

City of Cincinnati

DMZ
EESW

An Ordinance No. _____

- 2025

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 Coleraine Township, Hamilton County, Ohio in accordance with the plat entitled WSL #3677 – GCWW Easement Plat – E-1085, as recorded in Plat Book 496, Page 58 of the Hamilton County, Ohio Recorder’s Office.

WHEREAS, by virtue of a general warranty deed recorded at Hamilton County, Ohio Official Record Volume 14423, Page 2260, and a Fiduciary Deed at Hamilton County, Ohio Official Record Volume 14423, Page 2264, Redwood Cincinnati Pippin Road OH P1 LLC, an Ohio limited liability company (“Grantor”) is the owner of certain real property located in Colerain Township, Hamilton County, Ohio as described in the legal description attached to this ordinance as Attachment A (the “Property”); and

WHEREAS Grantor has granted a public utility easement in favor of 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 and across the Property, said plat being recorded at Hamilton County, Ohio Plat Book 496, Page 58 (“Easement Plat”); and

WHEREAS, 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 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 easement granted by Redwood Cincinnati Pippin Road OH P1 LLC, an Ohio limited liability company (“Grantor”) to the City of Cincinnati for the construction, installation, reconstruction, operation, maintenance, repair, replacement, modification, removal and use of water mains and related fixtures, equipment, and appurtenances through and across certain real property in Colerain Township, Hamilton County, Ohio, as more particularly depicted and described on the plat entitled WSL #3677 – GCWW Easement Plat – E-1085, as recorded in Plat Book 496, Page 58 of the Hamilton County, Ohio Recorder’s Office, and incorporated herein by reference, is hereby accepted

and confirmed. The real property encumbered by the easement is more particularly described on Attachment A attached to this ordinance.

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: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

ATTACHMENT A

ATTACHMENT A
Property Legal Description

Tract I

45.614 Acres, situated in Section 5, Town 2, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the Northeast corner of Lot #20 of Lake Gloria Subdivision, Section 2, Block "A" as recorded in Plat Book 83, Page 71-12, H.C.R.O.;

Thence North 21° 25' 05" West, 550.08 feet;

Thence North 03° 00' 00" East, 360.06 feet to an iron pin;

**Thence South 87° 23' 18" East, 1,727.06 feet to a point in the centerline of Pippin Road;
Thence along that said centerline of Pippin Road, South 04° 45' 00" West, 1,035.32 feet;**

Thence departing the said centerline of Pippin Road, North 85° 15' 00" West, 213.61 feet to a set iron pin; Thence South 44° 45' 00" West, 44.00 feet to a set iron pin;

**Thence South 03° 00' 00" West, 92.82 feet to a set iron pin; Thence North 87° 00' 00" West, 47.83 feet to a set iron pin; Thence South 53° 03' 00" West, 46.00 feet to an iron pin;
Thence North 85° 57' 00" West, 50.00 feet to an iron pin; Thence South 04° 02' 45" West, 375.86 feet;**

Thence North, 87° 00' 00" West, 399.20 feet to the East line of Ashley Acre Subdivision as recorded in Plat Book 265, Page 34 of the Plat Records of Hamilton County, Ohio;

Thence with the said East line of Ashley Acre Subdivision, North 03° 00' 00" East, 375.00 feet to the Northeast corner of Lot #5 of the said Ashley Acre Subdivision;

Thence along the North line of said Ashley Acre Subdivision, North 87° 00' 00" West, 474.60 feet to the Northwest corner of Lot #4 of the said Ashley Acre Subdivision;

Thence North 03° 00' 00" East, 50.00 feet;

Thence North 87° 00' 00" West, 211.44 feet to a point in the Easterly line of said Lake Gloria Subdivision, Section 2, Block "A" as recorded in Plat Book 83, Page 71-72 of the Plat Records of Hamilton County, Ohio;

Thence along the said Easterly line of Lake Gloria Subdivision, Section 2, Block "A", North 03° 00' 00" East, 260.74 feet to the point of beginning.

The above described parcel contains 1,986,936,439 Sq. Ft. (45.614 Acres) of land.

Tract II

Situated in Section 5, Town 2, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the Northeast corner of Lot 26 of Lake Gloria Subdivision, Section 2, Block A, as recorded in Plat Book 83, Page 71-72 in Plat Records of Hamilton County, Ohio;

Thence with the North line of said Lot 26, North 87° 00' 00" West, 225.00 feet to the centerline terminus of Zocalo Drive, at 225.00 feet; Thence departing the terminus of Zocalo Drive, North 03° 00' 00" East, 358.27 feet;

Thence South 87° 23' 18" East, 264.00 feet to a point; Thence South 03° 00' 00" West, 360.06 feet;

Thence South 21° 25' 05" East, 550.08 feet to the Northeast corner of Lot #20, Lake Gloria Subdivision as recorded in Plat Book 83, Page 71-72, Hamilton County Recorder's Office;

Thence with the North line of Lot #20, North 87° 00' 00" West, 116.33 feet to the Northwest corner of said Lot #20; Thence with the Easterly line of Lake Gloria Subdivision, Block A, Section 2, North 30° 00' 00" West, 275.53 feet; Thence North 3° 00' 00" East, 179.80 feet;

Thence South 87° 25' 00" East, 45.00 feet;

Thence North 23° 39' 00" West, 100.33 feet to the point of beginning.