
[SPACE ABOVE FOR RECORDER'S USE]

QUITCLAIM DEED

The **CITY OF CINCINNATI**, an Ohio municipal corporation (the "**City**"), in consideration of the sum of \$800, to be paid by the State of Ohio, Department of Transportation ("**ODOT**"), hereby grants and conveys to the **STATE OF OHIO** and its successors and assigns for the use and benefit of ODOT ("**Grantee**"), all right, title, and interest in fee simple in and to real property more particularly described on Exhibit A (Legal Description) hereto and depicted on Exhibit B (Site Plan) hereto (the "**Property**").

ODOT Project Parcel(s): (i) 8-WL & (ii) 19-WL

ODOT Project: HAM 75-11.09

Being part of Hamilton County Current Tax Parcel Nos.: (i) 245-0001-0176-90 & (ii) none (unimproved municipal right-of-way)

Prior Instrument Reference: (i) Deed Book 3543, Page 119, Hamilton County Recorder's Office & (ii) none (unimproved municipal right-of-way)

The property conveyed herein to Grantee is being acquired for one of the statutory purposes pursuant to which the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Section 5501.31 of the Revised Code.

Creation of Utility Easements. Any public utility affected by the City's conveyance of project parcel 19-WL shall have a permanent easement in such portion of project parcel 19-WL for the purpose of operating, maintaining, repairing, reconstructing, and removing any existing utility facilities and for purposes of access to said facilities. Any damage done to said utility facilities shall be repaired at Grantee's expense. The relocation of any utilities in such portion of project parcel 19-WL shall be at Grantee's expense and to the satisfaction of the affected public utility, upon Grantee's request, the affected public utility shall execute and deliver to Grantee a recordable release, for recording in the Hamilton County Recorder's Office, at Grantee's cost.

Grantor has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor provides timely notice of a desire to repurchase; provided however, that such right of repurchase is subject to the authority of the Director of ODOT to convey unneeded property pursuant to Section 5501.34(F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. This right of repurchase shall be extinguished if any of the following occur: (A) Grantor declines to repurchase the property; (B) Grantor fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or

transfers the property to any other person or agency; or (D) five years have passed since the property was appropriated.

This conveyance was authorized by Ordinance No. ____-____, passed by Cincinnati City Council on _____, 2020

Executed on _____, 2020.

CITY OF CINCINNATI

By: _____
Paula Boggs Muething, Interim City Manager

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Paula Boggs Muething, Interim City Manager of the **CITY OF CINCINNATI**, an Ohio municipal corporation, on behalf of the municipal corporation. The notarial act certified hereby is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act certified hereby.

Notary Public
My commission expires: _____

Recommended by:

John S. Brazina, Director
Department of Transportation and Engineering

Approved as to Form:

Assistant City Solicitor

This instrument prepared by:

City of Cincinnati Law Department
801 Plum Street, Suite 214
Cincinnati, OH 45202

Exhibit A
to Quitclaim Deed

Project: HAM 75-11.09
Project Parcel: 8WL

Ver. Date 05/23/18

PID 88129

**PARCEL 8-WL
HAM-75-11.09
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in Section 2, Town 3, Entire Range 1, Miami Purchase, the City of Cincinnati, Hamilton County, Ohio, being part of parcel 245-0001-0176-90 containing 0.0075 acres, belonging to the City of Cincinnati, all references being to the Office of the Recorder of Hamilton County, Ohio and more particularly described as follows:

Being a parcel of land lying on the LEFT side of the centerline of existing right of way of Interstate 75 southbound, being referenced to said centerline, unless otherwise noted, as shown on ODOT right-of-way plan HAM-75-11.09.

Beginning **FOR REFERENCE** in the northwest corner of Lot 79 in T.J. Oxley's Addition, said point being referenced by an iron pin found North 71°00'14" East, a distance of 0.94 feet, said pin also being 215.56 feet LEFT of station 141+38.58; thence

In the existing northerly line of Lot 79 and the existing southerly line of Lot 78, South 78°55'02" East, a distance of 124.20 feet to a point in the existing westerly right of way line of Muscogee Street, said point being 90.54 feet LEFT of station 141+38.79; thence

Leaving the existing northerly line of Lot 79 and the existing southerly line of Lot 78 and continuing in the existing westerly right of way line of Muscogee Street, South 10°59'58" West, a distance of 182.70 feet to a point in the existing northerly line of a tract of land conveyed to Imogene Shelton in Official Record 8520, Page 2117 and the existing southerly line of Lot 84, said point being 90.65 feet LEFT of station 139+56.09, said point also being in the existing southerly right of way line of Muscogee Street; thence

Leaving the existing westerly right of way line of Muscogee Street and continuing in the existing southerly line of Lot 84 and the existing southerly right of way line of Muscogee Street, South 78°55'02" East, a distance of 26.26 feet to a point in the existing westerly right of way line of Interstate 75, said point being 64.39 feet LEFT of station 139+56.04; thence

Leaving the existing southerly right of way line of Muscogee Street and continuing in the existing westerly right of way line of Interstate 75, South 10°59'58" West, a distance of 12.50 feet to a point in the existing westerly right of way line of Interstate 75, said point being 64.40 feet LEFT of station 139+43.54, said point also being in the existing easterly line of said grantor's tract, said point also being the **TRUE PLACE OF BEGINNING**; thence:

1. Leaving the existing westerly right of way line of Interstate 75 and the existing easterly line of said grantor's tract and continuing in the existing southerly line of said grantor's tract, **North 78°55'02" West**, a distance of **26.28 feet** to an Iron Pin Set in the existing westerly line of said grantor's tract, said pin being **90.68 feet LEFT** of station **139+43.59**; thence
2. Leaving the existing southerly line of said grantor's tract and continuing in the existing westerly line of said grantor's tract, **North 11°04'58" East**, a distance of **12.50 feet** to a point in the existing southerly right of way line of Muscogee Street and the existing northerly line of said grantor's tract, said point being **90.65 feet LEFT** of station **139+56.09**; thence
3. Leaving the existing westerly line of said grantor's tract and continuing in the existing southerly right of way line of Muscogee Street and the existing northerly line of said grantor's tract, **South 78°55'02" East**, a distance of **26.26 feet** to a point in the existing westerly right of way line of Interstate 75, said point being **64.39 feet LEFT** of station **139+56.04**; thence
4. Leaving the existing southerly right of way line of Muscogee Street and the existing northerly line of said grantor's tract and continuing in the existing westerly right of way line of Interstate 75 and the existing easterly line of said grantor's tract, **South 10°59'58" West**, a distance of **12.50 feet** to the **TRUE PLACE OF BEGINNING**, containing **0.0075 acres** of land, 0.0000 acres of which lies within the present right of way of Interstate 75.

Bearings herein are based on GPS observations computed to State Plane Coordinates (NAD83CORs96 EPOCH2002.0).

"Iron Pins Set" are 30" long, 3/4" diameter re-bar with 20" diameter aluminum cap inscribed "O.D.O.T., M-E Companies, PS 7853, RIGHT OF WAY".

This description was prepared by M•E Companies, Inc., Transportation Group, based on information obtained from actual field survey performed from 2007 through 2011.



By Scott R. Lindgren
Registered Surveyor No. 7853

5-25-18
Date

Exhibit A (Cont.)
to Quitclaim Deed

Project: HAM 75-11.09
Project Parcel: 19WL

Ver. Date 05/22/18

PID 88129

**PARCEL 19-WL
HAM-75-11.09
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in Section 2, Town 3, Entire Range 1, Miami Purchase, the City of Cincinnati, Hamilton County, Ohio, being part of a parcel with an unknown identifier and unknown acreage, said parcel belonging to the City of Cincinnati, all references being to the Office of the Recorder of Hamilton County, Ohio and more particularly described as follows:

Being a parcel of land lying on the LEFT side of the centerline of existing right of way of Interstate 75 southbound, being referenced to said centerline, unless otherwise noted, as shown on ODOT right-of-way plan HAM-75-11.09.

Beginning **FOR REFERENCE** in the northwest corner of Lot 79 in T.J. Oxley's Addition, said point being referenced by an iron pin found North 71°00'14" East, a distance of 0.94 feet, said pin also being 215.56 feet LEFT of station 141+38.58; thence

In the existing northerly line of Lot 79 and the existing southerly line of Lot 78, South 78°55'02" East, a distance of 124.20 feet to a point in the existing westerly right of way line of Muscogee Street, said point being 90.54 feet LEFT of station 141+38.79; thence

Leaving the existing northerly line of Lot 79 and the existing southerly line of Lot 78 and continuing in the existing westerly right of way line of Muscogee Street, South 10°59'58" West, a distance of 182.70 feet to a point in the existing northerly line of a tract of land conveyed to Imogene Shelton in Official Record 8520, Page 2117 and the existing southerly line of Lot 84, said point being 90.65 feet LEFT of station 139+56.09, said point also being in the existing southerly right of way line of Muscogee Street; thence

caving the existing westerly right of way line of Muscogee Street and continuing in the existing southerly line of Lot 84 and the existing southerly right of way line of Muscogee Street, South 8°55'02" East, a distance of 26.26 feet to a point in the existing westerly right of way line of Interstate 75, said point being 64.39 feet LEFT of station 139+56.04, said point also being in the existing easterly right of way line of Muscogee Street, said point also being the **TRUE PLACE OF BEGINNING**; thence:

1. Leaving the existing westerly right of way line of Interstate 75 and continuing in the existing southerly right of way line of Muscogee Street, North 78°55' 02" West, a distance of 26.26 feet to a point in the existing westerly right of way line of Muscogee Street, said point being 90.65 feet LEFT of station 139+56.09; thence
2. In the existing westerly right of way line of Muscogee Street, North 10°59'58" East, a distance of 200.25 feet to a point, said point being 90.53 feet LEFT of station 141+56.34; thence
3. Continuing in the existing westerly right of way line of Muscogee Street, North 01°38'08" East, a distance of 285.83 feet to a point, said point being 136.85 feet LEFT of station 144+38.39; thence
4. Leaving the existing westerly right of way line of Muscogee Street and continuing through said grantor's tract, South 78°55'02" East, a distance of 27.46 feet to a point in the existing easterly right of way line of Muscogee Street and the existing westerly right of way line of Interstate 75, said point being 109.39 feet LEFT of station 144+38.33; thence
5. In the existing easterly right of way line of Muscogee Street and the existing westerly right of way line of Interstate 75, South 01°38'08" West, a distance of 195.15 feet to a point, said point being 77.76 feet LEFT of station 142+45.77; thence
6. Continuing in the existing easterly right of way line of Muscogee Street and the existing westerly right of way line of Interstate 75, South 05°41'38" West, a distance of 146.54 feet to a point, said point being 64.30 feet LEFT of station 140+99.85; thence
7. Continuing in the existing easterly right of way line of Muscogee Street and the existing westerly right of way line of Interstate 75, South 10°59'58" West, a distance of 143.81 feet to the **TRUE PLACE OF BEGINNING**, containing 0.2885 acres of land, 0.2885 acres of which lies within the present right of way of Muscogee Street.

Bearings herein are based on GPS observations computed to State Plane Coordinates (NAD83CORs96 EPOCH2002.0).

"Iron Pins Set" are 30" long, 3/4" diameter re-bar with 20" diameter aluminum cap inscribed "O.D.O.T., M-E Companies, PS 7853, RIGHT OF WAY".

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