

City of Cincinnati

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An Ordinance No. 354

- 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 Amberley Village, Hamilton County, Ohio in accordance with the plat entitled MISC123 – Fuhrman Road Fire Hydrant – E1074, as recorded in Plat Book 487, Page 40, Hamilton County, Ohio Recorder’s Office.

WHEREAS, Molly J. Properties, LLC, an Ohio limited liability company, and Amberley Village, an Ohio municipal corporation, have 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 Amberley Village, Hamilton County, Ohio, as more particularly depicted and described on the plat entitled MISC123 – Fuhrman Road Fire Hydrant – E1074, as recorded in Plat Book 487, Page 40, 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 Molly J. Properties, LLC, an Ohio limited liability company, and Amberley Village, an Ohio municipal corporation, 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 Amberley Village, Hamilton County, Ohio, as more particularly depicted and described on the plat entitled MISC123 – Fuhrman Road Fire Hydrant – E1074, as recorded in Plat Book 487, Page 40, 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:

Tract I

Situated in Section 26, Town 4, Entire Range 1, Village of Amberley, Sycamore Township, Miami Purchase, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at the point of intersection of the centerline of Ridge Road and the Village of Amberley - City of Reading Corporation Line, said point being also the northeast corner of the southwest quarter of Section 26;

Thence with said corporation line, being also the half section line of Section 26, north $88^{\circ}06'18''$ west a distance of 435.60 feet to a point;

Thence south $2^{\circ}28'18''$ west with the projection of the Grantor's east line, a distance of 30.00 feet to the Grantor's northeast corner and the real place of beginning for the description;

Thence along the following course:

Continuing with the Grantor's east line south $2^{\circ}28'18''$ west a distance of 0.64 feet to a point;

North $88^{\circ}08'40''$ west a distance of 293.41 feet to a point; North $88^{\circ}24'19''$ west a distance of 503.71 feet to a point;

North $89^{\circ}03'40''$ west a distance of 266.87 feet to a point;

South $81^{\circ}47'07''$ west a distance of 31.43 feet to a point;

On a curve to the left a distance of 75.59 feet to a point on the Grantor's west line, said curve having a radius of 180.00 feet and chord bearing south $78^{\circ}54'33''$ west and 75.03 feet in length;

With the Grantor's west line north $1^{\circ}53'42''$ east a distance of 30.31 feet to the Grantor's northwest corner;

With the Grantor's north line south $88^{\circ}06'18'$ east a distance of 1168.00 feet to the place of beginning.

Containing 4,562 square feet (0.1047 acres). Hamilton County Auditor's Parcel No. 526-0040-0061-00.

Tract II

Situated in Section 26, Town 4, Entire Range 1 of the Miami Purchase, Village of Amberley, Hamilton County, Ohio and being part of the property conveyed to Amberley Village, Ohio by deed recorded in Official Record Volume 7706, Page 2563 of the Hamilton County, Ohio records and further being more particularly described as follows:

Commencing at a point in the centerline of Ridge Road, being the intersection of the north-south half-section line and the east-west half-section line of Section 26;

Thence with said east-west half-section line North 88°06'18" West, a distance of 435.60 feet to a point;

Thence South 02°28'18" West, a distance of 30.64 feet to an Iron pin found at the grantor's northeasterly corner and the northeasterly corner of a parcel of land leased by DBS Ridge Road, LLC, of record in Official Record 13387, Page 834;

Thence with the grantor's northerly line and the northerly line of said lease area, North 88°08'40" West, a distance of 293.41 feet to an iron pin found;

Thence continuing with said northerly line, North 88°24'19" West, a distance of 284.70 feet to an iron pin with cap set at the northwesterly corner of said lease area and the Principal Point of Beginning for this description;

Thence through the grantor's property, along a new division line and with the westerly line of said lease area, South 01°35'55" West, a distance of 243.02 feet to an iron pin with cap set in the northerly line of a parcel of land conveyed to the State of Ohio for right-of-way purposes, of record in Official Record 8243, Page 1890;

Thence with said right-of-way parcel, South 75°30'36" West, a distance of 173.73 feet to an iron pin with cap set;

Thence continuing with said right-of-way parcel, South 76°29'13" West, a distance of 176.54 feet to an iron pin with cap set;

Thence through the grantor's property, along a new division line, North 0°56'20" East, a distance of 335.79 feet to an iron pin with cap set in the grantor's northerly line;

Thence with the grantor's northerly line, South 89°03'40" East, a distance of 122.22 feet to an iron pin with cap set;

Thence continuing with said northerly line, South 88°24'19" East, a distance of 219.01 feet to the point of beginning.

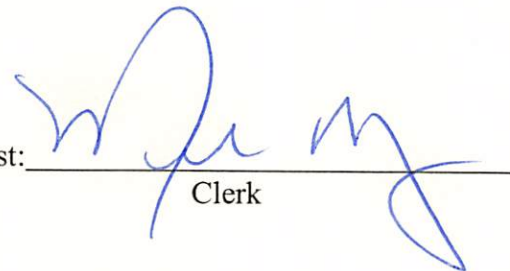
Containing 2.2658 acres, more or less, and being subject to all easements, restrictions, covenants and/or conditions of record.

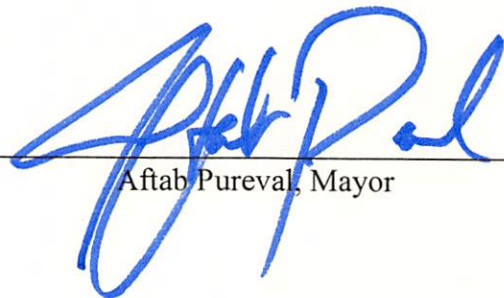
Section 2. That the City Solicitor shall cause an authenticated copy of this ordinance to be recorded in the Hamilton County, Ohio Recorder's Office.

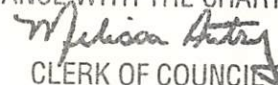
Section 3. That the proper City officers and officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance.

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

Attest: 
Clerk


Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 354.2023
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 11/7/2023

CLERK OF COUNCIL