PARCEL: 0.054 ACRES

SEGMENT #1 : LINE COURSE: N06° 09' 35"E LENGTH: 95.22' NORTH: 419522.8034' EAST: 1399583.7166'

SEGMENT#2 : LINE COURSE: S84° 13' 55"E LENGTH: 3.00' NORTH: 419522.5019' EAST: 1399586.7014'

SEGMENT#3 : LINE COURSE: S06° 09' 35"W LENGTH: 86.93' NORTH: 419436.0738' EAST: 1399577.3738'

SEGMENT #4 : CURVE LENGTH: 15.78' RADIUS: 10.00' DELTA: 090° 23′ 30" TANGENT: 10.07′ CHORD: 14.19' COURSE: S39° 02' 10"E COURSE IN: S83° 50' 25"E COURSE OUT: S05° 46' 05"W RP NORTH: 419435.0008' EAST: 1399587.3160' END NORTH: 419425.0517' EAST: 1399586.3108'

SEGMENT #5 : LINE COURSE: S84° 13' 55"E LENGTH: 526.61' NORTH: 419372.1266' EAST: 1400110.2545'

SEGMENT #6 : CURVE LENGTH: 15.63' RADIUS: 10.00' DELTA: 089° 32' 30" TANGENT: 9.92' CHORD: 14.09' COURSE: N50° 59' 50"E COURSE IN: N05° 46' 05"E COURSE OUT: S83° 46' 25"E RP NORTH: 419382.0759' EAST: 1400111.2595' END NORTH: 419380.9942' EAST: 1400121.2041'

SEGMENT #7 : LINE COURSE: N06° 13' 35"E LENGTH: 87.08' NORTH: 419467.5605' EAST: 1400130.6485'

SEGMENT#8 : LINE COURSE: S84° 13' 55"E LENGTH: 4.00' NORTH: 419467.1585' EAST: 1400134.6283'

SEGMENT #9 : LINE COURSE: S06° 13' 35"W LENGTH: 90.08' NORTH: 419377.6099' EAST: 1400124.8584'

SEGMENT #10 : CURVE LENGTH: 15.63' RADIUS: 10.00' DELTA: 089° 32′ 30" TANGENT: 9.92′ CHORD: 14.09' COURSE: S50° 59' 50"W COURSE IN: N83° 46' 25"W COURSE OUT: S05° 46' 05"W RP NORTH: 419378.6945' EAST: 1400114.9174' END NORTH: 419368.7423' EAST: 1400113.9089'

SEGMENT #11 : LINE COURSE: N84° 13' 55"W LENGTH: 538.89' NORTH: 419422.9016' EAST: 1399577.7473'

SEGMENT #12 : CURVE LENGTH: 7.49' RADIUS: 4.75' DELTA: 090° 23' 30" TANGENT: 4.78' CHORD: 6.74' COURSE: N39° 02' 10"W COURSE IN: N05° 46' 05"E COURSE OUT: N83° 50' 25"W RP NORTH: 419427.6275' EAST: 1399578.2247' END NORTH: 419428.1369' EAST: 1399573.5024'

*─ S84°13'55"E 3.00'* 

L=15.78'

L=7.49' *-- Δ=90°23'30"* 

*--- Δ=90°23'30"* 

BEARING=N39°02'10"W CHORD=6.74'

BEARING=S39°02'10"E CHORD=14.19'

106-0001-L109 UC HEALTH O.R. 11707 PG 1894 PARCEL 12

MARTIN LUTHER KING JR. DRIVE

PERIMETER: 1486.35' AREA: 0.054 ACRES

PRECISION 1: 315089.36

OWNER: THE UNIVERSITY OF CINCINNATI MEDICAL CENTER, LLC 3200 BURNET AVENUE CINCINNATI, OHIO 45229

ENGINEER: THE KLEINGERS GROUP 6219 CENTRE PARK DRIVE WEST CHESTER, OHIO 45069

### SERVICE CHARGES, ASSESSMENTS AND FEES

THE OWNERS OF ALL PROPERTIES SHOWN ON THIS RECORD PLAT 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

NO PART OF ANY DRIVEWAY APPROACH WITHIN THE STREET RIGHT-OF-WAY SHALL BE INSTALLED CLOSER THAN FIVE (5) FEET TO ANY INLET, UTILITY POLE, GUY WIRE ANCHOR, OR FIRE HYDRANT.

> 106-0001-0085 UNIVERSITY OF CINCINNATI MEDICAL CENTER, LLC

O.R. 13903 PG. 1043 55,342 S.F (DEED) P.B. \_\_\_\_\_ PG.\_\_\_\_ (CONSOLIDATION) 1.270 ACRES

1.216 ACRES REMAINDER

0.054 ACRES

## PLANNING COMMISSION APPROVAL:

PLAT APPROVED BY THE CITY OF CINCINNATI PLANNING COMMISSION ON THE \_\_\_\_\_ DAY

KATHERINE KEOUGH-JURS DIRECTOR, DEPARTMENT OF CITY PLANNING

### CITY OF CINCINNATI

PLAT APPROVED BY THE CITY OF CINCINNATI DEPARTMENT OF TRANSPORTATION AND ENGINEERING ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2020.

CITY OF CINCINNATI, CITY ENGINEER

## ACCEPTANCE BY CITY OF CINCINNATI COUNCIL

THE DEDICATION OF THE RIGHT OF WAY TRACT DEPICTED IS ACCEPTED BY THE COUNCIL OF THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO BY ORDINANCE NO.:\_\_\_ DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_ A.D.

PATRICK A. DUHANEY, CITY MANAGER

APPROVED AS TO FORM:

ASSISTANT CITY SOLICITOR

106-0001-0001 UC HEALTH O.R. 11707 PG 1894 PARCEL 11 14.734 ACRES (DEED) S84°13′55″E 4.00′ ─

BEARING=S50°59'50"W CHORD=14.09'

L=15.63' Δ=89°32'30" -

BEARING=N50°59'50"E

- O IRON PIN (FOUND) (SIZE AS NOTED)
- ★ CROSS NOTCH (FOUND)

\_\_\_\_\_ × \_\_\_\_ *FENCE LINE* 

### NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING. (NAD 83)

I HEREBY CERTIFY THAT THIS PLAT IS THE CORRECT RETURN OF FIELD SURVEY MADE UNDER MY DIRECTION, FOR SAID DEDICATION. THE MEASUREMENTS ARE CERTIFIED CORRECT AND THE MONUMENTS WILL BE SET AS INDICATED. CURVE DISTANCE ARE MEASURE ALONG THE ARC.

OWNER'S CONSENT AND DEDICATION

SHOWN ON THIS PLAT OF DEDICATION, DO HEREBY ADOPT AND CONFIRM

THIS PLAT AND THE DEDICATION TO THE CITY OF CINCINNATI FOR PUBLIC

WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OF THE UNIVERSITY OF CINCINNATI MEDICAL CENTER,

THAT ARE A LIEN ON SAID PROPERTY ON THE DATE OF ACCEPTANCE.

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE TRACT OF LAND

USE OF 0.054 ACRES RIGHT OF WAY ALONG MARTIN LUTHER KING JR.

DRIVE, BURNET AVENUE AND HARVEY AVENUE.

THE UNIVERSITY OF CINCINNATI MEDICAL CENTER, LLC

RECORD OWNER:

STATE OF OHIO

COUNTY OF HAMILTON )

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, 2020, BY \_\_\_

MATTHEW D. HABEDANK OHIO PROFESSIONAL SURVEYOR NO. 8611



CIVIL ENGINEERING | www.kleingers.com SURVEYING LANDSCAPE **ARCHITECTURE** 513.779.7851

6219 Centre Park Dr. West Chester, OH 45069

MATTHEW [

NO. DATE DESCRIPTION 5-9-2019 DEDICATION PLAT - JDB 4-16-2019 CITY COMMENTS - MDH

## **DEDICATION PLAT 0.054 ACRES**

SECTION 8, TOWN 3, F.R. 2, BTM CITY OF CINCINNATI HAMILTON COUNTY, OHIO

PROJECT NO: 180283VRP00 5-9-2019

1" = 30'

SHEET NAME:

400 MLK BLVD (BMF LOT)

**OF** 1

# **DEED STATEMENT**

SITUATED IN SECTION 8, TOWN 3, FRACTIONAL RANGE 2, MIAMI PURCHASE, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING PART OF A 1.270 ACRE TRACT OF LAND CONVEYED TO UNIVERSITY OF CINCINNATI MEDICAL CENTER, LLC IN O.R. \_\_\_\_\_ PG. \_\_\_\_ AND AS SHOWN ON P.B. \_\_\_\_\_ PG. \_\_\_\_ OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

### LEGEND

- 5/8" IRON PIN SET ( KLEINGERS)
- PIPE (FOUND) (SIZE AS NOTED)