

COURT OF COMMON PLEAS  
HAMILTON COUNTY, OHIO

THE BOARD OF COUNTY COMMISSIONERS :  
OF HAMILTON COUNTY, OHIO :  
224 Hamilton County Courthouse :  
Cincinnati, Ohio 45202 :

Plaintiff

vs.

WILEY DINSMORE :  
9105 Old Indian Hill Road :  
Cincinnati, Ohio 45243 :

SHEILA DINSMORE :  
9105 Old Indian Hill Road :  
Cincinnati, Ohio 45243 :

KARL F. RILL :  
7667 Wooster Pike :  
Cincinnati, Ohio 45211 :

GAIL S. RILL :  
7667 Wooster Pike :  
Cincinnati, Ohio 45211 :

UNITED SAVINGS ASSN. :  
4980 Glenway Avenue :  
Cincinnati, Ohio 45238 :

WAYNE F. WILKE, TREASURER :  
OF HAMILTON COUNTY, OHIO :  
114-A Hamilton County Courthouse :  
Cincinnati, Ohio 45202 :

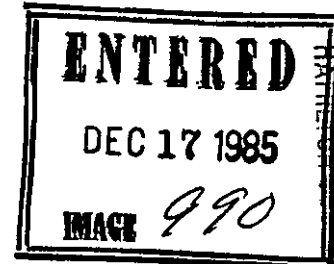
JOSEPH L. DECOURCY, JR. :  
AUDITOR OF HAMILTON COUNTY, OHIO :  
101 Hamilton County Courthouse :  
Cincinnati, Ohio 45202 :

Defendants

CASE NO. A 8306242

J. Kraft

JOURNAL ENTRY OF  
SETTLEMENT



Examined & Compliance with Sec. 319.202 R.C. Conveyance  
Is exempt from fee under Sec. 319.54 (F) 3.

DUSTY RHODES  
HAMILTON COUNTY, OHIO

COSTS

02-0984400

RECEIVED

2002 OCT 14 PM 2:41

DUSTY RHODES  
AUDITOR

02 OCT 23 AM 10:45

The matter came up for hearing before this Court, appearing that Defendant-Owners have agreed with Plaintiff Board of County Commissioners of Hamilton County upon the amount of compensation due in the within appropriation action. Defendant-Owners have agreed to accept the sum of Two thousand nine hundred fifty and 00/100 Dollars (\$2,950.00) in full payment thereof and

9069 4240

REBECCA PREEH GRODGE  
HAMILTON COUNTY RECORDER  
Doc # 2 - 217243 Type: NCR  
Filed: 10/30/2002 2:28:07 PM  
Off. Rec.: 9069 4240 F LO 14 800

Defendant-Owners do hereby release all claims for further compensation from the appropriation of the hereinafter described real estate, easement and improvements, if any, thereon.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that Plaintiff has deposited the amount of Two thousand nine hundred fifty and 00/100 Dollars (\$2,950.00) and said amount shall be paid to Defendant-Owners as their interest shall appear in an Order for Distribution made by this Court as full release from all claims for further compensation from the appropriation of the hereinafter described real estate, easements and improvements, if any, thereon.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the real estate, easements and improvements, if any, described in "Exhibit A" attached hereto and incorporated herein shall be vested in the name of the Board of County Commissioners of Hamilton County, Ohio, free and clear of all claims of the below named persons having or claiming an interest thereon:

NAME AND ADDRESS

INTEREST, ESTATE OR RIGHT

WILEY DINSMORE  
9105 Old Indian Hill Road  
Cincinnati, Ohio 45243

Owner of Fee Simple Title

SHEILA DINSMORE  
9105 Old Indian Hill Road  
Cincinnati, Ohio 45243

Owner of Fee Simple Title

KARL F. RILL  
7667 Wooster Pike  
Cincinnati, Ohio 45211

Owner of Fee Simple Title

GAIL S. RILL  
7667 Wooster Pike  
Cincinnati, Ohio 45211

Owner of Fee Simple Title

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4241



UNITED SAVINGS ASSN.  
4980 Glenway Avenue  
Cincinnati, Ohio 45238

Mortgagee

WAYNE F. WILKE, TREASURER  
OF HAMILTON COUNTY, OHIO  
114-A Hamilton County Courthouse  
Cincinnati, Ohio 45202

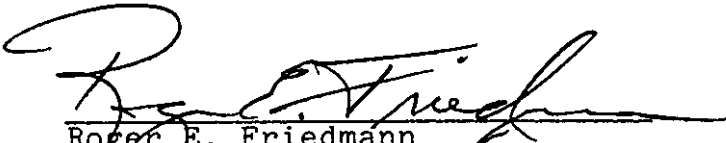
Possible Tax and/or  
assessment lien

JOSEPH L. DECOURCY, JR.  
AUDITOR OF HAMILTON COUNTY,  
OHIO  
101 Hamilton County Courthouse  
Cincinnati, Ohio 45202


Possible Tax and/or  
assessment lien

Upon execution of this Entry of Settlement, Plaintiff shall have the right to immediate possession of the real estate easements and improvements, if any, and this Entry of Settlement shall act as a conveyance thereof and may be properly recorded in the Office of the Hamilton County Recorder.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that Plaintiff shall pay the Court costs herein accrued and that a record be made of these proceedings according to law.

  
Roger E. Friedmann  
Ass't Prosecuting Attorney  
ATTORNEY FOR PLAINTIFF

Honorable Robert S. Kraft  
Judge, Court of Common Pleas

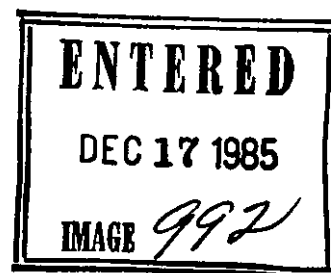
  
Wiley Dinsmore

  
Sheila Dinsmore

Karl F. Rill

Gail S. Rill

9069 4242



WARRANTY DEED

NEWTOWN ROAD - C. R. 374

(Bridges 0284 - 0293)

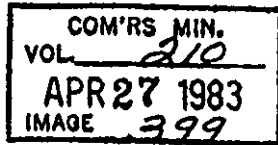
Parcel 13 WD.

Deed Book 4004 Page 212

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER

Tax Map

CAGIS



OWNER OF RECORD: Wiley Dinsmore - Sheila Dinsmore

Being a part of Lot No. 13 of Henry Debolt's Subdivision as recorded in Plat Book 1, Page 311 of the Hamilton County Recorder's Office and being more particularly described as follows:

Commencing at the point of intersection of the existing easterly right of way line of Newtown Road (County Road No. 374) and the existing southerly right of way line of Wooster Pike (USR 50); thence N 54° 46' 58" W along said existing southerly right of way line extended a distance of 30.24 feet to a point in the centerline of said Newtown Road; thence S 27° 58' 02" W along said centerline a distance of 121.80 feet to a point, said point being in the old southerly right of way line of the Penn Central Transportation Company, said point also being at Station 14 + 39.96 of the centerline of survey of the Newtown Road Improvement and being the real POINT OF BEGINNING FOR this description; thence S 27° 58' 02" W continuing along said centerline and along owner's easterly property line a distance of 142.44 feet to owner's southeasterly property corner, said corner being at the north bank of the Little Miami River; thence N 66° 31' 58" W along owner's southerly property line and along said north bank of the Little Miami River a distance of 60.19 feet to a point in the proposed westerly right of way line of Newtown Road; thence along said proposed westerly right of way line for the following courses and distances; N 27° 58' 02" E a distance of 82.20 feet, S 62° 01' 58" E a distance of 30.00 feet to a point in the existing westerly right of way line of Newtown Road; thence N 27° 58' 02" E along said existing westerly right of way line a distance of 63.16 feet to a point in the old southerly right of way line of the Penn Central Transportation Company; thence S 65° 28' 14" E along said old southerly right of way line a distance of 30.05 feet to the POINT OF BEGINNING.

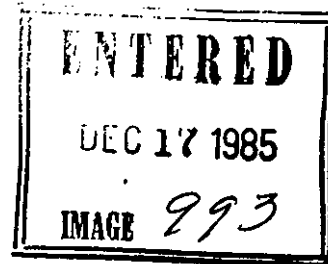
Grantors reserve the right of ingress and egress to and from any residual area.

It is understood that the strip of land above described contains 0.154 acres, more or less, inclusive of the present road which occupies 0.098 acres, more or less.

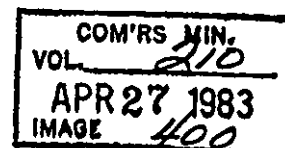
Owner claims title by instrument of record in Deed Book No. 4004, Page 212, Hamilton County Recorder's Office.

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Handwritten: J. 520-112-54, correct plat to read 0.154 ac. Rear Wooster PK



PERMANENT SLOPE EASEMENT

NEWTOWN ROAD C. R. 374

(Bridges 0284 - 0293)  
Parcel 13 SL - 1  
Deed Book 4004 Page 212

OWNER OF RECORD: Wiley Dinsmore - Sheila Dinsmore

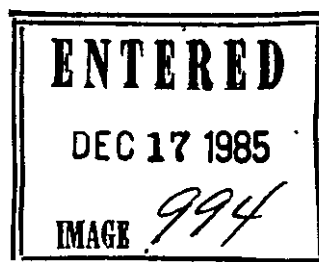
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PURPOSE: Slope easement for the purpose of constructing and maintaining roadway side slopes.

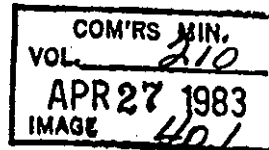
It is understood that the strip of land above described contains 0.122 acres, more or less.

Owner claims title by instrument of record in Deed Book No. 4004, Page 212, Hamilton County Recorder's Office.



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EASEMENT FOR HIGHWAY PURPOSES

NEWTOWN ROAD C. R. 374

(Bridges - 0284 - 0293)

PARCEL 14 SL

DEED BOOK 4004 PAGE 212

OWNER OF RECORD: Wiley Dinsmore - Sheila Dinsmore

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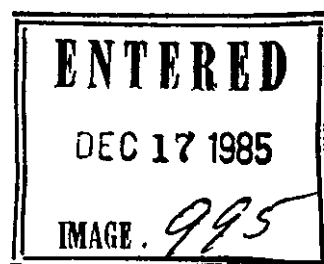
Owners claim title by instrument of record in D.B. No. 4004, Page 212, Hamilton County Recorder's Office.

An easement for highway purposes for the construction and maintenance of slopes in, upon and over the lands described above, until such times as the owners desire to remove said slopes or build thereon, provided however, in the removal of said slopes the proper preservation of the highway be in no way impaired.

It is understood that the strip of land above described contains 0.051 acres, more or less.

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COURT OF COMMON PLEAS  
HAMILTON COUNTY, OHIO

THE BOARD OF COUNTY COMMISSIONERS  
OF HAMILTON COUNTY, OHIO  
224 Hamilton County Courthouse  
Cincinnati, Ohio 45202

Plaintiff

vs.

WILEY DINSMORE  
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SHEILA DINSMORE  
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KARL F. RILL  
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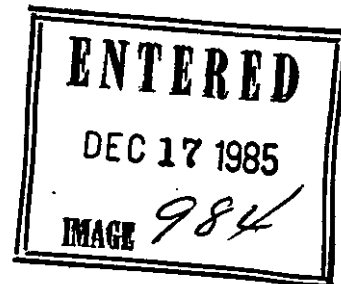
Defendants

CASE NO. A 8306242

J. Kraft

JOURNAL ENTRY OF  
SETTLEMENT

COSIS



9069 4246

The matter came up for hearing before this Court; it appearing that Defendant-Owners have agreed with Plaintiff Board of County Commissioners of Hamilton County upon the amount of compensation due in the within appropriation action. Defendant-Owners have agreed to accept the sum of Two thousand nine hundred fifty and 00/100 Dollars (\$2,950.00) in full payment thereof and

Defendant-Owners do hereby release all claims for further compensation from the appropriation of the hereinafter described real estate, easement and improvements, if any, thereon.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that Plaintiff has deposited the amount of Two thousand nine hundred fifty and 00/100 Dollars (\$2,950.00) and said amount shall be paid to Defendant-Owners as their interest shall appear in an Order for Distribution made by this Court as full release from all claims for further compensation from the appropriation of the hereinafter described real estate, easements and improvements, if any, thereon.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the real estate, easements and improvements, if any, described in "Exhibit A" attached hereto and incorporated herein shall be vested in the name of the Board of County Commissioners of Hamilton County, Ohio, free and clear of all claims of the below named persons having or claiming an interest thereon:

NAME AND ADDRESS

INTEREST, ESTATE OR RIGHT

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9105 Old Indian Hill Road  
Cincinnati, Ohio 45243

Owner of Fee Simple Title

SHEILA DINSMORE  
9105 Old Indian Hill Road  
Cincinnati, Ohio 45243

Owner of Fee Simple Title

KARL F. RILL  
7667 Wooster Pike  
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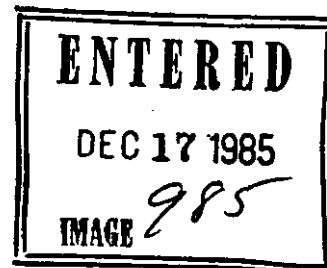
Owner of Fee Simple Title

GAIL S. RILL  
7667 Wooster Pike  
Cincinnati, Ohio 45211

Owner of Fee Simple Title

9069

4247





UNITED SAVINGS ASSN.  
4980 Glenway Avenue  
Cincinnati, Ohio 45238

Mortgagee

WAYNE F. WILKE, TREASURER  
OF HAMILTON COUNTY, OHIO  
114-A Hamilton County Courthouse  
Cincinnati, Ohio 45202

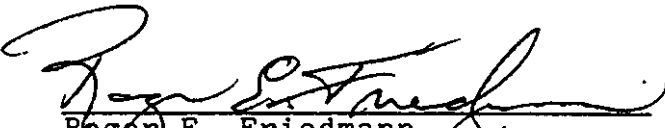
Possible Tax and/or  
assessment lien

JOSEPH L. DECOURCY, JR.  
AUDITOR OF HAMILTON COUNTY,  
OHIO  
101 Hamilton County Courthouse  
Cincinnati, Ohio 45202

Possible Tax and/or  
assessment lien

Upon execution of this Entry of Settlement, Plaintiff shall have the right to immediate possession of the real estate easements and improvements, if any, and this Entry of Settlement shall act as a conveyance thereof and may be properly recorded in the Office of the Hamilton County Recorder.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that Plaintiff shall pay the Court costs herein accrued and that a record be made of these proceedings according to law.

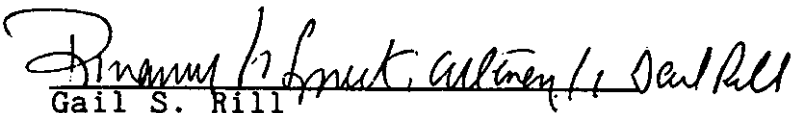
  
Roger E. Friedmann  
Ass't Prosecuting Attorney  
ATTORNEY FOR PLAINTIFF

\_\_\_\_\_  
Honorable Robert S. Kraft  
Judge, Court of Common Pleas

\_\_\_\_\_  
Wiley Dinsmore

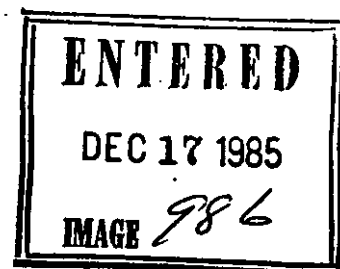
\_\_\_\_\_  
Sheila Dinsmore

  
Karl F. Rill

  
Gail S. Rill

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WARRANTY DEED

NEWTOWN ROAD - C. R. 374

(Bridges 0284 - 0293)

Parcel 13 WD.

Deed Book 4004 Page 212

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER

Tax Map -

OWNER OF RECORD: Wiley Dinsmore - Sheila Dinsmore

Being a part of Lot No. 13 of Henry Debolt's Subdivision as recorded in Plat Book 1, Page 311 of the Hamilton County Recorder's Office and being more particularly described as follows:

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Grantors reserve the right of ingress and egress to and from any residual area.

It is understood that the strip of land above described contains 0.154 acres, more or less, inclusive of the present road which occupies 0.098 acres, more or less.

Owner claims title by instrument of record in Deed Book No. 4004, Page 212, Hamilton County Recorder's Office.

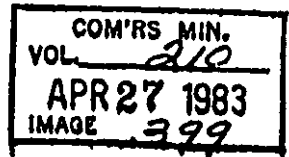
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ENTERED

DEC 17 1985

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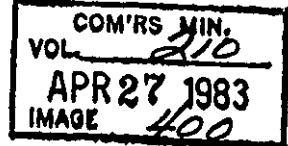


520-112-54(90)

correct plat  
toward 0.154A Penn Wooster PK

PERMANENT SLOPE EASEMENT  
NEWTOWN ROAD C. R. 374

(Bridges 0284 - 0293)  
Parcel 13 SL - 1  
Deed Book 4004 Page 212



OWNER OF RECORD: Wiley Dinsmore - Sheila Dinsmore

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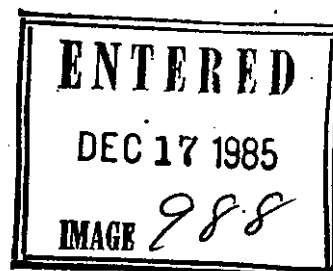
PURPOSE: Slope easement for the purpose of constructing and maintaining roadway side-slopes.

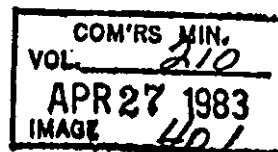
It is understood that the strip of land above described contains 0.122 acres, more or less.

Owner claims title by instrument of record in Deed Book No. 4004, Page 212, Hamilton County Recorder's Office.

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EASEMENT FOR HIGHWAY PURPOSES

NEWTOWN ROAD C. R. 374

(Bridges - 0284 - 0293)

PARCEL 14 SL

DEED BOOK 4004 PAGE 212

OWNER OF RECORD: Wiley Dinsmore - Sheila Dinsmore

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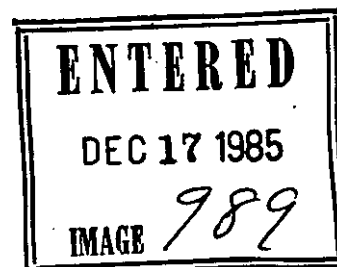
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It is understood that the strip of land above described contains 0.051 acres, more or less.

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(18)

*Letting  
Hud  
6-17-86*

**COURT OF COMMON PLEAS  
HAMILTON COUNTY, OHIO**

BOARD OF COUNTY COMMISSIONERS  
OF HAMILTON COUNTY, OHIO

Case No. A8306242  
(Judge Kraft)

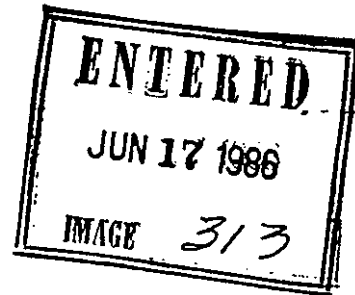
Plaintiff

VS.

**JOURNAL ENTRY OF DISTRIBUTION**

WILEY DINSMORE  
~~-and-~~  
SHEILA DINSMORE  
~~-and-~~  
KARL F. RILL  
~~-and-~~  
GAIL S. RILL  
~~-and-~~  
UNITED SAVINGS ASSOCIATION  
~~-and-~~  
WAYNE F. WILKE, TREASURER  
~~-and-~~  
JOSEPH L. DeCOURCY, JR., AUDITOR

Defendants

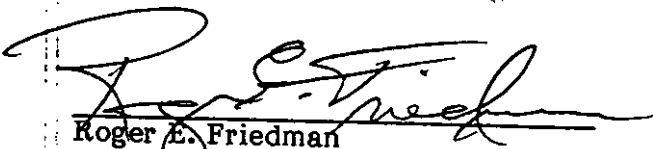


Upon agreement of the parties and for good cause shown the sum of \$2,950.00 being held in the within cause by the Clerk of Courts shall be distributed as follows:

To Wiley Dinsmore and Sheila Dinsmore the sum of \$650.00.

To Karl F. Rill and Gail S. Rill the sum of \$2,300.00.


The Clerk is hereby authorized to pay the above sums to the parties set forth above or their counsel forthwith.

  
Roger E. Friedman  
Assistant Prosecuting Attorney

Judge

  
Wiley Dinsmore

  
Sheila Dinsmore

  
Karl F. Rill

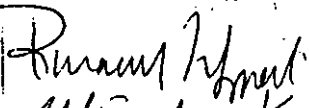
  
Gail S. Rill

Wayne F. Wilke, Treasurer

Joseph L. DeCourcy, Jr., Treasurer

BY: 

BY: 

  
attorney in law Karl & Gail Rill

9069

4252

9069 4253

STATE OF OHIO, COUNTY OF HAMILTON  
COURT OF COMMON PLEAS

THIS IS TO CERTIFY THAT THE FOREGOING  
IS A TRUE AND CORRECT COPY OF THE  
DOCUMENT ON FILE IN THIS OFFICE ENTERED

December 17, 1985  
WITNESS MY HAND AND SEAL OF SAID COURT  
THIS October 9, 2007

JAMES CISSELL, CLERK OF COURTS

BY Tyrony Ruffin  
DEPUTY CLERK