

Dedication Plat

Pete Rose Way & Butler Street

Bearings:
Based on Official Record 13997,
Page 999 of the Hamilton
County Recorder's Office

LINE	BEARING	DISTANCE
L1	N 84°28'51" W	10.96'
L2	S 54°08'35" W	24.12'
L3	N 37°36'40" W	21.05'
L4	N 43°12'16" W	21.05'
L5	S 52°26'26" W	25.71'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	85.00'	22.57'	15°12'49"	N 78°10'21" E	22.50'

Area of Dedication
0.0088 Acres
383 Sq. Ft.

Part of:
The City of Cincinnati
D.B. 3605, Pg. 177
084-0005-0159
084-0005-0160

0.0075 Ac. Residue Area of:
The City of Cincinnati
D.B. 3605, Pg. 177
084-0005-0159
084-0005-0160

Area of Dedication
0.0745 Acres
3,246 Sq. Ft.

Part of:
Part of Greater Cincinnati
Development Authority
O.R. 13997, Pg. 999
084-0005-0311

Closure Report - 0.0745 Acre Dedication

PNT#	Bearing	Distance	Northing	Easting
2	N 53°12'07" E	86.02	5262.03	9798.13
3	N 52°18'47" E	265.61	5313.55	9867.01
4	S 52°26'26" W	339.77	5475.93	10077.21
15	S 52°26'26" W	339.77	5475.93	10077.21
16	N 84°28'51" W	10.96	5273.42	9829.89
17	S 54°08'35" W	24.12	5274.48	9818.98
18	N 37°36'40" W	2.12	5260.35	9799.42
2	N 53°12'07" E	86.02	5262.03	9798.13

Radius: 85.00 Length: 22.57 Chord: 22.50 Delta: 15°12'49"
Chord BRG: N 78°10'21" E Rad-In: S 19°26'03" E Rad-Out: S 04°13'14" E
Radius Pt: S 5395.77, 10105.49 Tangent: 11.35 Dir: Right
Tangent-In: N 70°33'57" E Tangent-Out: N 85°46'46" E Non Tangential-In Non Tangential-Out

Closure Error Distance > 0.0042 Error Bearing > S 29°24'13" W
Closure Precision > 1 in 177285.4 Total Distance > 751.18
Area: 0.0745 Acres, 3246 Sq. Ft.

Closure Report - 0.0088 Acre Dedication

PNT#	Bearing	Distance	Northing	Easting
4	N 52°18'47" E	47.99	5475.93	10077.21
19	S 37°39'53" E	30.82	5505.27	10115.19
20	N 43°12'16" W	21.05	5480.87	10134.02
21	S 52°26'26" W	25.71	5496.21	10119.61
15	S 52°26'26" W	25.71	5480.87	10099.23
4	N 52°18'47" E	47.99	5475.93	10077.21

Radius: 85.00 Length: 22.57 Chord: 22.50 Delta: 15°12'49"
Chord BRG: S 78°10'21" W Rad-In: S 04°13'14" E Rad-Out: S 19°26'03" E
Radius Pt: S 5395.77, 10105.49 Tangent: 11.35 Dir: Left
Tangent-In: S 85°46'46" W Tangent-Out: S 70°33'57" W Non Tangential-In Non Tangential-Out

Closure Error Distance > 0.0044 Error Bearing > S 77°36'40" E
Closure Precision > 1 in 33425.7 Total Distance > 148.13
Area: 0.0088 Acres, 383 Sq. Ft.

Closure Error Distance > 0.0044 Error Bearing > S 77°36'40" E
Closure Precision > 1 in 33425.7 Total Distance > 148.13
Area: 0.0088 Acres, 383 Sq. Ft.

Dedication and Acknowledgement

Property shown on this plat was conveyed to The City of Cincinnati by deeds recorded in Deed Book 3605, Page 177 of the Hamilton County Recorder's Office.

The City of Cincinnati, being the owner of the lands as indicated and herein described, does hereby adopt and confirm this plat of dedication and dedicate those portions of Pete Rose Way and Butler Street, as depicted hereon to public use for street purposes forever.

By: _____

Printed Name: _____

Title: _____

State of Ohio, S.S.
County of Hamilton

Be it remembered on this ____ day of _____, 20____ before me, a notary public in and for the State of Ohio, personally appeared _____, the _____ of the City of Cincinnati, who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed. In testimony whereof, I hereunto subscribe my name and affix my notary seal.

Notary Public

My Commission Expires

No part of any driveway approach within the roadway right-of-way shall be installed closer than 5 feet to any inlet, utility pole, street light pole, traffic control device, guy wire anchor or fire hydrant.

The owners of all properties shown on this plat shall be subject to all applicable sewer charges, assessments, tap-in charges, or fees, which have been or may be established by the Board of County Commissioners, Hamilton County, Ohio

Approved by: _____
Sewers Chief Engineer, Metropolitan Sewer District

Approved by: _____
City of Cincinnati, Stormwater Management Utility Engineer

Approved by: _____
City Engineer

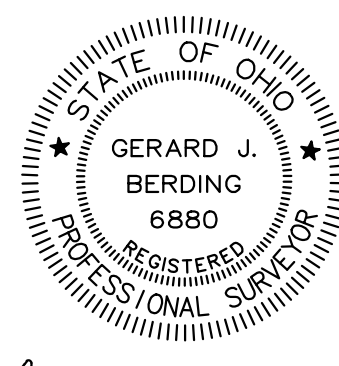
Approved by the Planning Commission of the City of Cincinnati on the ____ Day of _____, 20____

By: _____
Director of Department of City Planning and Engagement

Approved as to Form: _____
Assistant City Solicitor

The dedication of the right-of-way tract depicted hereon is accepted by Cincinnati City Council by Ordinance No. _____, passed by Cincinnati City Council on _____

Clerk of Cincinnati City Council



Gerard J. Berding
Gerard J. Berding, P.S. - 6880
berding@berdingsurveying.com

1-5-23
Date

Dedication and Acknowledgement

Property shown on this plat was conveyed to Port of Greater Cincinnati Development Authority by deed recorded in Official Record 13997, Page 999 of the Hamilton County Recorder's Office.

We, the undersigned, being the owners and lienholders of the lands herein depicted and described, do hereby adopt and confirm this plat of dedication and dedicate Pete Rose Way and Butler Street, as depicted hereon for public use for street purposes forever.

We the undersigned, do hereby adopt and confirm this plat of lands, we also guarantee the payment of all taxes and assessments that are a lien on said property on the date of acceptance.

OWNER/LESSOR:

PORT AUTHORITY OF GREATER CINCINNATI DEVELOPMENT AUTHORITY

By: _____
Laura N. Brunner, President and Chief Executive Officer

State of Ohio, S.S.
County of Hamilton

Before me a notary public in and for said county, personally appeared _____, who represent that they are duly authorized in the premises and acknowledge that they did sign the foregoing instrument and that the same is their voluntary act and deed in testimony whereof I have hereunto set my hand and official seal this ____ day of _____, 20____

Notary Public

My Commission Expires

LENDER:

BMO Harris Bank N.A., a national banking association, as administrative agent for itself and other co-lenders

By: _____

Printed: _____

Title: _____

State of _____ S.S.
County of _____

Before me a notary public in and for said county, personally appeared _____, who represent that they are duly authorized in the premises and acknowledge that they did sign the foregoing instrument and that the same is their voluntary act and deed in testimony whereof I have hereunto set my hand and official seal this ____ day of _____, 20____

Notary Public

My Commission Expires

DEVELOPER/LESSEE:

601 Pete Rose Way, LLC,
A Delaware limited liability company

By: Milhaus QOZ Business II, LLC, its Manager

By: MH Real Estate Holdings II, LLC, its Manager

By: Tadd M. Miller, Manager

State of _____ S.S.
County of _____

Before me a notary public in and for said county, personally appeared _____, who represent that they are duly authorized in the premises and acknowledge that they did sign the foregoing instrument and that the same is their voluntary act and deed in testimony whereof I have hereunto set my hand and official seal this ____ day of _____, 20____

Notary Public

My Commission Expires

OCCUPATION
As Shown On Plat

Notes

Dedication Plat

Survey Type

Milhaus
Artistry

Job Name

Section 12, Town 4,
Fractional Range 1
City of Cincinnati
Hamilton County, Ohio

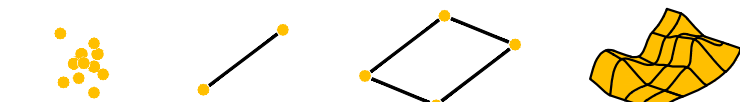
Site Location

AYR | GJB | 1" = 20'

Drawn By Checked By Drawing Scale

06/10/2022 | 15193.30

Issue Date Project Number



Berding Surveying

GPS Surveying • 3D Laser Scanning

741 Main Street | Milford, OH 45150 | www.berdingsurveying.com

513.831.6761 fax | 513.831.5505 tel

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1) 9-9-22 DAP: Revised per City comments.
2) 1-5-23 YTC: Revised Signature Block per Client.
Revisions

Monument Legend
Indicates Set Cross Notch
Indicates Set 5/8" x 30" Iron Pin and Cap

