

ACCEPTING AND CONFIRMING the dedication to public use of an approximately 0.0692-acre tract of real property as a portion of Indian Mound Avenue, a public right-of-way for street purposes, in the Pleasant Ridge neighborhood of Cincinnati.

WHEREAS, King Harvest Holdings, LLC, an Ohio limited liability company (“King”), by and through its duly authorized representative, has granted and dedicated to public use an approximately 0.0692-acre tract of real property as described in Attachment B (“Dedication Property”) as a portion of Indian Mound Avenue, as public right-of-way for street purposes, by a plat recorded in Plat Book 509, Page 35 as attached to this ordinance as Attachment A and incorporated herein by reference (“Dedication Plat”); and

WHEREAS, Sherri Murphy Kennedy, a reputable attorney practicing in Hamilton County, Ohio, has provided an Attorney’s Certificate of Title dated January 13, 2025, certifying that King holds title to the Dedication Property depicted on the Dedication Plat in fee simple, with full power to convey, subject to certain encumbrances, including real estate taxes not yet due and payable, and that the Law Department’s Real Estate Services Division has reviewed the encumbrances and Dedication Plat and found that King has made satisfactory provision for the subordination of any encumbrances and payment of all real estate taxes and assessments; and

WHEREAS, the office of the City Engineer has examined and checked the Dedication Plat as to its technical features and found it to be correct; and

WHEREAS, the City Planning Commission approved the Dedication Plat and the dedication of the Dedication Property to public use as public right-of-way for street purposes at its meeting on March 21, 2025; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the City’s Department of Transportation and Engineering, recommends that Council accept and confirm the dedication of the Dedication Property as a portion of the Indian Mound Avenue public right-of-way for street purposes; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the dedication to public use of an approximately 0.0692-acre tract of real property in the Pleasant Ridge neighborhood of Cincinnati as a portion of the Indian Mound Avenue public right-of-way for street purposes, as depicted on the plat recorded at Hamilton County, Ohio Plat Book 509, Page 35 and attached to this ordinance as Attachment A (Dedication Plat) and

incorporated herein by reference and described more particularly in the legal description attached to this ordinance as Attachment B (Legal Description), is hereby accepted and confirmed.

Section 2. That the proper City officials are hereby authorized to take all necessary and proper actions to carry out the terms of this ordinance, including without limitation the execution of any and all ancillary agreements, deeds, plats, or other real estate documents, as deemed necessary or appropriate by the City Manager.

Section 3. That the City Solicitor shall cause an authenticated copy of this ordinance to be filed with the Hamilton County, Ohio Auditor's Office and recorded in the Hamilton County, Ohio Recorder's Office.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk