

City of Cincinnati

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EESW

An Ordinance No. 356

- 2023

ACCEPTING AND CONFIRMING the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property in Green Township, Hamilton County, Ohio in accordance with the plat entitled WSL 3344 Water Line Easement Plat E-1049, Airy Hills at North Bend Crossing, as recorded in Plat Book 483, Page 74, Hamilton County, Ohio Recorder’s Office.

WHEREAS, Airy Hills at North Bend Crossing, LLC, an Ohio limited liability company, has granted a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property located in Green Township, Hamilton County, Ohio, as more particularly depicted and described on the plat entitled WSL 3344 Water Line Easement Plat E-1049, Airy Hills at North Bend Crossing, as recorded in Plat Book 483, Page 74, Hamilton County, Ohio Recorder’s Office (“Easement Plat”); and

WHEREAS, the Greater Cincinnati Water Works Chief Engineer has examined and approved the Easement Plat as to its technical features and found it to be correct; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the Greater Cincinnati Water Works, recommends that Council accept and confirm the acceptance of the aforementioned public utility easement; now, therefore,

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

Section 1. That the public utility easement granted by Airy Hills at North Bend Crossing, LLC, an Ohio limited liability company, to the City of Cincinnati for the construction, installation, reconstruction, operation, maintenance, repair, replacement, modification, and removal of water mains and related fixtures, equipment, and appurtenances through certain real property in Green Township, Hamilton County, Ohio, as more particularly depicted and described on the plat entitled WSL 3344 Water Line Easement Plat E-1049, Airy Hills at North Bend Crossing, as recorded in Plat Book 483, Page 74, Hamilton County, Ohio Recorder’s Office, and incorporated herein by reference, is hereby accepted and confirmed. The real property encumbered by the public utility easement is more particularly described as follows:

Situate in Section 11, Town 2, Fractional Range 2, Miami Purchase, Green Township, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at the intersection of the centerline of West Fork Road and the west line of said Section 11;

Thence leaving the west line of said Section 11, along the centerline of West Fork Road, South 87 degrees 00 minutes 07 seconds East, 276.99 feet to a point;

Thence leaving the centerline of West Fork Road, South 03 degrees 30 minutes 45 seconds West, 40.00 feet to a set iron pin in the southerly right-of-way of West Fork Road and the real place of beginning for this description;

Thence South 87 degrees 00 minutes 07 seconds East for a distance of 20.00 feet;

Thence South 03 degrees 30 minutes 45 seconds West for a distance of 351.48 feet;

Thence South 11 degrees 26 minutes 47 seconds West for a distance of 168.70 feet;

Thence South 02 degrees 22 minutes 16 seconds West for a distance of 50.60 feet;

Thence South 09 degrees 28 minutes 13 seconds East for a distance of 201.45 feet;

Thence along a curve to the right having a radius of 237.50 feet and an arc length of 57.26 feet, being subtended by a chord of South 02 degrees 33 minutes 48 seconds East for a distance of 57.12 feet to a set magnail;

Thence South 86 degrees 27 minutes 51 seconds East for a distance of 210.64 feet to a set 5/8" iron pin and cap;

Thence North 48 degrees 32 minutes 09 seconds East for a distance of 87.71 feet to a set 5/8" iron pin and cap;

Thence South 86 degrees 27 minutes 51 seconds East for a distance of 89.33 feet to a set 5/8" iron pin and cap;

Thence South 03 degrees 32 minutes 09 seconds West for a distance of 354.23 feet to the northerly Limited Access Right of Way for Interstate 74 to an existing 5/8" iron pin;

Thence North 86 degrees 39 minutes 27 seconds West for a distance of 103.10 feet with the northerly Limited Access Right of Way for Interstate 74 and an existing 5/8" iron pin and cap;

Thence North 81 degrees 09 minutes 37 seconds West for a distance of 283.07 feet continuing with the northerly Limited Access Right of Way for Interstate 74 and an existing 5/8" iron pin and cap;

Thence North 04 degrees 10 minutes 29 seconds East for a distance of 267.32 feet leaving the northerly Limited Access Right of Way for Interstate 74;

Thence along a curve to the left having a radius of 217.50 feet and an arc length of 51.80 feet, being subtended by a chord of North 02 degrees 38 minutes 53 seconds West for a distance of 51.68 feet;

Thence North 09 degrees 28 minutes 13 seconds West for a distance of 203.52 feet;

Thence North 02 degrees 22 minutes 16 seconds East for a distance of 54.26 feet;

Thence North 11 degrees 26 minutes 47 seconds East for a distance of 168.90 feet;

Thence North 03 degrees 30 minutes 45 seconds East for a distance of 349.92 feet to the place of beginning.

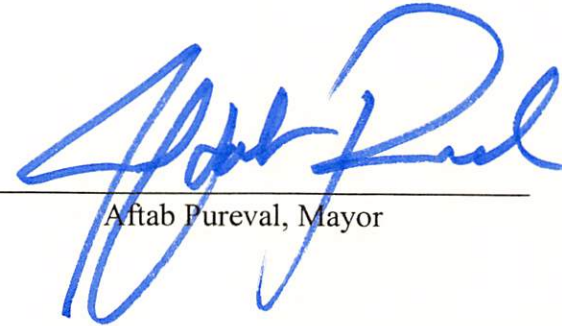
Together with and subject to covenants, easements, and restrictions of record. Said property contains 3.0434 acres more or less. Based on a survey by Nordloh & Associates, Inc., 614 Wooster Pike, Terrace Park, Ohio 45174 under the direct supervision of Lee C. Nordloh P.S. Ohio Registration No. 7066 dated April 2012.

Section 2. That the City Solicitor shall cause an authenticated copy of this ordinance to be recorded in the Hamilton County, Ohio Recorder's Office.

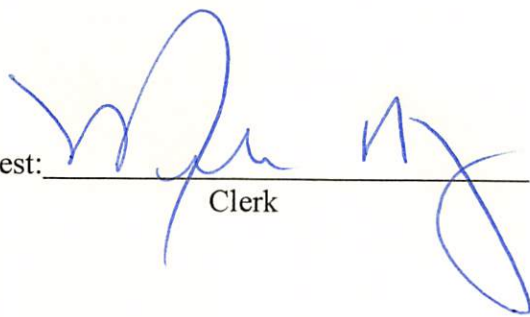
Section 3. That the proper City officers and officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance.

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

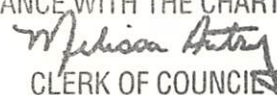
Passed: October 25, 2023



Aftab Pureval, Mayor

Attest: 

Clerk

I HEREBY CERTIFY THAT ORDINANCE NO 356 2023
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 11/7/2023

CLERK OF COUNCIL