80 MI (6.12 KM) TO RENSLAR AVENUE, TURN RIGHT ONTO RENSLAR THE PARK WILL BE SITUATED ON THE LEFT SIDE ONE BLOCK SOUTH OF KELLOGG. STATION IS SET FLUSH WITH THE TOP OF THE GROUND, 25.80 FT (7.86 M) EAST OF THE EAST LINE OF RENSLAR AVENUE, 78.30 FT (23.87 M) SOUTHEAST OF AN ELECTRIC POLE NO T3-76E, AND 33.50 FT (10.21 M) SOUTHWEST OF THE SOUTHWEST END OF A CHAIN LINK BACKSTOP FENCE FOR BALLFIELD NO 2.
ELEVATION: 469.79

STATION 6966 IS LOCATED AT CALIFORNIA PARK BALLFIELDS ON RENSLAR AVENUE, ONE BLOCK SOUTH OF KELLOGG AVENUE, IN CINCINNATI, OHIO. TO REACH FROM THE FEDERAL BUILDING AT FIFTH AND MAIN STREETS IN DOWNTOWN CINCINNATI. GO EAST ON W. FIFTH STREET FOR 0.30 MI. (0.48KM) TO COLUMBIA PARKWAY. STAY ON COLUMBIA PARKWAY FOR 3.85 MI (6.20 KM) TO DELTA AVENUE, TURN RIGHT ON DELTA AVENUE FOR 0.10 MI (0.16 KM) TO KELLOGG AVENUE, TURN LEFT ONTO KELLOGG FOR 3.80 MI (6.12 KM) TO RENSLAR AVENUE, TURN RIGHT ONTO RENSLAR THE PARK WILL BE SITUATED ON THE LEFT SIDE ONE BLOCK SOUTH OF KELLOGG. STATION IS SET FLUSH WITH THE TOP OF THE GROUND, 116.3 FT SOUTHWEST OF ELECTRICAL POLE NO T3-76E, 44.8 FT NORTHWEST OF ELECTRICAL POLE NO T3-77E AND 30.4 FT NORTHEAST OF MANHOLE SET IN A 4 FT CONCRETE BASE.
ELEVATION: 465.92

AREA SUMMARY: FULL SITE

TO BE DEDICATED AS R/W
RENSLAR AVENUE: 0.0689 ACRES
SANCTUARY PLACE: 0.6609 ACRES
TOTAL OF 44 LOTS: 8.0996 ACRES
TOTAL AREA: 8.8294 ACRES

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION AND VERIFY ALL DIMENSIONS. I HAVE SET NINE (9) MONUMENTS AS SHOWN.



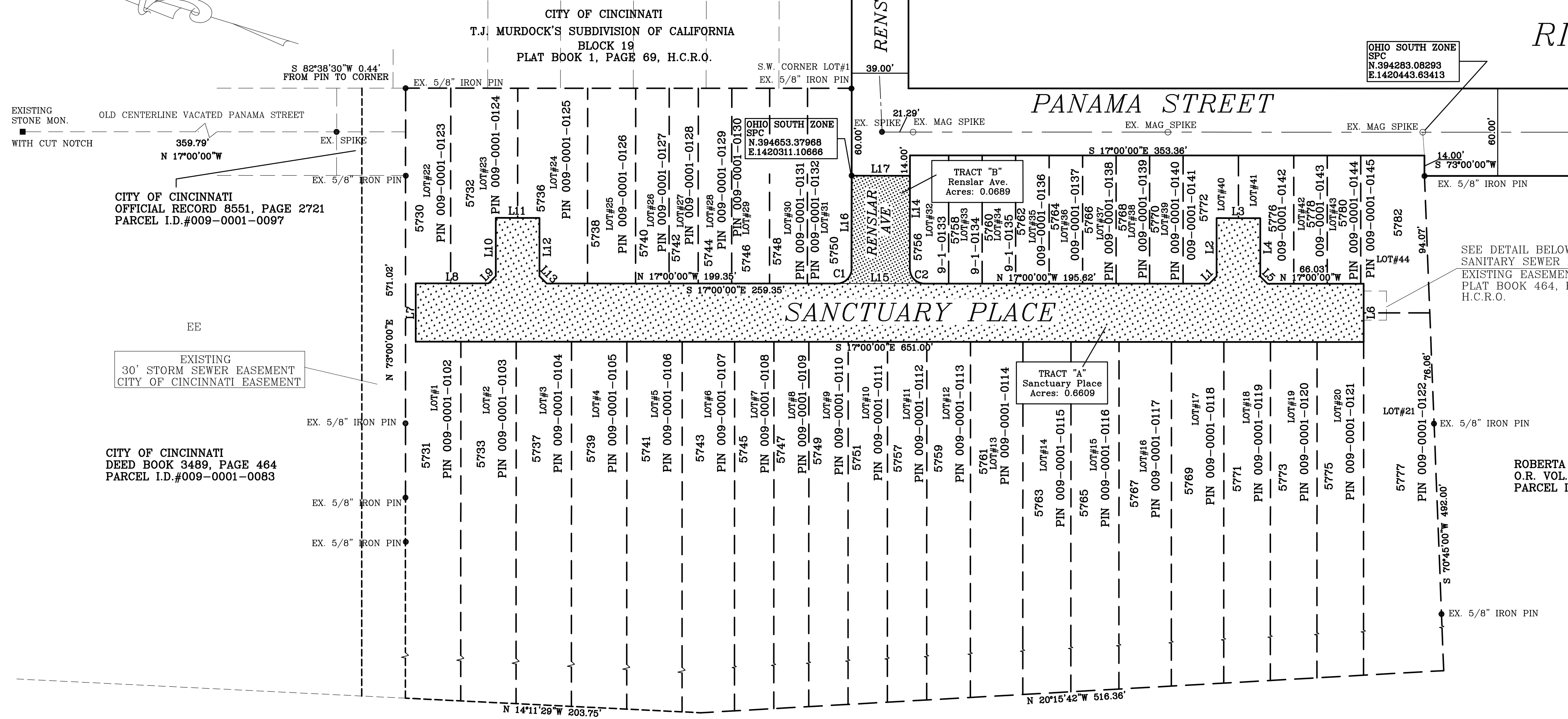
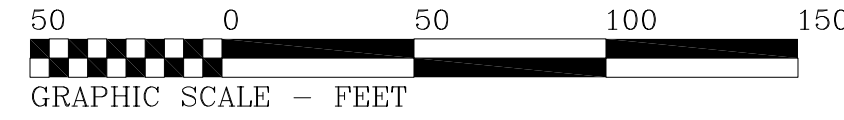
Jay S. Olberding P.S.

JAY S. OLBERDING P.S.
OHIO REGISTERED SURVEYOR #S-7188

LANDALE SURVEYING, INC
1008 MAIN STREET - (ST.FT.28)
MILFORD OHIO, 45150 PHONE (513) 831-9970
DATE: 4/10/2019 DRAWN BY: MRH
DRAWING NUMBER 09-028D SHEET 1 OF 2
SCALE:

DATE	BY	REASON
5/12/20	JSO	PER CITY OF CINCINNATI.

NOTE: BASIS OF BEARINGS IS THE DEED OF RECORD O.R. VOL. 10762, PAGE 1507 H.C.R.O. THE WESTERLY RIGHT OF WAY LINE OF PANAMA STREET BEARS S.17°00'00"E.



THE SANCTUARY AT RIVER GREEN PHASE I RIGHT OF WAY DEDICATION PLAT

BENNETT TOMPKINS MILITARY SURVEY No.395
ANDERSON TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

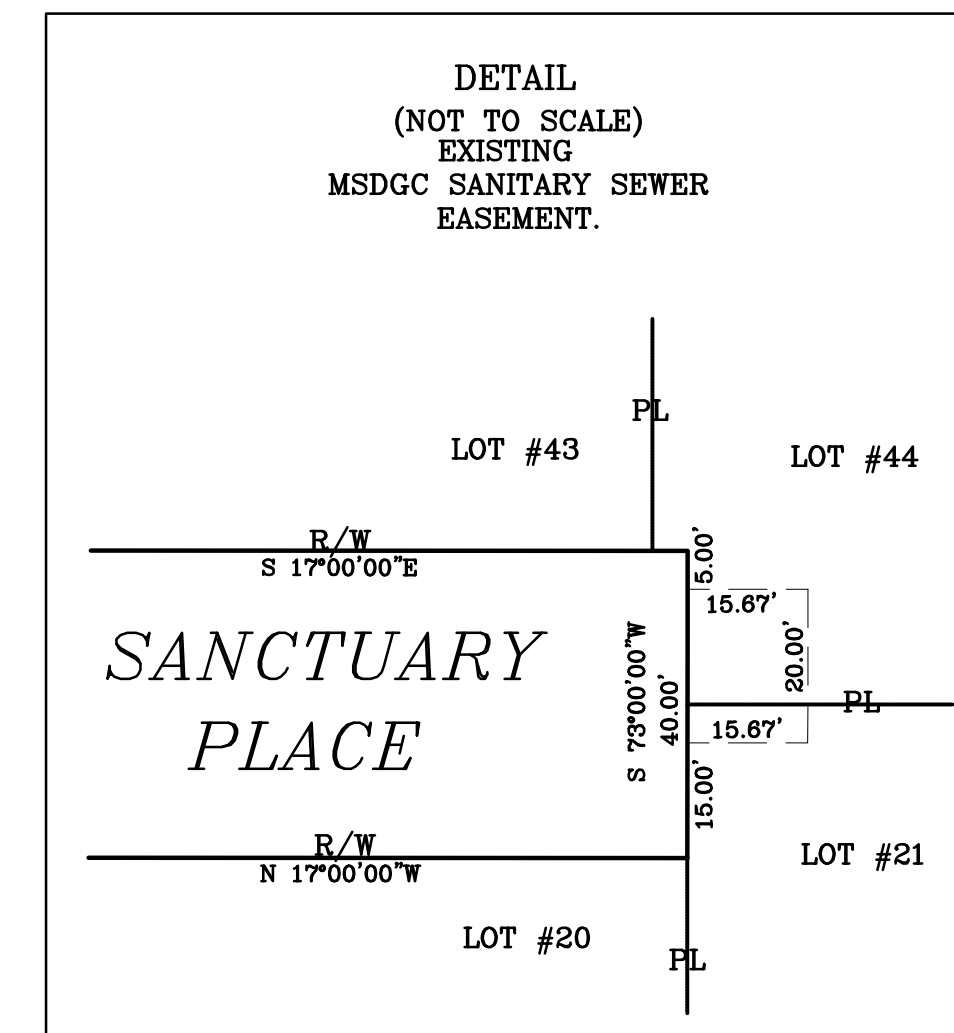
THE SANCTUARY AT RIVER GREEN PHASE I RECORD PLAT IS RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE AS: PLAT BOOK 464, PAGE 73 & 74 H.C.R.O.

THIS DRAWING REPRESENTS THE SEPERATE INSTRUMENT FOR DEDICATING THE RIGHT OF WAY TRACTS IN THAT SUBDIVISION INDIVIDUALLY.

NOTE: OCCUPATION IN GENERAL FITS SURVEY.
NOTE: ALL MONUMENTS IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER: PANAMA R.E. INVESTMENTS LLC

ROBERTA R. CHRIST
O.R. VOL. 8362, PAGE 261
PARCEL I.D.#009-0001-0084



Course	Bearing	Distance
L1	S 62°00'00" E	7.07'
L2	N 73°00'00" E	40.00'
L3	S 17°00'00" E	30.00'
L4	S 73°00'00" W	40.00'
L5	S 28°00'00" W	7.07'
L6	S 73°00'00" W	40.00'
L7	N 73°00'00" E	40.00'
L8	S 17°00'00" E	50.00'
L9	S 62°00'00" E	7.07'
L10	N 73°00'00" E	40.00'
L11	S 17°00'00" E	30.00'
L12	S 73°00'00" W	40.00'
L13	S 28°00'00" W	7.07'
L14	S 73°00'00" W	64.00'
L15	S 17°00'00" W	60.00'
L16	N 73°00'00" E	64.00'
L17	S 17°00'00" E	40.00'

Curve	Radius	Tangent	Length	Chord	Chord Bear.
C1	10.00'	10.00'	15.71'	14.14'	S 62°00'00" E
C2	10.00'	10.00'	15.71'	14.14'	S 28°00'00" W

TRACT "A" 0.6609 Acres

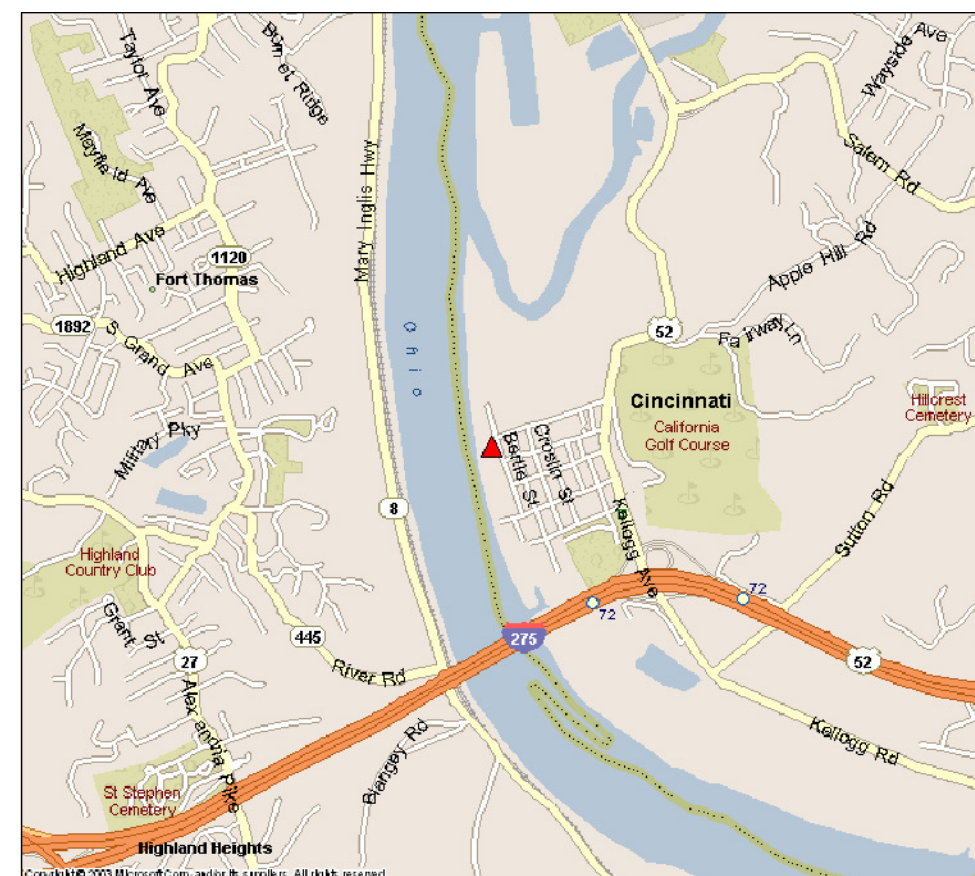
Sanctuary Place Point	Int-Angle	Bearing	Distance	Point	North	East
1037		S 17°00'00"E	195.62	1062	4424.2153	5062.2514
1062	225°00'00"	S 62°00'00"E	7.07	1061	4420.8967	5068.4939
1061	225°00'00"	N 73°00'00"E	40.00	1060	4432.5916	5106.7461
1060	90°00'00"	S 17°00'00"E	30.00	1058	4403.9024	5115.5172
1058	90°00'00"	S 73°00'00"W	40.00	1057	4392.2076	5077.2650
1057	225°00'00"	S 28°00'00"W	7.07	1056	4385.9651	5073.9459
1056	225°00'00"	S 17°00'00"E	66.03	1095	4322.8203	5093.2512
1095	90°00'00"	S 73°00'00"W	40.00	1079	4311.1254	5054.9990
1079	90°00'00"	N 17°00'00"W	651.00	1026	4933.6798	4964.6650
1026	90°00'00"	N 73°00'00"E	40.00	1025	4945.3747	4902.9172
1025	90°00'00"	S 17°00'00"E	50.00	1024	4897.5559	4917.5358
1024	225°00'00"	S 62°00'00"E	7.07	1023	4894.2403	4923.7782
1023	225°00'00"	N 73°00'00"E	40.00	1022	4895.9352	4969.3304
1022	90°00'00"	S 17°00'00"E	30.00	1027	4877.2460	4970.8016
1027	90°00'00"	S 73°00'00"W	40.00	1028	4865.5512	4932.5494
1028	225°00'00"	S 28°00'00"W	7.07	1029	4859.3087	4929.2302
1029	225°00'00"	S 17°00'00"E	259.35	1037	4611.2911	5005.0568
1037	180°00'00"					

Perimeter: 1550.28 Accum.Perimeter: 1550.28
Approx. Sq. Feet: 28789.9 Acres: 0.6609
Approx. Accum. - Sq. Feet: 28789.9 Acres: 0.6609

TRACT "B" 0.0689 Acres

RENSLAR AVE Point	Int-Angle	Bearing	Distance	Point	North	East
554		S 73°00'00"W	64.00	1035	4623.7745	5011.6956
1035		S 17°00'00"E	10.00	1036	4614.2119	5014.6207
1036		S 73°00'00"W	10.00	1037	4611.2896	5005.0572
1037		S 28°00'00"W	14.14	1037	4611.2896	5005.0572
1037		S 17°00'00"W	60.00	1032	4668.6879	4987.5149
1032		S 17°00'00"E	10.00	1034	4671.5931	4997.0775
1034		S 17°00'00"E	10.00	1033	4662.0296	4999.9998
1033		S 62°00'00"E	14.14	1033	4662.0296	4999.9998
1033		S 225°00'00"	64.00	46	4880.7414	5081.2033
46		S 90°00'00"	40.00	554	4642.4892	5072.9982
554		S 90°00'00"				

Perimeter: 259.42 Accum.Perimeter: 259.42
Approx. Sq. Feet: 3003.1 Acres: 0.0689
Approx. Accum. - Sq. Feet: 3003.1 Acres: 0.0689



DATE: 5/12/20
BY: J.SO
REASON: PER CITY OF CINCINNATI

LANSDALE SURVEYING, INC
1008 MAIN STREET - (ST. RT. 26)
MILFORD OHIO, 45150 PHONE (513) 831-8970

DRAWING NUMBER: 09-028D
DATE: 4/10/2019
DRAWN BY: MRH
SCALE: 1"=50'
SHEET 2 OF 2