

Dedication:

We, the undersigned, being the owners and lien holders, do hereby offer and confirm this plat of subdivision and dedicate a 0.0609 acre portion of Eastern Avenue, as shown hereon, to public use for street purposes forever. We also guarantee the payment of all taxes and assessments that are a lien on the property on the date of acceptance.

OWNER: 4785 EASTERN AVENUE, LLC

ELIZABETH STOEHR, OWNER, 4785 EASTERN AVENUE, LLC

STATE OF OHIO )
COUNTY OF HAMILTON )
BE IT KNOWN THAT ON THIS DAY OF 20 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELIZABETH STOEHR, 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. THIS IS AN ACKNOWLEDGEMENT. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THE NOTARIAL ACT CERTIFIED HEREBY. 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

DEPARTMENT OF CITY PLANNING:

PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CINCINNATI AT THE MEETING HELD ON THE DAY OF 20 AD.

KATHERINE KEOUGH-JURS, DIRECTOR, DEPARTMENT OF CITY PLANNING

APPROVED AS TO FORM:

ASSISTANT CITY SOLICITOR DATE

CITY OF CINCINNATI COUNCIL:

THE DEDICATION OF THE 0.0609 ACRE TRACT OF REAL PROPERTY AS A PORTION OF EASTERN AVENUE, DENICED HEREON IS ACCEPTED BY THE COUNCIL OF THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO BY ORDINANCE NO. DATED: THE DAY OF 20 AD.

CERTIFIED BY:

CLERK OF COUNCIL DATE

APPROVED BY:

CITY ENGINEER DATE

Table with 5 columns: Pt ID, Ang Rt, Bearing, Distance Pt ID, Northing, Easting. Contains data for area closure and corner coordinates.

BENCHMARKS: STATION 898L IS AN EXISTING CITY OF CINCINNATI BENCH MARK LOCATED AT TURKEY ROBE PARK AT THE INTERSECTION OF DELTA AND KELLONG AVENUES, IN CINCINNATI, OHIO, TO REACH FROM THE FEDERAL BUILDING AT THE CORNER OF MAIN AND FIFTH STREETS IN DOWNTOWN RIGHT ON COLUMBIA PARKWAY FOR 3.85 MI. (6.20 MI) TO DELTA AVENUE, TURN RIGHT ON DELTA TO KELLONG AVENUE. PARK IS LOCATED AT THE SOUTHWEST CORNER OF DELTA AND KELLONG AVENUES. STATION IS SET FLUSH WITH THE TOP OF THE GROUND, 77.90 FEET (23.74 METERS) NORTHWEST OF AN INLET MANHOLE, 25.20 FEET (7.68 METERS) EAST OF THE EAST LINE OF DELTA AVENUE, 4.70 FEET (1.43 METERS) SOUTH OF THE SOUTH SIDE OF A HOUSE AT 280 DELTA AVENUE EXTENDED EAST. ELEVATION: 401.904

0.0609 ACRES R/W AREA TO BE DEDICATED TO THE CITY OF CINCINNATI

0.0596 ACRES IN SECTION 20 0.0013 ACRES IN SECTION 19



VICINITY MAP SITE



O.R. 10989, PG. 688 DEED OF RECORD O.R. 10989, PG. 688

BASIS OF BEARINGS:

O.R. 10989, PG. 688

O.R. 10989, PG. 688

LEGEND STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:

- Fire Hydrant (FH), Manhole (MH), Utility Pole (UP), Drain, Water Valve (WV), Catch Basin, Gas Valve (GV), Downspout, Fence, Iron Pipe Found, Mac Nail Set, RR Spike Found, Conc. Mon. Found, Hub & Track Set, Stone Notch Set, Bench Mark, City Benchmark.

Table with 2 columns: AREA TABLE BY SECTION (ACRES) and TOTAL AREA. Shows 0.4789 for Section 20, 0.3643 for Section 19, and 0.8432 total.

Table with 2 columns: AREA TABLE SUMMARY (ACRES) and TOTAL AREA. Shows 0.8432 for Lot 1 and 0.9041 total.

Table with 5 columns: Pt ID, Ang Rt, Bearing, Distance Pt ID, Northing, Easting. Contains data for area closure of Lot 1 and corner coordinates.

CITY OF CINCINNATI ZONING: CC-A SITE DOES NOT LIE WITHIN THE HILLSIDE OR HISTORIC DISTRICT.

STOEHR SUBDIVISION BEING A REPLAT OF PART OF LOT 13 OF THE J.J. FERRIS ESTATE SUBDIVISION P.B. 2, PG. 73 H.R.C.O. AND ADJACENT LAND SITUATE IN SECTION 19, TOWN 4, F.R. 2 & SECTION 20, TOWN 4, F.R. 2 MIAMI PURCHASE CITY OF CINCINNATI HAMILTON COUNTY, OHIO

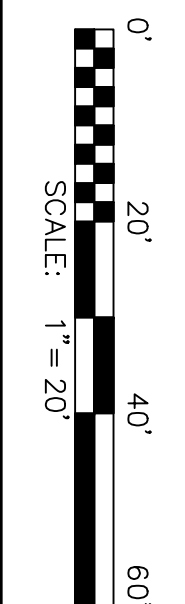
J. T. KING & CO., INC. CIVIL ENGINEERS • LAND SURVEYORS 9200 MONTGOMERY ROAD • SUITE 210 CINCINNATI, OHIO 45242

4785 EASTERN AVENUE, LLC 4785 EASTERN AVENUE CINCINNATI, OHIO 45208

7/16/2021 DATE: 7/16/2021

APPROVED BY: J. T. KING

FILE NO. 21050-S



- 1. THERESA A. & ROBERT CARMACK O.R. 9915, PG. 2959 (0.171 ACRES) AUDITOR'S PARCEL: 018-0001-0004
- 2. SOUTHWEST OHIO REGIONAL TRANSIT AUTHORITY O.R. 6507, PG. 257 (2.519 ACRES) AUDITOR'S PARCEL: 018-0001-0007
- 3. EASTERN AVENUE, LLC O.R. 7608, PG. 2050 (1.286 ACRES) AUDITOR'S PARCEL: 018-0001-0001