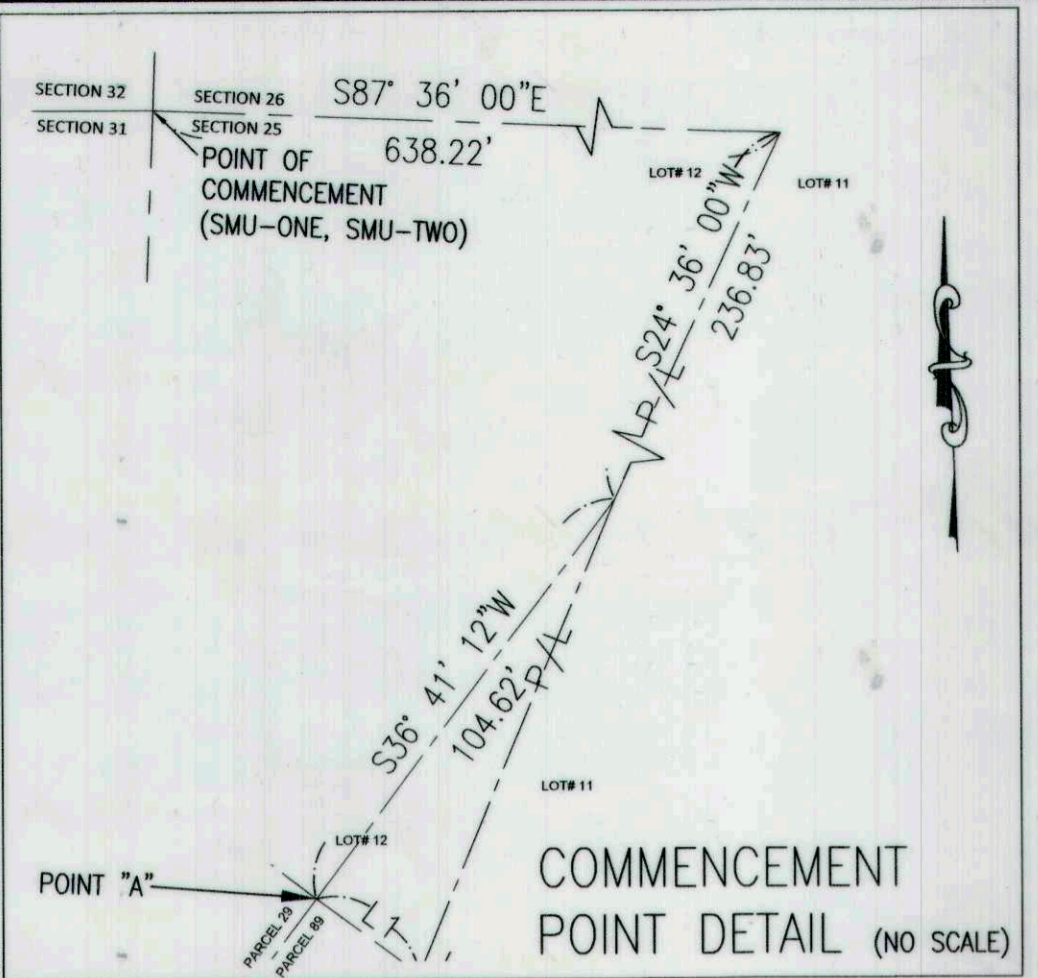


NO.	DATE	REVISION
11/07/2019	S. WAGNER	
11/07/2019	B. RUBERRY	

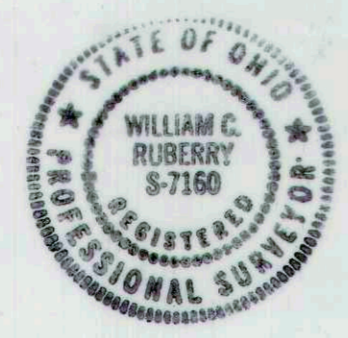
PROJECT NO. _____
 DATE _____
 DRAWN BY _____
 CHECKED BY _____

PERMANENT EASEMENT PLAT FOR STORMWATER SEWER
 ALONG BARBARA W. KELLAR PROPERTY
 BOOK 30, PAGE 2, PARCELS 84 AND 89
 SECTION 25, TOWNSHIP 4, FRACTIONAL RANGE 2, MIAMI PURCHASE
 CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

SHEET NO. **1 OF 1**



RESTRICTIONS ON PERMANENT SEWER EASEMENTS (STORM)
 NO IMPROVEMENTS OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SEWER EASEMENT SHALL BE PLACED UPON A PERMANENT SEWER EASEMENT, EXCEPTING SUCH ITEMS AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS, OR OTHER SUCH ITEMS, BEING NATURAL OR ARTIFICIAL. ANY OF THE AFORESAID SURFACES, PAVED AREAS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS WHICH MAY BE PLACED UPON SAID PERMANENT EASEMENT, SHALL BE PLACED AT THE OWNER'S EXPENSE AND RISK OF THE PROPERTY OWNER AND GRANTEE OR ASSIGNS OF THIS PERMANENT EASEMENT HENCEFORTH SHALL NOT BE RESPONSIBLE TO ANY PRESENT OWNERS OF THE PROPERTY NOR THEIR EXECUTORS, ADMINISTRATORS OR ASSIGNS FOR THE CONDITION, DAMAGE TO OR REPLACEMENT OF SUCH AFORESAID ITEMS, OR ANY OTHER ITEMS PLACED UPON THE EASEMENT, RESULTING FROM THE EXISTENCE OF OR USE OF THE SAID PERMANENT EASEMENT BY THE GRANTEE OR ASSIGNS. ANY STRUCTURE CONSTRUCTED ON GRANTOR'S PROPERTY ADJOINING SAID PERMANENT EASEMENT SHALL BE KEPT NOT LESS THAN 3 FEET OUTSIDE THE PERMANENT SEWER EASEMENT LINE NEAREST THE SITE OF THE PROPOSED STRUCTURE, AND DEVIATION FROM THE AFORESAID RESTRICTIONS SHALL BE PETITIONED BY WRITTEN REQUEST TO THE GRANTEE OR ASSIGNS. EACH SUCH REQUEST SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS WITH APPROVAL NOT BEING UNREASONABLY WITHHELD.



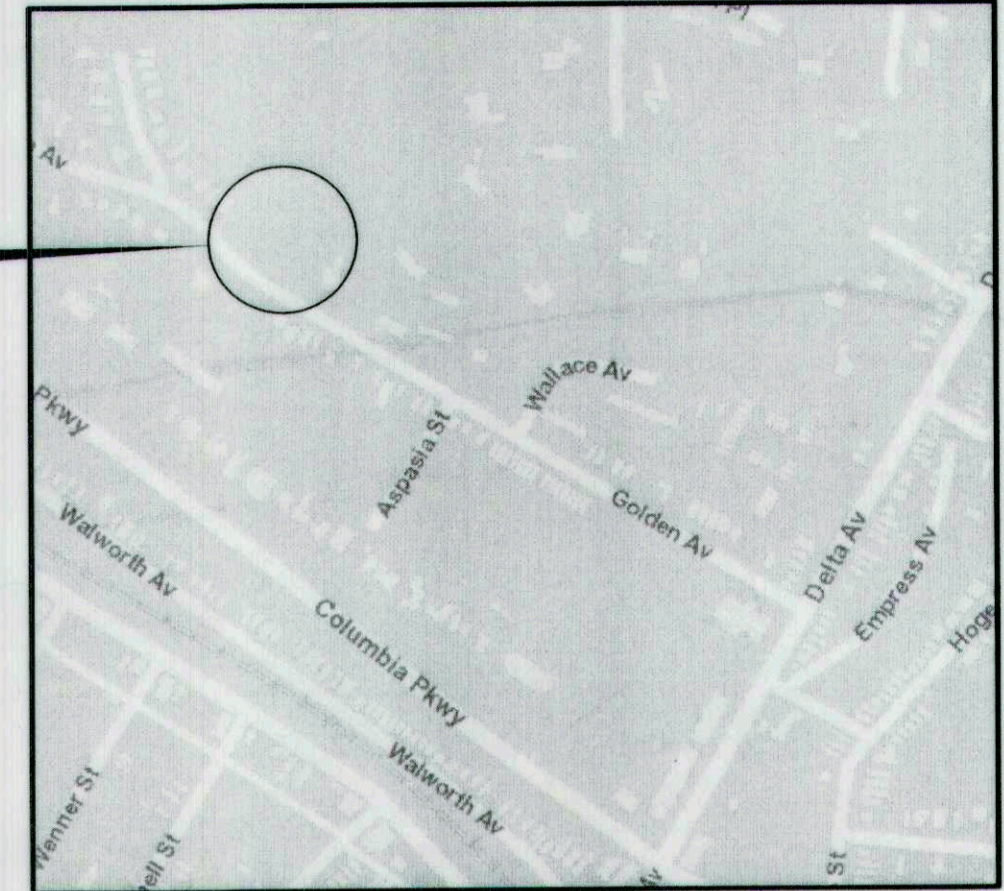
THIS PLAT IS A RESULT OF A SURVEY BY GREATER CINCINNATI WATER WORKS SUPERVISING SURVEYOR ON JULY 2017. ALL EXISTING MONUMENTS NOTED WERE IN GOOD CONDITION.

PREPARED BY:
GREATER CINCINNATI WATER WORKS
 ENGINEERING DIVISION / SURVEY SECTION
 4747 Spring Grove Avenue, Cincinnati, Ohio 45232
 Office Phone: 513-591-7877

William C. Ruberry
 WILLIAM C. RUBERRY, P.S. #7160 OHIO

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA ANGLE	TANGENT	
C1	50.54'	500.00'	005°47'28.9"	N44° 51' 27.3"W 50.518'	25.291'
C2	76.76'	475.00'	009°15'32.5"	S46° 35' 29.9"E 76.677'	38.464'
C3	38.33'	475.00'	004°37'25.8"	N53° 31' 59.1"W 38.323'	19.177'
C4	155.85'	475.00'	018°47'54.7"	S51° 21' 41.0"E 155.148'	78.629'
C5	16.87'	475.00'	002°02'07.5"	N61° 46' 42.1"W 16.873'	8.438'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53° 18' 48.0"E	26.68'
L2	S62° 24' 00.0"E	14.38'



PROJECT LOCATION

STORM SEWER EASEMENT SMU ONE FOR 3210 GOLDEN AVENUE
 BOOK 30 PAGE 2 PARCEL 84 & 94

SITUATED IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON, COLUMBIA TOWNSHIP, STATE OF OHIO, SECTION 25, TOWN 4, FRACTIONAL RANGE 2, MIAMI PURCHASE AND BEING PART OF LOTS 11 AND 12 OF JOHN TOTTEN'S SUBDIVISION RECORDED IN PLAT BOOK 5 PAGE 147 IN THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE, AND PART OF DEED BOOK 6633 PAGE 1102 RECORDED IN THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWN 4, FRACTIONAL RANGE 2, MIAMI PURCHASE THENCE ALONG THE NORTH SECTION LINE OF SECTION 25 SOUTH 87°36'00" EAST A DISTANCE OF 638.22 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE COMMON LOT LINE OF LOTS 11 AND 12; THENCE LEAVING SAID NORTH SECTION LINE WITH THE COMMON LOT LINE OF 11 AND 12 SOUTH 24°36'00" WEST A DISTANCE OF 236.83 FEET TO THE CORNER OF A TRIANGLE PARCEL; THENCE WITH THE EASTERLY LINE OF SAID PARCEL SOUTH 36°41'12" WEST A DISTANCE OF 104.62 FEET TO THE COMMON CORNER OF PARCELS 29 & 89 IN BOOK 30 PAGE 2; THENCE WITH THE NORTH LINE OF PARCEL 89, SOUTH 53°18'48" EAST A DISTANCE OF 26.68 FEET TO THE COMMON LINE OF LOTS 11 AND 12; THENCE LEAVING SAID COMMON LOT LINE SOUTH 62°24'00" EAST A DISTANCE OF 14.38 FEET TO A POINT; THENCE PARALLEL WITH THE EASTERLY LINE OF LOT 12 SOUTH 24°36'00" WEST A DISTANCE OF 120.02 FEET TO AN EXISTING PIN; THENCE NORTH 62°24'00" WEST A DISTANCE OF 14.38 FEET TO THE COMMON LINE OF LOTS 11 AND 12; THENCE WITH SAID COMMON LINE SOUTH 24°36'00" WEST A DISTANCE OF 6.92 FEET TO THE INTERSECTION OF THE COMMON LOT LINE AND THE NORTH RIGHT OF WAY LINE OF GOLDEN AVENUE; THENCE WITH THE NORTH RIGHT OF WAY OF GOLDEN AVENUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA OF 05°47'29", AN ARC LENGTH OF 50.54 FEET, AND A CHORD WHICH BEARS SOUTH 44°51'27" EAST HAVING A CHORD DISTANCE OF 50.52 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING WITH GOLDEN AVENUE NORTH RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, A DELTA OF 09°15'33", AN ARC LENGTH OF 76.76 FEET, AND A CHORD WHICH BEARS SOUTH 46°35'30" EAST HAVING A CHORD DISTANCE OF 76.68 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF GOLDEN AVENUE AND THE WEST LINE OF SMU ONE PERMANENT EASEMENT AND THE POINT OF BEGINNING FOR THIS PERMANENT STORM SEWER EASEMENT DESCRIPTION.

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE WITH THE NEW LINE OF SMU ONE PERMANENT EASEMENT THE FOLLOWING THREE COURSES: NORTH 22°04'28" WEST A DISTANCE OF 25.44 FEET TO A POINT; THENCE NORTH 67°55'32" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 22°04'28" EAST A DISTANCE OF 58.13 FEET TO INTERSECTION OF THE NEW SMU ONE PERMANENT EASEMENT LINE WITH THE NORTH RIGHT OF WAY LINE OF GOLDEN AVENUE AND A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A DELTA OF 04°37'26", AN ARC LENGTH OF 38.33 FEET, AND A CHORD WHICH BEARS NORTH 53°31'59" WEST HAVING A CHORD DISTANCE OF 38.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 845.643384 SQUARE FEET OR 0.0194 ACRE(S) OF LAND, MORE OR LESS, THIS DESCRIPTION WAS TAKEN FROM A SURVEY BY GREATER CINCINNATI WATER WORKS JULY OF 2017

STORM SEWER EASEMENT SMU TWO FOR 3210 GOLDEN AVENUE
 BOOK 30 PAGE 2 PARCEL 84 & 94

SITUATED IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON, COLUMBIA TOWNSHIP, STATE OF OHIO, SECTION 25, TOWN 4, FRACTIONAL RANGE 2, MIAMI PURCHASE AND BEING PART OF LOTS 11 AND 12 OF JOHN TOTTEN'S SUBDIVISION RECORDED IN PLAT BOOK 5 PAGE 147 IN THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE, AND PART OF DEED BOOK 6633 PAGE 1102 RECORDED IN THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWN 4, FRACTIONAL RANGE 2, MIAMI PURCHASE, THENCE ALONG THE NORTH SECTION LINE OF SECTION 25 SOUTH 87°36'00" EAST A DISTANCE OF 638.22 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE COMMON LOT LINE OF LOTS 11 AND 12; THENCE LEAVING SAID NORTH SECTION LINE WITH THE COMMON LOT LINE OF 11 AND 12 SOUTH 24°36'00" WEST A DISTANCE OF 236.83 FEET TO THE CORNER OF A TRIANGLE PARCEL; THENCE WITH THE EASTERLY LINE OF SAID PARCEL SOUTH 36°41'12" WEST A DISTANCE OF 104.62 FEET TO THE COMMON CORNER OF PARCELS 29 & 89 IN BOOK 30 PAGE 2; THENCE WITH THE NORTH LINE OF PARCEL 89, SOUTH 53°18'48" EAST A DISTANCE OF 26.68 FEET TO THE COMMON LINE OF LOTS 11 AND 12; THENCE LEAVING SAID COMMON LOT LINE SOUTH 62°24'00" EAST A DISTANCE OF 14.38 FEET TO A POINT; THENCE PARALLEL WITH THE EASTERLY LINE OF LOT 12 SOUTH 24°36'00" WEST A DISTANCE OF 14.38 FEET TO THE COMMON LINE OF LOTS 11 AND 12; THENCE WITH SAID COMMON LINE SOUTH 24°36'00" WEST A DISTANCE OF 6.92 FEET TO THE INTERSECTION OF THE COMMON LOT LINE AND THE NORTH RIGHT OF WAY LINE OF GOLDEN AVENUE; THENCE WITH THE NORTH RIGHT OF WAY OF GOLDEN AVENUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A DELTA OF 05°47'29", AN ARC LENGTH OF 50.54 FEET, AND A CHORD WHICH BEARS SOUTH 44°51'27" EAST HAVING A CHORD DISTANCE OF 50.52 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING WITH GOLDEN AVENUE'S NORTH RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, A DELTA OF 18°47'55", AN ARC LENGTH OF 155.85 FEET, AND A CHORD WHICH BEARS SOUTH 51°21'41" EAST HAVING A CHORD DISTANCE OF 155.15 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF GOLDEN AVENUE AND THE WEST LINE OF SMU TWO PERMANENT EASEMENT AND THE POINT OF BEGINNING FOR THIS PERMANENT STORM SEWER EASEMENT DESCRIPTION.

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE WITH THE NEW SMU TWO PERMANENT EASEMENT LINE THE FOLLOWING THREE COURSES: NORTH 35°40'20" EAST 48.19 FEET TO A POINT; THENCE SOUTH 54°19'40" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 35°40'20" WEST A DISTANCE OF 45.51 FEET TO THE INTERSECTION OF THE EAST PERMANENT EASEMENT LINE WITH THE NORTH RIGHT OF WAY LINE OF GOLDEN AVENUE; THENCE ALONG THE NORTH RIGHT OF WAY LINE NORTH 62°47'46" WEST A DISTANCE OF 3.31 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A DELTA OF 02°02'08", AN ARC LENGTH OF 16.87 FEET, AND A CHORD WHICH BEARS NORTH 61°46'42" WEST HAVING A CHORD DISTANCE OF 16.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 938.330407 SQUARE FEET OR 0.0215 ACRE(S) OF LAND, MORE OR LESS, THIS DESCRIPTION WAS TAKEN FROM A SURVEY BY GREATER CINCINNATI WATER WORKS JULY OF 2017

THE UNDERSIGNED ("OWNER"), FOR VALUABLE CONSIDERATION, DOES HEREBY CONVEY TO THE CITY OF CINCINNATI, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT EASEMENT IN AND UPON THE OWNER'S LAND WITHIN THE EASEMENT AREA AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC STORM SEWER, ALONG WITH REASONABLE ACCESS TO PERFORM SUCH CONSTRUCTION AND MAINTENANCE. OWNER FURTHER AGREES THAT THE EASEMENT AREA SHALL BE SUBJECT TO THE RESTRICTIONS DESCRIBED HEREON. THE PROVISIONS HEREOF SHALL RUN WITH THE LAND AND SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON OWNER AND THE CITY AND THEIR RESPECTIVE SUCCESSORS-IN-INTEREST WITH RESPECT TO THE EASEMENT AREA AND THE PROPERTY.

OWNER: *Barbara W. Kellar* SPOUSE: *Larry Kellar*
 BARBARA W. KELLAR LARRY KELLAR
 (P.E. SMU-ONE, SMU-TWO) (P.E. SMU-ONE, SMU-TWO)

WITNESS: _____)
 STATE OF OHIO)
)ss:
 COUNTY OF HAMILTON)

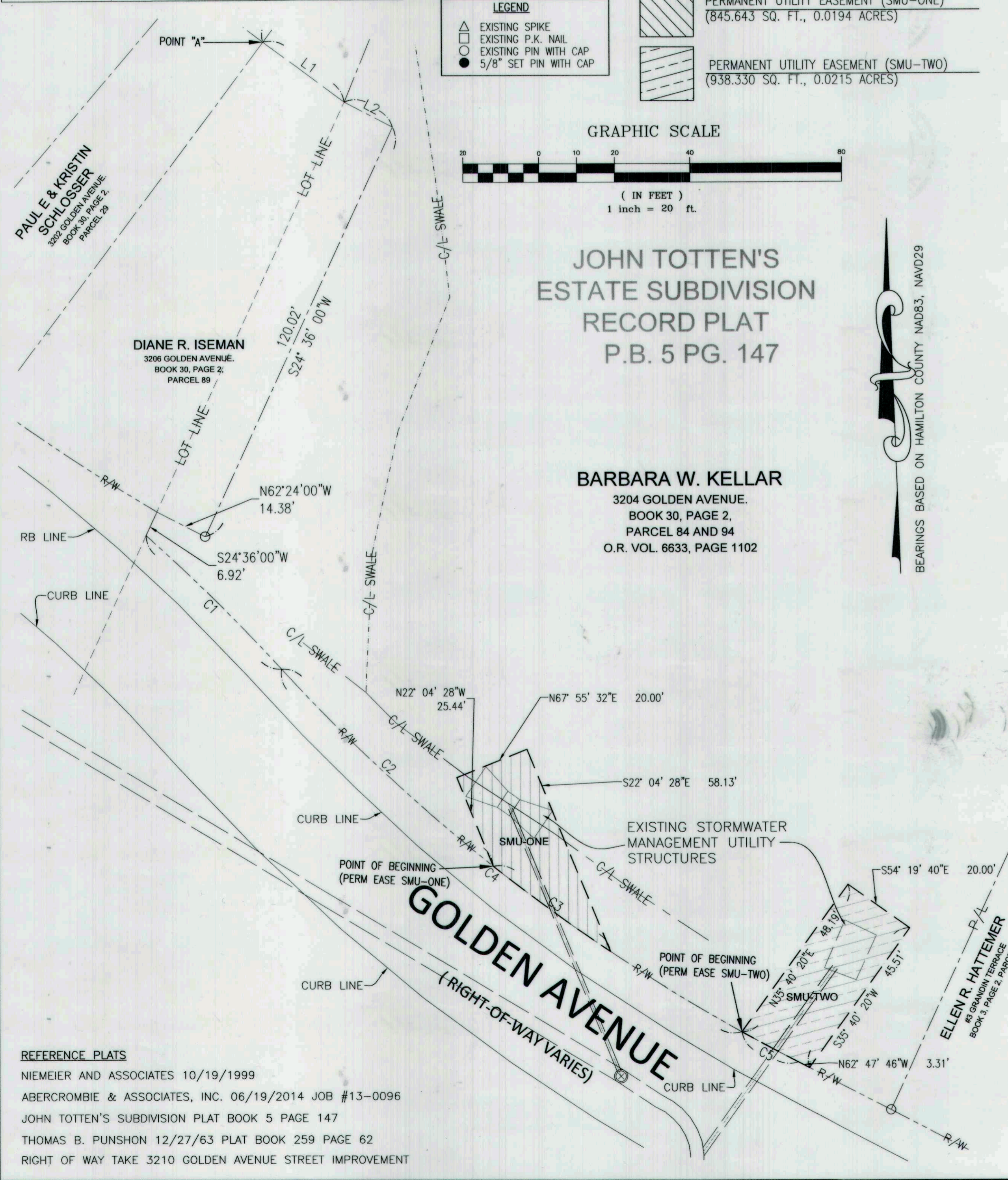
BE IT REMEMBERED THAT ON THIS 26th DAY OF October 2020 A.D. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEFORE ME *Barbara W. Kellar* of Cincinnati, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN FOR THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED, IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFTER MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Notary Public
 NOTARY PUBLIC
08-19-2024
 MY COMMISSION EXPIRES _____

APPROVED: *Eric Taylor* 11-02-20
 CITY STORMWATER MANAGEMENT ENGINEER DATE
 APPROVED AS TO FORM: _____ DATE
 ASSISTANT CITY SOLICITOR

ACCEPTANCE:
 NOT YET ACCEPTED BY COUNCIL OF THE CITY OF CINCINNATI; ORDINANCE TO BE SUBMITTED AND WILL BE RECORDED SEPARATELY BY SMU UPON COUNCIL'S ACCEPTANCE.
 ACCEPTED AS CERTIFIED BELOW:

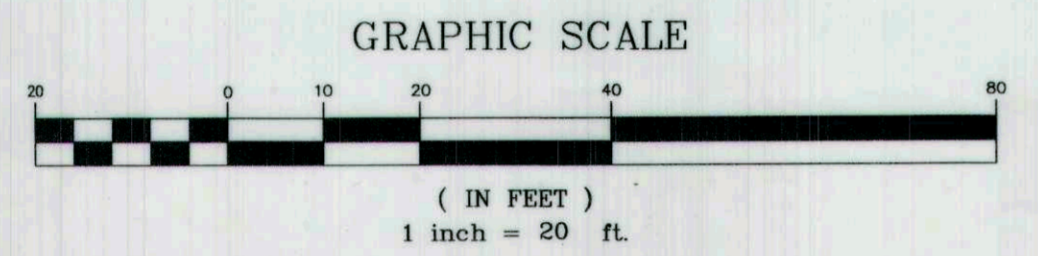
I HEREBY CERTIFY THAT THIS PLAT WAS ACCEPTED BY ORDINANCE NO. _____ PASSED BY COUNCIL OF THE CITY OF CINCINNATI, OHIO ON THE _____ DAY OF _____, 20____
 CLERK OF COUNCIL _____ DATE _____



LEGEND

	EXISTING SPIKE
	EXISTING P.K. NAIL
	EXISTING PIN WITH CAP
	5/8" SET PIN WITH CAP

	PERMANENT UTILITY EASEMENT (SMU-ONE) (845.643 SQ. FT., 0.0194 ACRES)
	PERMANENT UTILITY EASEMENT (SMU-TWO) (938.330 SQ. FT., 0.0215 ACRES)



JOHN TOTTEN'S
 ESTATE SUBDIVISION
 RECORD PLAT
 P.B. 5 PG. 147

BARBARA W. KELLAR
 3204 GOLDEN AVENUE.
 BOOK 30, PAGE 2,
 PARCEL 84 AND 94
 O.R. VOL. 6633, PAGE 1102

REFERENCE PLATS
 NIEMEIER AND ASSOCIATES 10/19/1999
 ABERCROMBIE & ASSOCIATES, INC. 06/19/2014 JOB #13-0096
 JOHN TOTTEN'S SUBDIVISION PLAT BOOK 5 PAGE 147
 THOMAS B. PUNSHON 12/27/63 PLAT BOOK 259 PAGE 62
 RIGHT OF WAY TAKE 3210 GOLDEN AVENUE STREET IMPROVEMENT

BEARINGS BASED ON HAMILTON COUNTY NAD83, NAVD29