

**City of Cincinnati**  
**An Ordinance No. \_\_\_\_\_**

JRS

EESW

- 2022

**ACCEPTING** a donation of real property located in the Millvale neighborhood (Hamilton County Auditor’s Parcel No. 192-0070-0052-00) from C.W. Wood Manufacturing, Inc., an Ohio corporation, in connection with the Mill Creek Road Improvement Project; and further **ACCEPTING** the grant of a permanent wall-maintenance easement on, over, and across a portion of real property located in the Millvale neighborhood (Hamilton County Auditor’s Parcel No. 192-0070-0014-00) from C.W. Wood Manufacturing, Inc., an Ohio corporation, in connection with the Mill Creek Road Improvement Project.

WHEREAS, the City, upon recommendation from the City’s Department of Transportation and Engineering (“DOTE”), wishes to accept the donation of a parcel of real property located in the Millvale neighborhood identified as Hamilton County Auditor’s Parcel No. 192-0070-0052-00; and

WHEREAS, the City, upon the recommendation from the City’s Department of Transportation and Engineering (“DOTE”), also wishes to accept a grant of a permanent wall-maintenance easement on, over, and across a portion of certain real property located in the Millvale neighborhood identified as Hamilton County Auditor’s Parcel No. 192-0070-0014-00; and

WHEREAS, Jeremiah R. Seebohm, a reputable attorney-at-law in Cincinnati, has certified that, according to the Hamilton County Auditor’s records: said parcels are in the name of C.W. Wood Manufacturing, Inc., an Ohio corporation, and are free and clear of all liens and other encumbrances except the lien for real estate taxes and assessments; and

WHEREAS, the City’s acceptance of the donation parcel and grant of easement is in furtherance of the Mill Creek Road Improvement Project and is consistent with the development of an efficient transportation system that supports neighborhood livability and the planning, design, and implementation of a safe and sustainable transportation system; now therefore;

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

Section 1. That the City hereby accepts the donation of a 0.1708-acre parcel of real property located in the Millvale neighborhood and identified as Hamilton County Auditor’s Parcel No. 192-0070-0052-00 from C.W. Wood Manufacturing, Inc., an Ohio corporation, which

real property is more particularly described on Attachment A attached hereto and incorporated herein by reference.

Section 2. That the City hereby accepts the grant of easement on, over, and across a 0.0256-acre portion of real property located in the Millvale neighborhood and identified as Hamilton County Auditor's Parcel No. 192-0070-0014-00 from C.W. Wood Manufacturing, Inc., an Ohio corporation, which easement is more particularly described on Attachment B attached hereto and incorporated herein by reference.

Section 3. That the City Manager is authorized to do all things necessary to carry out the terms of this ordinance, including without limitation executing all sale agreements, plats, deeds, closing documents, and all other agreements and instruments the City Manager deems necessary or appropriate to carry out the transactions described herein.

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

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

ATTACHMENT A

**C. W. Wood Manufacturing, Inc.**

**0.1708 Acres**

Situate in Section 27, Town 3, Fractional Range 2, City of Cincinnati, Millcreek Township, Hamilton County, Ohio and being located within a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Deed Book 3944, Page 673, all references herein being to the records located in the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Beginning in a 5/8" Iron Pin set in the existing intersection of the northerly right of way line of Fricke Road (33' R/W) and the easterly right of way line of Beekman Street (60' R/W), said Iron Pin being the TRUE POINT OF BEGINNING of the parcel herein described; thence the following 5 courses:

1. In said existing easterly right of way line of Beekman Street, North 04° 31' 34" East, 23.73 feet to an Iron Pin set; thence
2. Leaving said existing easterly right of way line of Beekman Street, North 84° 29' 52" East, 155.38 feet to an Iron Pin set; thence
3. North 83° 54' 18" East, 161.44 feet to an Iron Pin set in the westerly right of way line of Llewellyn Avenue (40' R/W); thence
4. In said westerly right of way line of Llewellyn Avenue, South 00° 54' 21" East, 24.36 feet to a point in said northerly right of way line of Fricke Road; thence
5. In said northerly right of way line of Fricke Road, South 84° 21' 44" West, 318.99 feet to the TRUE POINT OF BEGINNING of the parcel herein described.

Containing 7,441 square feet or 0.1708 acres.

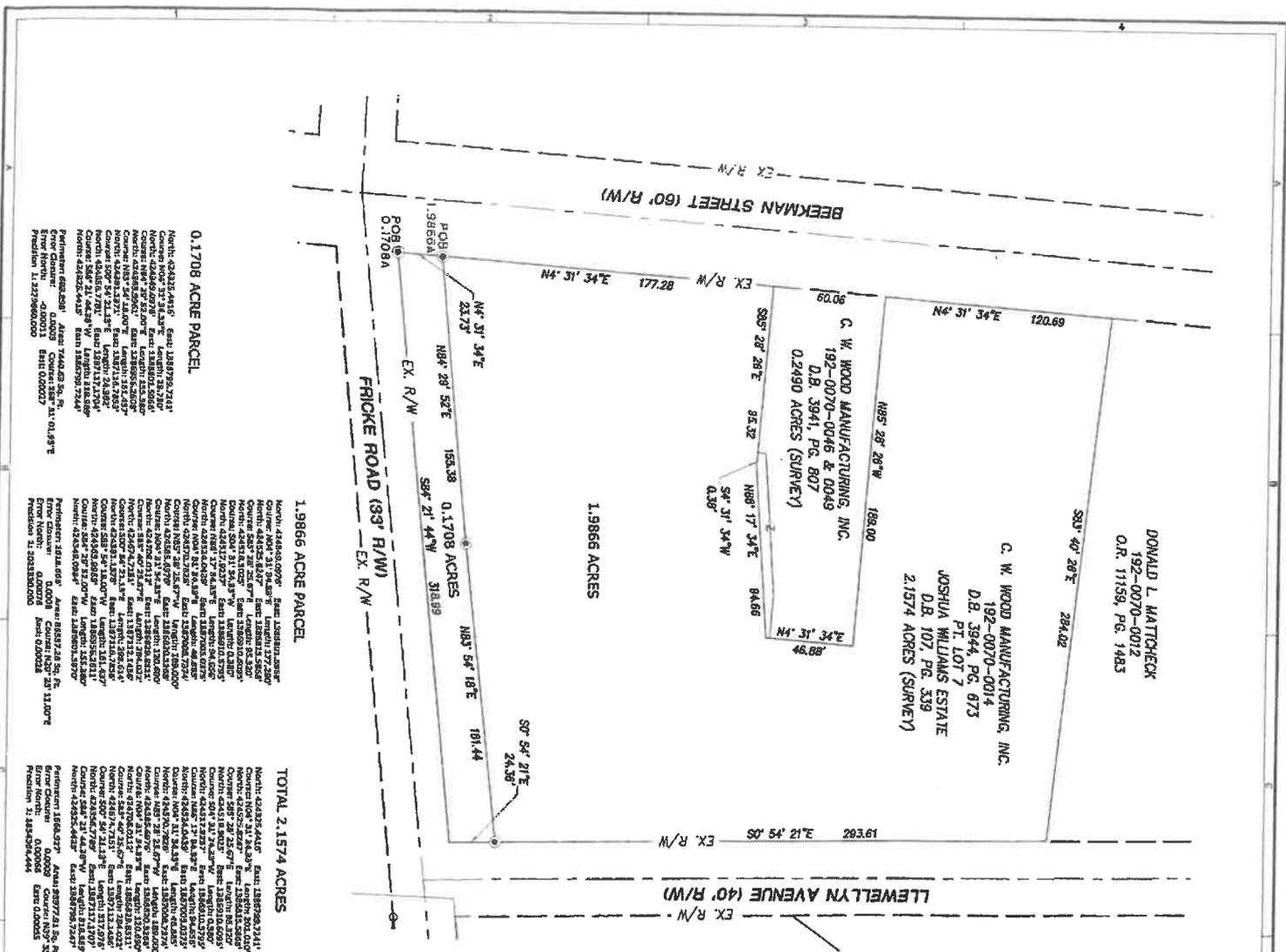
Bearing Base: Ohio State Plane Coordinate System, South Zone, Horizontal Datum NAD83 and determined by GPS Observations of Hamilton County Control Monuments.

Iron Pins set are 5/8" x 30" rebar with cap stamped "FINN S-7181 OH".

Description prepared by Patrick S. Finn, OH-7181. IBI Group, Cincinnati, Ohio.



10 15 14



DONALD L. MATTOCHECK  
192-0070-0012  
O.R. 11159, PG. 1483

C. W. WOOD MANUFACTURING, INC.  
192-0070-0014  
D.B. 3944, PG. 673  
PT. LOT 7  
JOSHUA WILLIAMS ESTATE  
D.B. 107, PG. 339  
2.1574 ACRES (SURVEY)

C. W. WOOD MANUFACTURING, INC.  
192-0070-0046 & 0049  
D.B. 3941, PG. 807  
0.2490 ACRES (SURVEY)

0.1708 ACRE PARCEL

1.9866 ACRES

1.9866 ACRE PARCEL

TOTAL 2.1574 ACRES

- LEGEND**
- 5/8" IRON PIN FOUND
  - R.R. SPIKE FOUND
  - ⊙ IRON PIPE FOUND
  - ⊙ 5/8"x30" IRON PIN SET CAPPED
  - \* PIN S-7181 OH\*
  - MAGNANIL SET

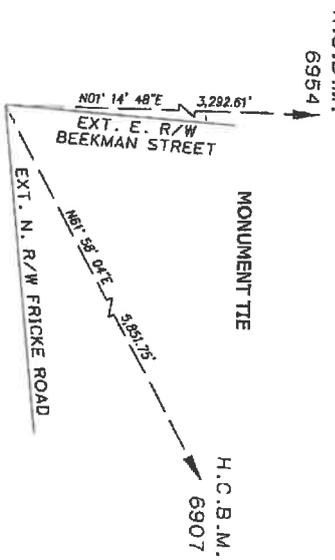


**SUBJECT PROPERTY**  
C.W. WOOD MANUFACTURING, INC.  
DEED BOOK 3944, PAGE 673  
AUDITORS AREA - 2.430 ACRES  
(PARCELS 14, 46 & 49 CONSOLIDATED)

**ACREAGE TABLE**

PARCEL (FUTURE R/W)	0.1708 ACRES
PARCEL RESIDUAL	1.9866 ACRES
<b>TOTAL</b>	<b>2.1574 ACRES</b>

**BEARING BASE**  
Ohio State Plane Coordinate System, South Zone,  
Horizontal Datum NAD83 and determined by GPS  
Observations of Hamilton County Control  
Monuments.



**SURVEYOR'S CERTIFICATION**

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEY UPON WHICH IT IS BASED AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF OHIO ACCORDANCE WITH OHIO REVISED CODE CHAPTER 307 OF THE OHIO ADMINISTRATIVE CODE, AND HAMILTON COUNTY CHIEF TRANSFER AND CONVEYANCE STANDARDS, AS IN EFFECT ON THIS DATE. I FURTHER CERTIFY THAT ALL MONUMENTS SHOWN ON THIS PLAT WILL BE SET AS SITE IS DEVELOPED AND THAT THEIR LOCATION, TYPE, AND SIZE ARE CORRECTLY SHOWN AND DESCRIBED.

*Patrick S. Finn*  
PATRICK S. FINN P.S. 7181  
DATE 10-15-14

**PLAT OF SURVEY**  
**LOT SPLIT**  
(FOR FUTURE R/W)

SECTION 27, TOWN 3 FRACTIONAL RANGE 2,  
MILLCREEK TOWNSHIP, CITY OF CINCINNATI,  
HAMILTON COUNTY, OHIO

GLOBAL INTELLIGENCE  
LOCAL KNOWLEDGE

**IBI GROUP**

23 Trangle Park Drive, Suite 200  
Cincinnati, OH 45240  
Phone: 513-942-3141 Fax: 243  
www.mhfi.com

**GRAPHIC SCALE**  
1 inch = 40 ft.

40  
20  
0  
20  
40

(IN FEET)

DESIGN	DATE	13-2-10
PSF	DATE	OCTOBER 2014
PSF	DATE	
PSF	DATE	

SHEET NO. 1 of 1

ATTACHMENT B

**Wall Maintenance Easement  
C. W. Wood Manufacturing, Inc.  
0.0256 Acres**

Situate in Section 27, Town 3, Fractional Range 2, City of Cincinnati, Millcreek Township, Hamilton County, Ohio and being located within a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Deed Book 3944, Page 673, all references herein being to the records located in the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Beginning in a point in the existing intersection of the northerly right of way line of Fricke Road (33' R/W) and the easterly right of way line of Beekman Street (60' R/W), said point being in the southwesterly corner of a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Official Record 12773, Page 805; thence  
In said existing easterly right of way line of Beekman Street, North 04° 31' 34" East, 23.73 feet to a point; thence

Leaving said existing easterly right of way line of Beekman Street and in the northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), North 84° 29' 52" East, 60.63 feet to a point being the TRUE POINT OF BEGINNING of the easement herein described; thence the following 6 courses:

1. Leaving said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), North 05°30' 08" West, 5.75 feet to a point; thence
2. North 84° 29' 52" East, 94.72 feet to a point; thence
3. North 83° 54' 18" East, 99.07 feet to a point; thence
4. South 06° 05' 42" East, 5.75 feet to a point in said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805); thence
5. In said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), South 83° 54' 18" West, 99.10 feet to a point; thence
6. Continuing in said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), South 84° 29' 52" West, 94.75 feet to the TRUE POINT OF BEGINNING of the easement herein described.

Containing 1,114 square feet or 0.0256 acres.

Bearing Base: Ohio State Plane Coordinate System, South Zone, Horizontal Datum NAD83 and determined by GPS Observations of Hamilton County Control Monuments.

Description prepared by Patrick S. Finn, OH-7181. IBI Group, Cincinnati, Ohio.

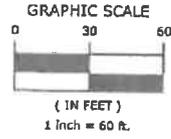




23 Triangle Park Drive, Suite 2300  
Cincinnati, OH 45246  
Contact: Nicholas Reed  
513-962-3143 ext. 240  
Fax: 513-881-2263  
www.ibigroup.com

GLOBAL INTELLIGENCE.  
LOCAL KNOWLEDGE.

**EASEMENT EXHIBIT**  
**RIGHT OF WAY & WALL MAINTENANCE**  
**EASEMENTS**  
PARCEL Nos. 192-0070-0014 & 0052  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO



BEARINGS SHOWN HEREON ARE BASED ON TIES TO THE HAMILTON COUNTY CONTROL MONUMENTS, OHIO STATE PLANE COORDINATES, SOUTH ZONE, HORIZONTAL DATUM NAD83.

