Taggart
Lot 1

S85°35'00"E   75.00'

MADISON AND STEWART LLC
PIDN: 35-1-120

Remainder Parcel
4.448 Acres
(193,744.910 S.F.)

BACK REF:
DB 14111 PG 767

Existing Right-of-Way

50'

Anderson Place

Existing Right-of-Way

NREA VB I, LLC
35-1-57

N03°54'00"E   150.00'

50'

Stewart Avenue

Existing Right-of-Way

Existing Right-of-Way

Existing Right-of-Way

S04°36'20"W   532.79'

N11°35'38"E
18.28

NORTH BEARINGS
ARE BASED UPON
PB 27, PG 35

3.00'

Dedicated
Right-of-Way
1,331.81 S.F.
(0.031 ACRES)

R=25.00'
ARC=36.14'
BLC=N53°00'19"E
LC=33.07'

S85°35'00"E   367.08'

S04°36'20"W
28.06

Existing   R/W
N85°35'12"W   60.13'

N03°54'00"E
3.00

P.O.B.

Existing Sidewalk

Existing Right-of-Way   N85°35'01"W   379.05'

R=15.00'
ARC=23.52'
BLC=S49°30'40"W
LC=21.18'

Existing   R/W

30'

30'

C
L

Madison Avenue Road

Existing Right-of-Way

Point of Beginning :   North: 5000.0000'   East: 5000.0000'

Segment #1 : Line Course: N03° 54' 00.00"E   Length: 3.000' North: 5002.9932'   East: 5000.2041'

Segment #2 : Line Course: S85° 35' 00.00"E   Length: 367.082' North: 4974.7246'   East: 5366.1958'

Segment #3 : Curve

Length: 36.138'   Radius: 25.000' Delta: 082.8227 (d)   Tangent: 22.049'
Chord: 33.073'   Course: N53° 00' 19.21"E
Course In: N04° 25' 00.00"E   Course Out: S78° 24' 21.58"E
RP North: 4999.6503'   East: 5368.1210' End North: 4994.6259'   East: 5392.6109'

Segment #4 : Line Course: N11° 35' 38.42"E   Length: 18.281' North: 5012.5335'   East: 5396.2849'

Segment #5 : Line Course: S04° 36' 20.00"W   Length: 28.060' North: 4984.5641'   East: 5394.0318'

Segment #6 : Curve

Length: 23.516'   Radius: 15.001' Delta: 089.8149 (d)   Tangent: 14.953'
Chord: 21.181'   Course: S49° 30' 19.58"W
Course In: N85° 24' 07.17"W   Course Out: S04° 24' 46.32"W
RP North: 4985.7667'   East: 5379.0786' End North: 4970.8097'   East: 5377.9244'

Segment #7 : Line Course: N85° 35' 00.00"W   Length: 379.050' North: 5000.0000'   East: 5000.0000'

Perimeter: 855.126'   Area: 1331.81 Sq. Ft.
Error Closure: 0.0003   Course: N37° 56' 47.92"E
Error North: 0.00024   East: 0.00019
Precision 1: 2832423.333

REVIEWED BY: _____

APPROVED AS TO FORM:

_____
ASSISTANT CITY SOLICITOR

APPROVED BY: _____
SEWERS CHIEF ENGINEER, METROPOLITAN SEWER DISTRICT

APPROVED BY: _____
CITY OF CINCINNATI, STORMWATER MANAGEMENT UTILITY ENGINEER

APPROVED BY: _____
CITY ENGINEER

CITY PLANNING COMMISSION APPROVAL:

PLAT APPROVED BY THE CITY OF CINCINNATI PLANNING
COMMISSION AT THE MEETING ON THE _____DAY OF
_____, 2022.

APPROVED BY:

_____
KATHERINE KEOUGH-JURS, DIRECTOR, DEPARTMENT OF
CITY PLANNING AND ENGAGEMENT.

CITY OF CINCINNATI ACCEPTANCE:

THE DEDICATION OF THE RIGHT-OF-WAY TRACT DEPICTED HEREON IS
ACCEPTED BY THE CITY COUNCIL BY ORDINANCE NO. _____, PASSED
BY THE CITY OF CINCINNATI COUNCIL ON _____, 2022.

_____
CLERK OF COUNCIL   DATE:

LIEN HOLDER'S ACKNOWLEDGEMENT:

WE, THE UNDERSIGN, AS MORTGAGEE, DO HEREBY ADOPT
AND CONFIRM THIS PLAT OF SUBDIVISION AS SHOWN
HEREON.

SIGNED:

BY: _____

ITS: _____

THIS IS AN ACKNOWLEDGEMENT AND NO OATH OR
AFFIRMATION WAS AFFIRMATION WAS ADMINISTERED TO THE
SIGNER.

STATE OF OHIO
COUNTY OF HAMILTON

BE IT REMEMBERED THAT ON THIS _____ DAY OF
_____, 2022, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY CAME

_____ OF _____, WHO ON
BEHALF OF THE CORPORATION ACKNOWLEDGED THE
SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT
TO BE ITS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND
AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE
AFORESAID.

_____
NOTARY PUBLIC, STATE OF OHIO

OWNER'S DEDICATION:

MADISON AND STEWART LLC, BEING THE OWNERS
OF THE PROPERTY DEPICTED AND DESCRIBED
HEREON, DO HEREBY ADOPT AND CONFIRM THIS
PLAT AND DEDICATE THE 0.031 ACRE OF
PROPERTY, AS SHOWN HEREON, TO PUBLIC USE
FOR STREET PURPOSES FOREVER. WE ALSO
GUARANTEE THE PAYMENT OF ALL TAXES AND
ASSESSMENT THAT ARE A LIEN ON THE PROPERTY
ON THE DATE OF ACCEPTANCE.

MADISON AND STEWART, LLC
AN OHIO LIMITED LIABILITY COMPANY

BY:_____   DATE:_____
NICHOLAS P. LINGENFELTER, MEMBER

STATE OF OHIO
COUNTY OF HAMILTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____,
2022.

BY: NICHOLAS P. LINGENFELTER, AS A MEMBER OF
MADISON AND STEWART, LLC, AN OHIO LIMITED
LIABILITY COMPANY ON BEHALF OF SAID
CORPORATION. THIS IS AN ACKNOWLEDGEMENT. NO
OATH OR AFFIRMATION TO THE SIGNER WITH
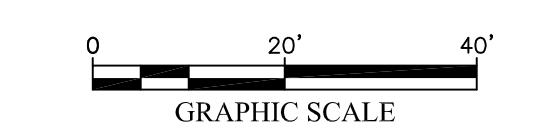REGARD TO THE NOTARIAL ACT CERTIFIED HEREBY.

_____
NOTARY PUBLIC, STATE OF OHIO

SURVEYORS CERTIFICATION:

I CERTIFY THAT THIS ACCOMPANYING PLAT IS A
CORRECT DEPICTION OF A BOUNDARY SURVEY
MADE BY ME OR OTHER SURVEYORS UNDER MY
DIRECTION IN APRIL 2022, AND THAT ALL
MONUMENTS HAVE BEEN FOUND OR SET AS
SHOWN.

Derrick Daily   08-17-2022
DERRICK DAILY   DATE
OHIO PS-8819

STATE OF OHIO
DERRICK J.
DAILY
PS-8819
REGISTERED
PROFESSIONAL SURVEYOR

0   20'   40'
GRAPHIC SCALE

◎ NOTCH (FOUND)
○ REBAR (FOUND)
⊗ MAG NAIL (SET)
● 5/8" REBAR (SET) W/YELLOW
   PLASTIC STAMPED "SAM LLC
   D.DAILY PS 8819 PLS 4251"

SAM™
71 Cavalier Blvd., Suite 213
Florence, KY 41042
Ofc: 859.918.5005
Fax: 855.380.2495
email: info@sam.biz

PROJECT: MADISON_AND_STEWART_LLC
          THE_JAMESON

JOB NUMBER: 1022069996
DATE: 05.17.2022
SCALE: 1"=20'
SURVEYOR: DERRICK.DAILY
TECHNICIAN: JUSTIN.HUNGLER
DRAWING: DEDICATION
TRACT ID: 35-1-120
PARTYCHIEF: KEITH.RAUCH
FIELDBOOKS:

RIGHT-OF-WAY DEDICATION PLAT
1,331.18 S.F. (0.031 ACRES)
MADISON AVENUE

Section 16, Town 4, F.R. 2, Columbia Township
City of Cincinnati, Hamilton County, Ohio
May 17, 2022

SHEET 1-OF-1

PATH:W:\1022069996\100\SURVEY\02BASE\69996 RW AND REMAINDER PLAT\69996 REMAINDER & RW PLAT.DWG