

COURT OF COMMON PLEAS  
HAMILTON COUNTY, OHIO

THE BOARD OF COUNTY COMMISSIONERS : CASE NO. A 8306242  
OF HAMILTON COUNTY, OHIO  
224 Hamilton County Courthouse : J. Kraft  
Cincinnati, Ohio 45202

Plaintiff

vs.

WILEY DINSMORE  
9105 Old Indian Hill Road  
Cincinnati, Ohio 45243

JOURNAL ENTRY OF  
SETTLEMENT

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

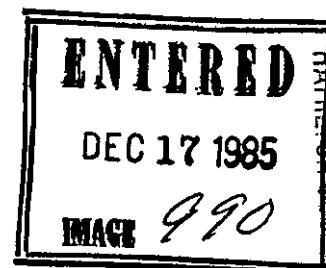
UNITED SAVINGS ASSN.  
4980 Glenway Avenue  
Cincinnati, Ohio 45238

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

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



Examin'd & Compliance with Sec. 319.202 R.C. Conveyance  
is exempt from fee under Sec. Sec. 319.54 (F) 3.

DUSTY RHODES  
HAMILTON COUNTY, OHIO

REBECCA PREM GRODDE  
HAMILTON COUNTY RECORDER  
Doc #: 2 - 21743 Type: NCR  
Off. Rec'd.: 10/30/2002 2:28:07 PM  
Filed: 10/30/2002 2:28:07 PM  
14  
800

RECEIVED

2002 OCT 14 PM 2:41

DUSTY RHODES  
AUDITOR

2002 OCT 23 AM 10:45

9069 4240

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:

<u>NAME AND ADDRESS</u>	<u>INTEREST, ESTATE OR RIGHT</u>
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

9069 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

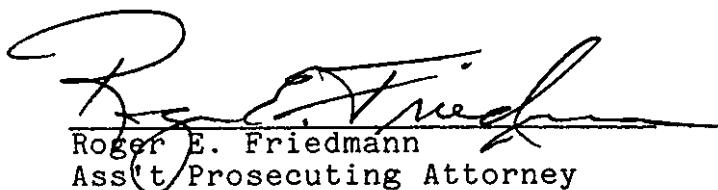
Possible Tax and/or  
assessment lien

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

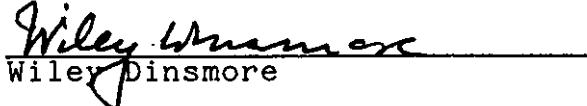
Possible Tax and/or  
assessment lien

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

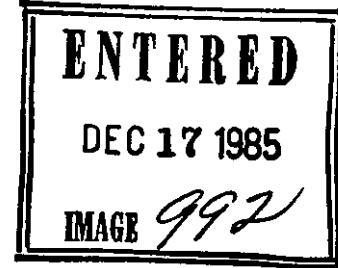
  
Wiley Dinsmore

  
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 -

10-1402

12K

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.

ENTERED

DEC 17 1985

IMAGE 993

9069 4243

COM'R'S MIN.  
VOL 210  
APR 27 1983  
IMAGE 993

St. 520-112-54, correct plot (90)  
for road 0.154 ac. Rear Wooster pk

COM'R'S MIN.  
VOL 210  
APR 27 1983  
IMAGE 400

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

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:

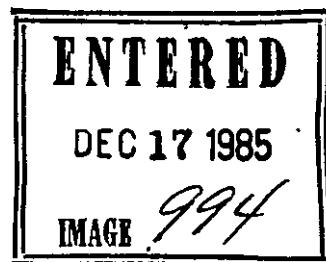
Commencing at the point of intersection of the existing easterly right of way line of Newtown Road (County Rd. No. 374) and the existing southerly right of way line of Wooster Pike (USR 50), thence N 54° 46' 58" W along said existing southerly right of way line extended a distance of 30.24 feet to a 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; thence N 65° 28' 14" W along the old southerly right of way line of the Penn Central Transportation Company a distance of 30.05 feet to a point in the existing westerly right of way line of Newtown Road, said point being 30.00 feet right of Station 14 + 38.16 in the centerline of survey of the Newtown Road Improvement and being the real POINT OF BEGINNING for this description; thence S 27° 48' 02" W along said existing westerly right of way line a distance of 63.16 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 62° 01' 58" W a distance of 30.00 feet, S 27° 58' 02" W a distance of 65.00 feet to a point; thence N 13° 13' 07" W a distance of 53.15 feet to a point; thence N 27° 58' 02" E a distance of 50.00 feet to a point; thence N 51° 04' 26" E a distance of 38.22 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 50.09 feet to the POINT OF BEGINNING.

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.

9069 4244



COM'R'S MIN.  
VOL 210  
APR 27 1983  
IMAGE 401

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

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:

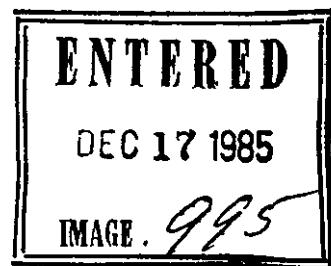
Commencing at the point of intersection of the existing westerly right of way line of Newtown Road (County Rd. No. 374) and the existing southerly right of way line of Wooster Pike (USR 50); thence along said existing westerly right of way line for the following courses and distances S  $28^{\circ} 29' 05''$  W a distance of 2.57 feet, S  $9^{\circ} 42' 11''$  E a distance of 25.39 feet to a point, said point being 58.29 feet left of Station 15 + 69.31 in the centerline of survey of the Newtown Road Improvement and being the real POINT OF BEGINNING for this description thence continuing along the existing westerly right of way line of Newtown Road for the following courses and distances: S  $20^{\circ} 58' 53''$  E a distance of 37.52 feet, S  $27^{\circ} 58' 02''$  W a distance of 40.39 feet to a point in the old northerly right of way line of the Penn Central Transportation Company; thence N  $65^{\circ} 28' 14''$  W along said old northerly right of way line a distance of 50.09 feet to a point; thence N  $45^{\circ} 39' 38''$  E a distance of 71.42 feet to the POINT OF BEGINNING.

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.

9069 4245



COURT OF COMMON PLEAS  
HAMILTON COUNTY, OHIO

THE BOARD OF COUNTY COMMISSIONERS : CASE NO. A 8306242  
OF HAMILTON COUNTY, OHIO  
224 Hamilton County Courthouse : J. Kraft  
Cincinnati, Ohio 45202

Plaintiff

vs.

WILEY DINSMORE : JOURNAL ENTRY OF  
9105 Old Indian Hill Road : SETTLEMENT  
Cincinnati, Ohio 45243

12-17-85  
COSIS

✓

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

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:

<u>NAME AND ADDRESS</u>	<u>INTEREST, ESTATE OR RIGHT</u>
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

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

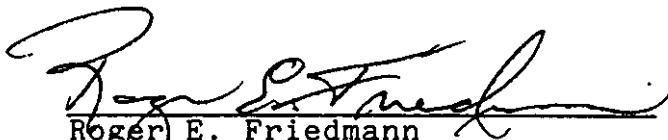
Possible Tax and/or  
assessment lien

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.

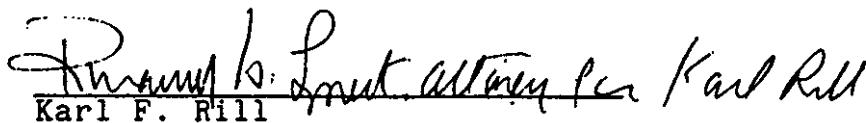


Roger E. Friedmann  
Asst. Prosecuting Attorney  
ATTORNEY FOR PLAINTIFF

Honorable Robert S. Kraft  
Judge, Court of Common Pleas

Wiley Dinsmore

Sheila Dinsmore

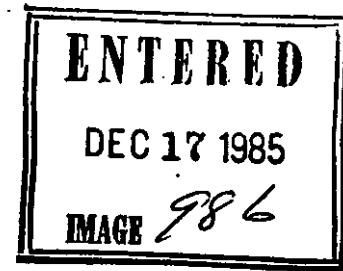


Karl F. Rill



Gail S. Rill

9069 4248



## WARRANTY DEED

NEWTOWN ROAD - C. R. 374

(Bridges 0284 - 0293)

Parcel 13 WD.

Deed Book 4004 Page 212

COM'R'S MIN.	210
VOL	210
APR 27 1983	
IMAGE	399

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER

Tax Map

(10-1402)

B8

OWNER OF RECORD: Wiley Dinsmore - Sheila Dinsmore GIS

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.

9069 4249

ENTERED

DEC 17 1985

987

SF 520-112-54 (90) correct plat to road A 154 Ak Res Wooster Pk.

PERMANENT SLOPE EASEMENT  
NEWTOWN ROAD C. R. 374

COM'R'S MIN.  
VOL 210  
APR 27 1983  
IMAGE 400

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

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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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.

9069 4250

ENTERED  
DEC 17 1985  
IMAGE 988

COM'R'S MIN.  
VOL. 210  
APR 27 1983  
IMAGE 401

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

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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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.

9069 4251

ENTERED  
DEC 17 1985  
IMAGE 989

(P) 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.

WILEY DINSMORE

-and-

SHEILA DINSMORE

-and-

KARL F. RILL

-and-

GAIL S. RILL

-and-

UNITED SAVINGS ASSOCIATION

-and-

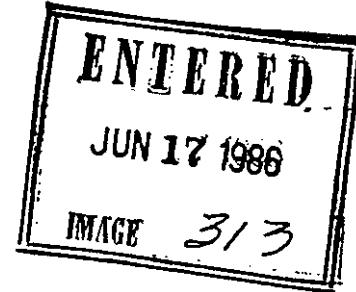
WAYNE F. WILKE, TREASURER

-and-

JOSEPH L. DeCOURCY, JR., AUDITOR

Defendants

JOURNAL ENTRY OF DISTRIBUTION



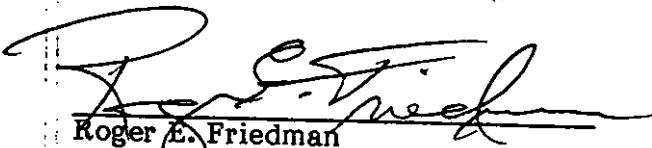
Upon agreement of the parties and for good cause shown the sum of \$2,950.00 being held in the within cause by the Clerk of Courts shall be distributed as follows:

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

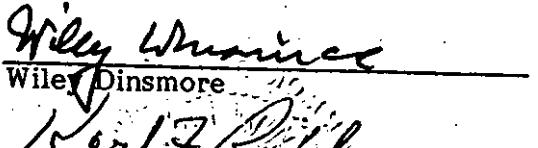
To Karl F. Rill and Gail S. Rill the sum of \$2,300.00.

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

E.C.1. 8/18/86

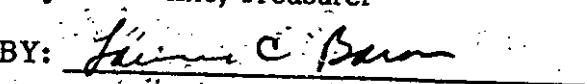
  
Roger E. Friedman  
Assistant Prosecuting Attorney

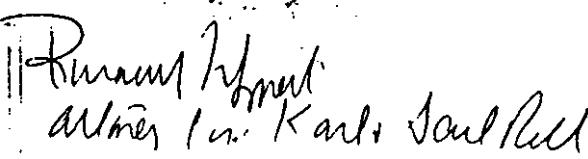
Judge

  
Wiley Dinsmore

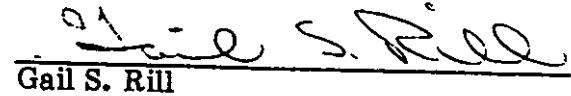
  
Karl F. Rill

Wayne F. Wilke, Treasurer

BY:   
Joseph L. DeCourcy, Jr.

  
Attorney for Karl F. Rill

  
Sheila Dinsmore

  
Gail S. Rill

Joseph L. DeCourcy, Jr., Treasurer

  
Joseph L. DeCourcy, Jr.

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 4, 2007

JAMES CISSELL, CLERK OF COURTS

BY Henry Griffith  
DEPUTY CLERK

2007 5116