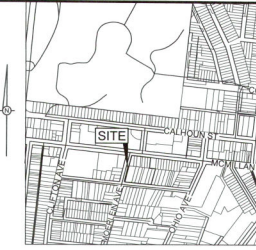


MOERLEIN AVENUE DEDICATION PLAT

SECTION 13, TOWN 3, FRACTIONAL RANGE 2, SYMMES' PURCHASE
MILLCREEK TOWNSHIP,
CITY OF CINCINNATI, HAMILTON CO., OHIO
0.005 ACRE



LOCATION MAP
NO SCALE

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, in Section 13, Town 3, Fractional Range 2, Symmes' Purchase, and being a 0.005 acre portion of Lot No. 23, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said portion of Lot 23 having been conveyed, as part of a tract of land, to Moerlein Properties, LLC, by deed of record in Official Record 14942, Page 1193, all records referenced to the Recorder's Office, Hamilton County, Ohio.

The undersigned, MOERLEIN PROPERTIES LLC, an Ohio limited liability company, owner of the land platted herein, being duly authorized in the premises, does hereby certify that this plat correctly represents its "MOERLEIN AVENUE DEDICATION PLAT", a dedication of a portion of Moerlein Avenue for public use for street purposes, and does hereby accept this plat of same and dedicates to the City of Cincinnati as such all or parts of the Road shown hereon and not heretofore dedicated. We also guarantee the payment of all taxes and assessments that are a lien on said property on the date of acceptance.

In Witness Whereof, MOERLEIN PROPERTIES LLC, an Ohio limited liability company, by *Richard H. Kirk, Manager*, has hereunto set his hands this 30th day of June, 2023.

MOERLEIN PROPERTIES LLC,
an Ohio limited liability company,
150 East Broad Street,
Columbus, Ohio 43215

By *Richard H. Kirk, Manager*

William B. Kirk, Authorized Signatory
William D. Kirk, Authorized Signatory

Before me, a Notary Public in and for said State, personally appeared *Richard H. Kirk, Manager* of MOERLEIN PROPERTIES LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed and the free and voluntary act and deed of MOERLEIN PROPERTIES LLC, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 30th day of June, 2023.



Notary Public, State of Ohio
County of Franklin

The undersigned Mortgagee pursuant to mortgage filed of record in O.R. 14947, Pg. 1077, Recorder's Office, Hamilton County, Ohio, does hereby consent to and accept this plat.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 7th day of July, 2023.

WESBANCO BANK, INC.
a West Virginia banking corporation

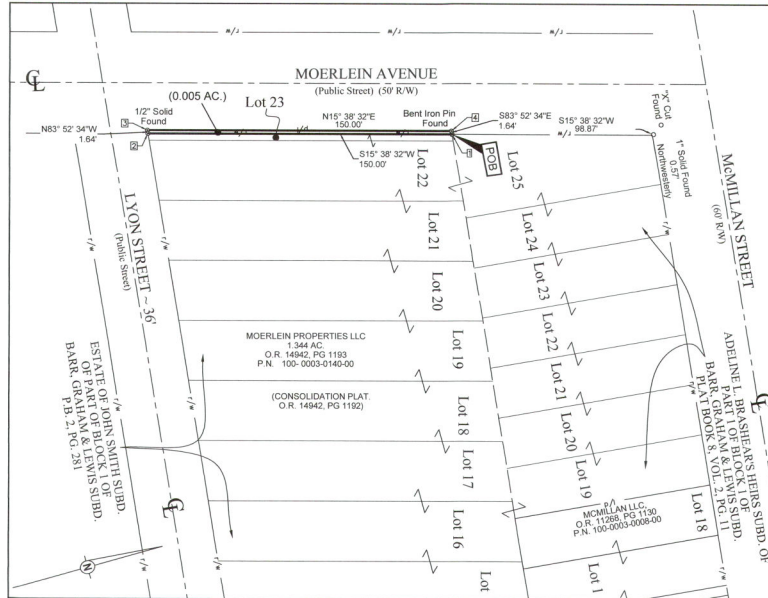
By *D. R. D. evp*

NOTES:

1. Source Documents are as noted.
2. Occupation, in general fits survey.
3. Monumentation used as shown and in general good condition unless otherwise noted.

R.O.W. Dedication 0.005 Acre for Moerlein Avenue
Total 0.005 Acre for R/W Dedication

Total Site Area 0.005 Acres



Surveyed and Platted By
V3 COMPANIES, LTD.
Consulting Engineers & Surveyors
550 Polaris Parkway, Suite 250
Westerville, Ohio 43082

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. 5/8" Iron Pins 30" long, set with yellow plastic caps stamped "V3CO.COM", unless otherwise shown, and are indicated by the following symbol: .

BASIS OF BEARINGS: Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

By *Kevin L. Baxter* 6/30/23
Kevin L. Baxter - Ohio Professional Surveyor No. 7697 Date:



PLANNING COMMISSION APPROVAL:

The dedication of the portion of Moerlein Avenue, as depicted hereon, was approved by the Cincinnati City Planning Commission on _____, 2023.

Approved this ___ day of _____, 2023

Katherine Keough-Jurs
Director, Department of City Planning & Engagement

Approved this ___ day of _____, 2023

Sewer Chief Engineer
Metropolitan Sewer District of Greater Cincinnati

Approved this ___ day of _____, 2023

City of Cincinnati, Stormwater Utility Management Eng

Approved this ___ day of _____, 2023

City Engineer
Department of Transportation Engineering

Approved this ___ day of _____, 2023

Assistant City Solicitor

The dedication of the portion of Moerlein Avenue, as depicted hereon, is accepted by Cincinnati City Council by Ordinance No. _____ passed by the Cincinnati City Council on _____, 2023.

City of Cincinnati Clerk of Council

The Owners of all Properties shown hereon shall be subject to all applicable sewer charges, assessments, tap-in charges, or fees which have been or may be established by the Board of County Commissioners, Hamilton County, Ohio.

No part of any driveway approach within the Roadway right-of-way shall be installed closer than five (5) feet to any inlet, utility pole, street light pole, traffic control device, guy wire or fire hydrant.

Point Table

Point #	Northing	Easting	Description
1	416985.88	1396324.27	Bent Iron Pin Found
2	416841.41	1396283.83	Bent Iron Pin Found
3	416841.59	1396282.20	1/2" Solid Found
4	416986.03	1396322.64	5/8" Iron Pin Set

MOERLEIN AVENUE
DEDICATION PLAT