

City of Cincinnati
An Ordinance No. _____

CHM

- 2022

EESW

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 being part of Lot 6 of the Cast Fab Subdivision in Oakley in accordance with the plat entitled *Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315 – WW003815\MF16668 E-1083*, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder’s Office.

WHEREAS, Graphite Oakley, LLC, an Ohio limited liability company, has 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 the Oakley neighborhood, as more particularly depicted and described on the plat entitled *Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315 – WW003815\MF16668 E-1083*, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder’s Office; and

WHEREAS, the aforementioned plat has been examined and approved as to its technical features by the Greater Cincinnati Water Works Chief Engineer, who has 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 easement granted by Graphite Oakley, LLC, an Ohio limited liability company, 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 being part of Lot 6 of the Cast Fab Subdivision in Oakley, as more particularly depicted and described on the plat entitled *Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315 – WW003815\MF16668 E-1083*, as recorded in Plat Book 487, Page 32, 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 as follows:

Situated in Section 28, Town 4, Fractional Range 2, Miami Purchase, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being part of the same property conveyed to Local Oakley LLC by deed recorded in Official Record 13820, page 1995 and all of the same property conveyed to Local Oakley LLC by deed recorded in Official Record 14032, page 2815 in the office of the Hamilton County Recorder's Office in Cincinnati, Ohio and is more particularly described as follows: - Unless otherwise stated, any monument referred to herein as a set iron pin is a 5/8 inch diameter rebar, thirty inches in length with a plastic cap stamped "HARTIG PS 8765". All bearings referred to herein are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). COMMENCING, at the most northeasterly corner of Lot 1, Cast Fab Subdivision (Plat Book 473, page 49) in a common line with Milacron, LLC (Official Record 11259, page 1042) and being in the westerly right-of-way line of previously dedicated Disney Street (Plat Book 473, page 49), 30.00 feet as measured perpendicular to the centerline; THENCE, with the common line of Local Oakley LLC and Milacron, LLC N55°11'32"W 6.65 feet to an existing 5/8" iron pin (PS 8765) in the westerly right-of-way line of Disney Street, 36.63 feet as measured perpendicular to the centerline, being the POINT OF BEGINNING; THENCE, with said westerly right-of-way line and with a curve to the left having a radius of 538.13 feet, a delta angle of 33°19'29", an arc length of 312.99 feet and a chord bearing and distance of S22°25'39"W 308.60 feet to an existing MAG nail and washer (PS 8765); THENCE, S05°45'54"W 76.01 feet to an existing MAG nail and washer (PS 8765); THENCE, with a curve to the right having a radius of 18.00 feet, a delta angle of 90°09'43", an arc length of 28.33 feet and a chord bearing and distance of S50°50'46"W 25.49 feet to an existing MAG nail and washer (PS 8765) in the northerly right-of-way line of Local Oakley Drive, 30.00 feet as measured perpendicular to the centerline; THENCE, N84°04'23"W 44.34 feet to an existing 5/8" iron pin (PS 8765); THENCE, with a curve to the right having a radius of 270.00 feet, a delta angle of 15°46'16", an arc length of 74.32 feet and a chord bearing and distance of N76°11'15"W 74.08 feet to an existing 5/8" iron pin (PS 8765); THENCE, N68°18'08"W 778.70 feet to an existing 5/8" iron pin (PS 8765); THENCE, with a curve to the right having a radius of 18.00 feet, a delta angle of 53°07'48", an arc length of 16.69 feet and a chord bearing and distance of N41°44'14"W 16.10 feet to an existing iron pin (PS 8765); THENCE, with a reverse curve to the left having a radius of 62.00 feet, a delta angle of 14°33'33", an arc length of 15.75 feet and a chord bearing and distance of N22°27'06"W 15.71 feet to an existing 5/8" iron pin (PS 8765); THENCE, with a reverse curve to the right having a radius of 23.00 feet, a delta angle of 51°25'32", an arc length of 20.64 feet and a chord bearing and distance of N04°01'07"W 19.96 feet to an existing 5/8" iron pin (PS 8765); THENCE, N21°41'39"E 15.92 feet to an existing 5/8" iron pin (PS 8765) in

the common line of Local Oakley LLC and Milacron, LLC; THENCE, with the common line of Local Oakley LLC and Milacron, LLC S84°08'04"E 66.51 feet to an existing 5/8" iron pin (PS 8656); THENCE, N06°22'53"E 207.07 feet to an existing 5/8" iron pin (PS 8656); THENCE, N57°50'53"E 62.64 feet to an existing 5/8" iron pin (disturbed); THENCE, S83°37'07"E, passing an existing 5/8" iron pin at 56.15 feet, a total distance of 61.15 feet to a point; THENCE, S05°38'31"W 22.27 feet to an existing 5/8" iron pin (PS 8765); THENCE, S87°05'09"E 67.60 feet to an existing 5/8" iron pin (PS 8656); THENCE, S84°19'07"E 302.37 feet to an existing chainlink fence post; THENCE, S05°40'53"W 36.00 feet to an existing 5/8" iron pin (PS 8656); THENCE, S84°19'07"E 288.92 feet to a point, an existing 5/8" iron pin bears N37°18'32"W 0.58 feet; THENCE, S55°11'32"E 175.16 feet to the POINT OF BEGINNING CONTAINING 8.0511 ACRES and being subject to all right-of-ways and easements 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: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk