



## Memo

To: Ben Helmes  
Great Parks of Hamilton County  
Project/File: Columbia Connector Culvert Repair  
Investigation

From: Steve Rader, PS  
11687 Lebanon Rd, Cincinnati, OH  
Date: April 25, 2022

**Reference: Property Line Resolution**

### INTRODUCTION

The proposed Columbia Connector Trail Culvert Repair Investigation project is located in Columbia Township, Hamilton County, Ohio (See Figures 1.1 and 1.2). The project is located on the south side of US 50 (Wooster Pike) in Plainville, Ohio (a census designated place). Great Parks of Hamilton County (Great Parks) is proposing improvements to the existing culvert under the recently constructed Columbia Connector Trail. Culvert improvements are needed to address public safety concerns, to increase the hydraulic capacity of the culvert, and to stop ongoing erosion surrounding the outlet of the existing culvert.

Stantec has been retained to, among other things, determine the ~~exact~~ location of the northerly property line of Great Parks property in the vicinity of this existing culvert. Stantec has also been tasked with ~~determining the ownership of an apparent property gap~~ between this Great Parks property and the Perimeter Technologies, Inc. property to the north. Stantec performed a field survey and conducted property research from various sources to determine a solution to the questions above. The results of our findings are presented below.

### FINDINGS

and identify the owners of a potential gap area shown on the Hamilton County CAGIS mapping

It is our belief that the Great Parks property line has always followed the northerly line of the former PCC & ST L Railroad (66.00 in width), and there is not a jog or angle point in this line within the limits of our project. Furthermore, we do not believe that there is a property gap between Great Parks and Premier Technologies, Inc. property.

With little physical evidence of the actual railroad that remains, we examined various conflicting records, including old tax maps, road right-of-way plans, and existing surveys. Stantec's findings are based on the following, and delineated upon in Attachment A-the attached exhibit:

- (A), (B), (C) – all deeds describe the line as being along the northerly line of the former Railroad
- (D) – We re-established the centerline and southerly right-of-way line of US 50 based on the HAM-50-31.95 RW Plan and monument boxes found.
- (E) – The Newtown Road Plan was oriented to the HAM-50-31.95 Plan at holding station 15+83.41 at the intersection of the easterly extension of the southerly tangent RW line of US 50. Plan information was held

Reference: Property Resolution

to determine the location of the original railroad RW, which matches the scaled distance to the concrete retaining wall of the path.

(F) – Location of the southerly line of the 0.8693 acre tract as Surveyed by Nordloh & Associates (2007). This line is described as "the northerly line of the Hamilton County Park District tract, formerly the P.C.C. & St. L. Railroad" in the legal description by Nordloh (O.R. 10549, Pg. 947).

(G) – Consolidation Plat prepared by Leesman dated 2/20/16, course information matches said Nordloh survey. A note on the plat states there may be a gap between RR right-of-way. The legal description by Leesman (O.R. 13113 Pg. 1691) describes the line the same as Nordloh.

(H) – Consolidation Plat prepared by Leesman dated 4/19/2018. The southerly line of the 2.949 acre tract is described as being "the north line of the Hamilton County Park District" (O.R. 11489 Pg. 1597). The distance along the east line of the 2.949 acre tract is shown as 147.78 feet, our calculated distance is 148.29 feet. The distance along the westerly line of said 0.8692 acre tract (G) is 139.98 feet.

(I) – Course information shown on the Hamilton County Sewer Easement Plat generally agrees with the line established from item (E).

(J) – 1947 Tax Map comparisons. Lot Line 12/13 scaled distance of 146' (calc. 144.4'). The old property line shown 10 feet east of Lot Line 9/10 total distance = 209' (calc. 208.8').

CONCLUSION



Commented [DP1]: Any summarizing info or conclusions we'd like to add here?

Sincerely,

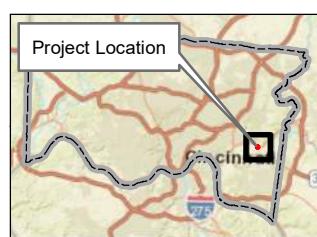
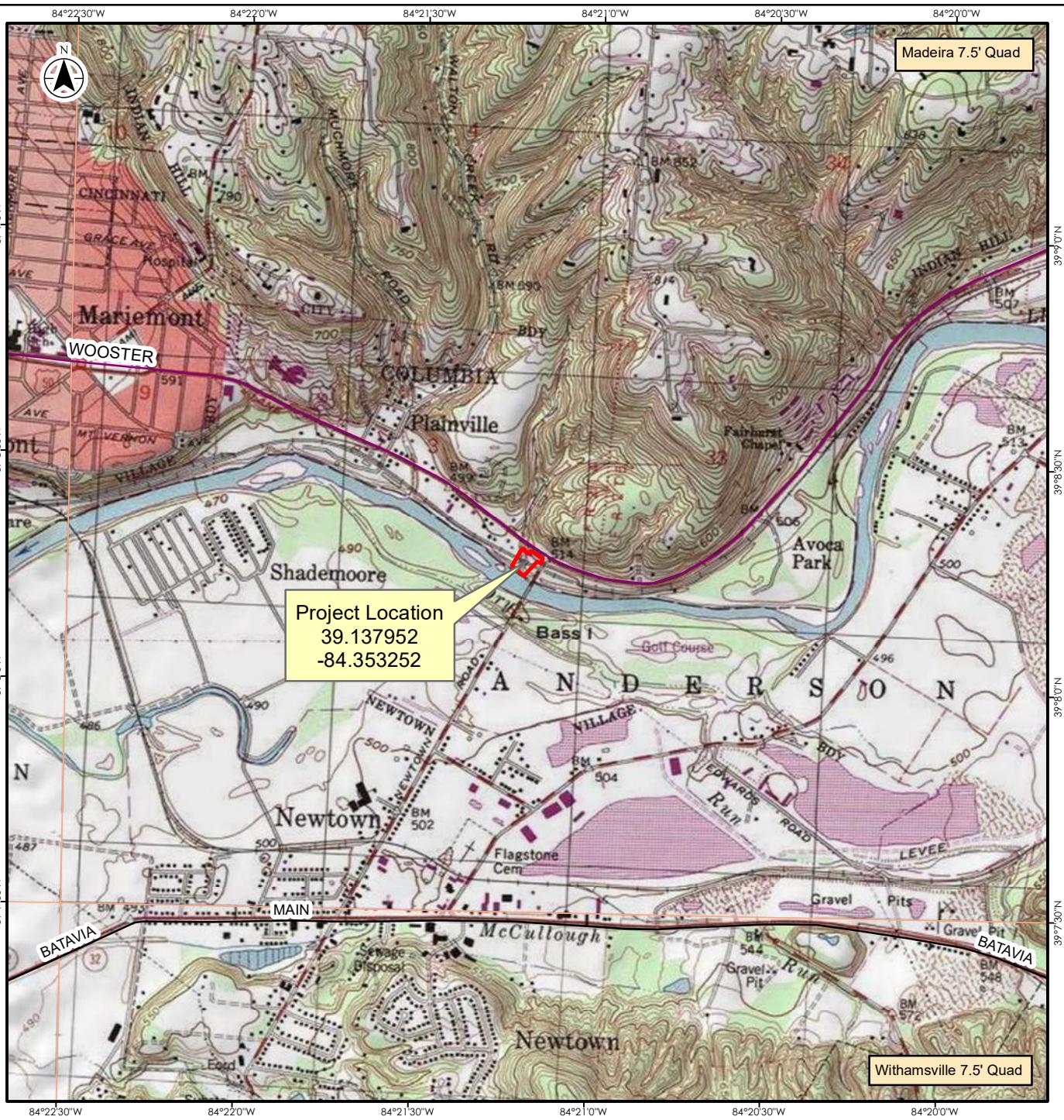
**STANTEC CONSULTING SERVICES INC.**

**Steve Rader PE**  
Senior Land Surveyor  
Phone: (614) 846-3211  
steve.rader@stantec.com

Steven E. Rader PS

Attachment: [Attachment]

## Figures



Notes

1. Coordinate System: NAD 1983 StatePlane Ohio South FIPS 3402 Feet
2. Base feature produced from project design elements.
3. Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intimap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri [Thailand], NGCC, (c) OpenStreetMap contributors, and the GIS

0 1,000 2,000  
Feet  
1:24,000 (at original document size of 8.5x11)



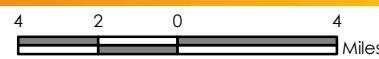
Project Location 17362014  
Prepared by MDV on 2022-02-15

Columbia Township,  
Hamilton County, Ohio

Client/Project  
HAM-Columbia Connector Trail  
Culvert Repair Investigation  
Technical Memorandum

Figure No.  
1.1  
Title

Project Location Map



**Notes**

1. Coordinate System: NAD 1983 StatePlane Ohio South FIPS 3402 Feet
2. Base feature produced from project design elements.
3. Service Layer Credits: ODOT Mapping Services (2014)



Project Location 173620148  
Prepared by MDV on 2022-02-15

Columbia Township,  
Hamilton County, Ohio

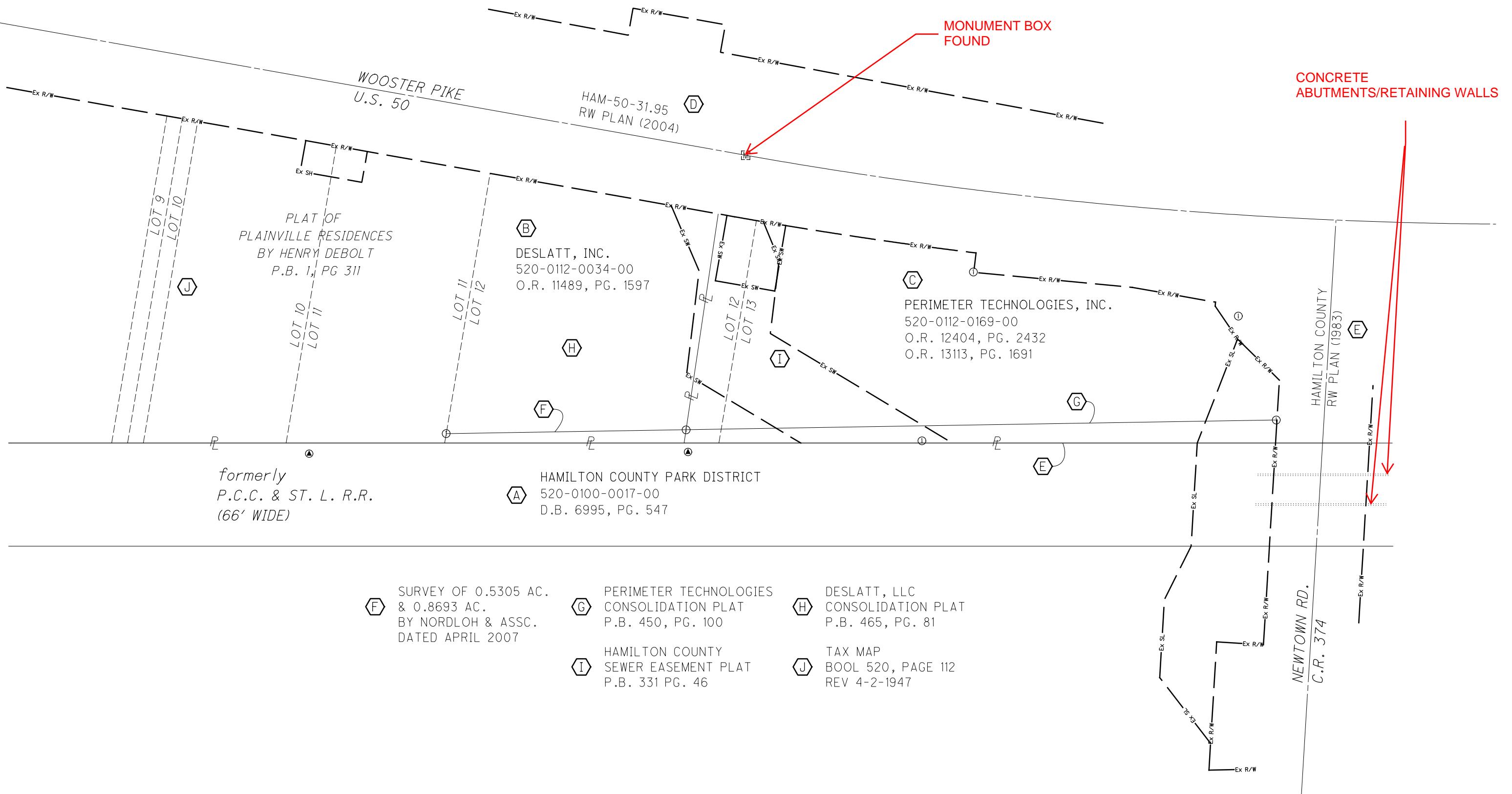
Client/Project  
HAM-Columbia Connector Trail  
Culvert Repair Investigation  
Technical Memorandum

Figure No.  
**1.2**

Title  
**Project Location Map  
County Roadway Map Base**



**Attachment A**  
Property Exhibits

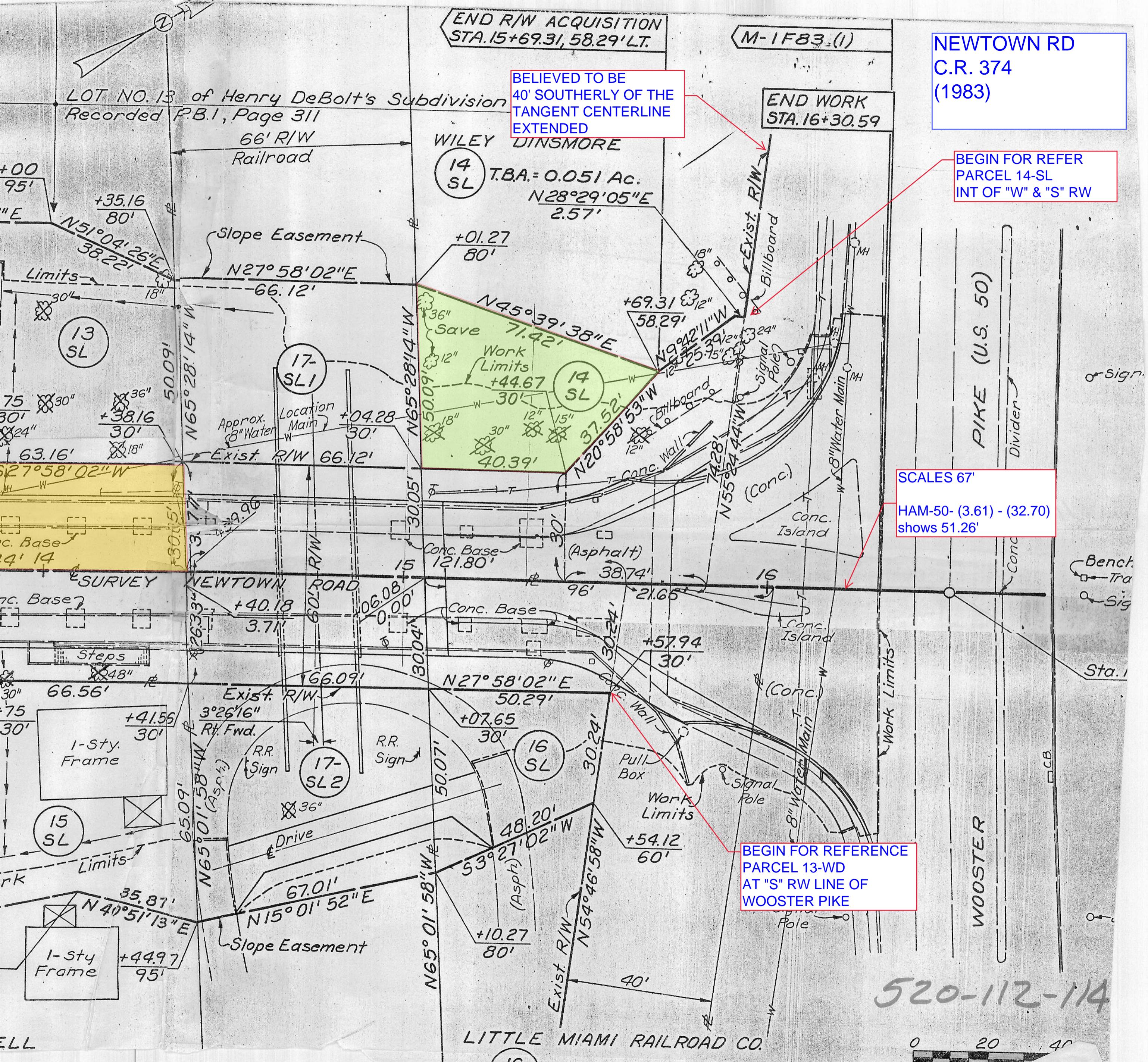
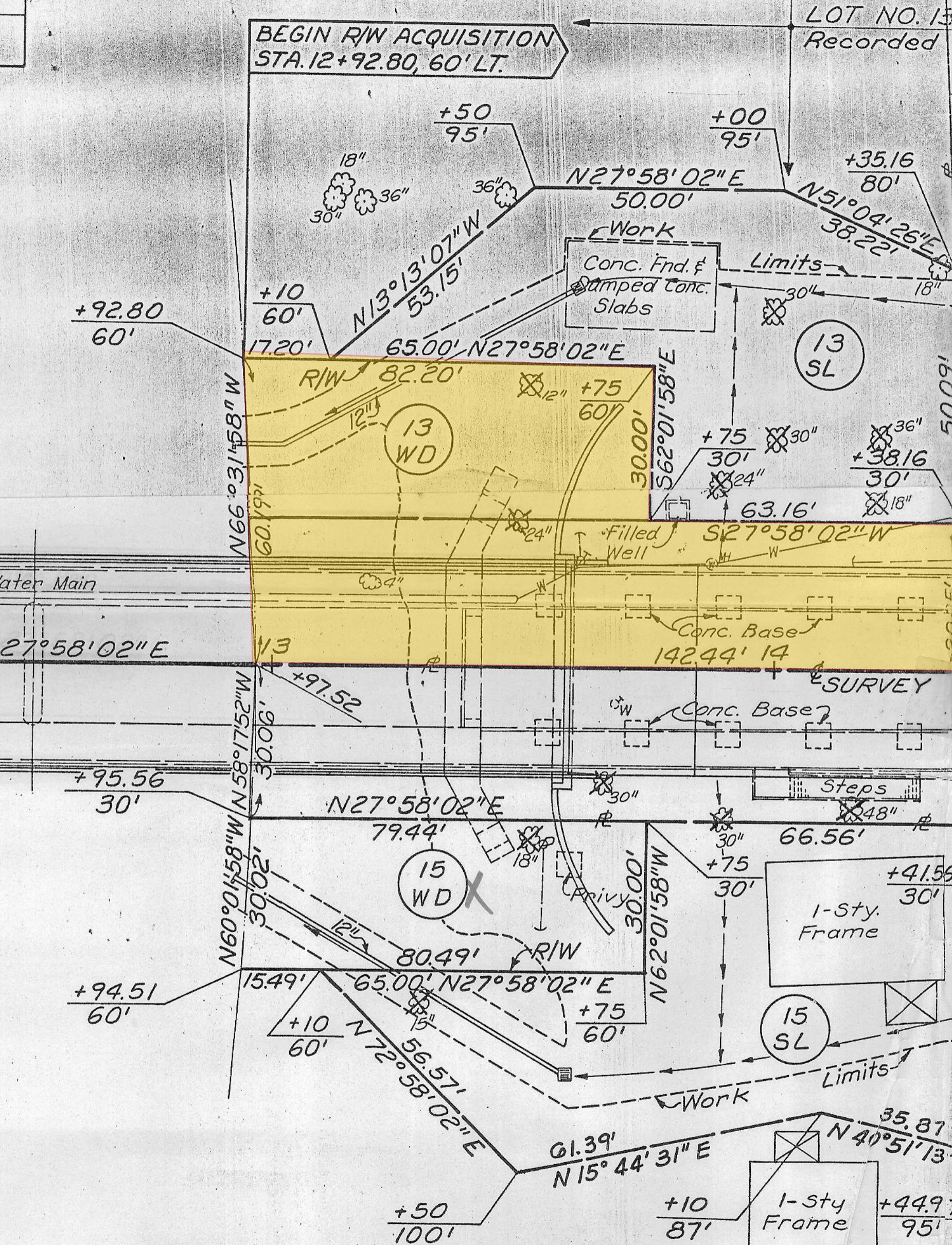


East Fourth Street  
Cincinnati, Ohio  
Fourth & Main Streets  
Cincinnati, Ohio  
Fourth & Main Streets  
Cincinnati, Ohio

These Plans are  
made by the Utility  
and location

RIVER

LITTLE MIAMI



NEWTOWN RD  
C.R. 374  
(1983)



"I, or we, the owners of the tract of land shown on this plat of survey, depose that this tract is entered as two or more items or parcels on the Hamilton County Auditor's Tax List and the Hamilton County Auditor's Tax Maps. I, or we hereby request the Hamilton County Auditor to combine said items or parcels into one entry on the Hamilton County Auditor's Tax List and also remove and delete from the Hamilton County Auditor's Tax Maps the lines which divide said parcels on said tax maps and show the course and distances of this survey as the boundary of the combined tracts of land. If this request is granted we agree to describe any part of all of the tract of land shown herein for future conveyancing purpose by metes and bounds so that such description shall be agreeable with the survey herein. We also agree to record this survey in the Hamilton County Recorder's Office.

"We also certify that there are no delinquent taxes against the above described property and it is all in one taxing district."

Perimeter Technologies, Inc.

*Robert J. Stettney*  
SIGNED Robert J. Stettney  
President

State of Ohio  
County of Hamilton SS

Be it remembered that on this 22 Day of February 2016, before me a Notary Public in and for said county and state personally came Robert J. Stettney, and acknowledged that they he/she did sign the foregoing plat of survey and that the same is their his/her free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my notarial seal this day and year afore said.

PARCEL A

NORTH: 8893.7513 EAST: 17244.5938  
LINE COURSE: N 33-57-47 E LENGTH: 12.50  
NORTH: 8904.1188 EAST: 17251.5770  
CURVE LENGTH: 156.14 RADIUS: 2904.79  
DELTA: 3-04-47 TANGENT: 78.09  
CHORD: 156.12 COURSE: N 54-29-50 W  
COURSE IN: N 33-57-46 E COURSE OUT: S 37-02-34 W  
RP NORTH: 11313.3503 EAST: 18874.3549  
END NORTH: 8994.7843 EAST: 17124.4817  
LINE COURSE: S 52-57-26 W LENGTH: 10.67  
NORTH: 9001.2124 EAST: 17115.9645  
LINE COURSE: S 35-26-12 W LENGTH: 139.98  
NORTH: 8887.1632 EAST: 17034.8041  
LINE COURSE: S 63-56-36 E LENGTH: 377.75  
NORTH: 8721.2327 EAST: 17374.1596  
LINE COURSE: N 30-24-28 E LENGTH: 40.39  
NORTH: 8756.0669 EAST: 17394.6030  
LINE COURSE: N 18-32-21 W LENGTH: 37.51  
NORTH: 8791.6304 EAST: 17382.6766  
LINE COURSE: N 07-15-39 W LENGTH: 15.96  
NORTH: 8807.4624 EAST: 17380.6595  
CURVE LENGTH: 161.14 RADIUS: 2917.29  
DELTA: 3-09-53 TANGENT: 80.59  
CHORD: 161.12 COURSE: N 57-37-06 W  
COURSE IN: N 30-47-57 E COURSE OUT: S 33-57-51 W  
RP NORTH: 11313.3168 EAST: 18874.4047  
END NORTH: 8893.7513 EAST: 17244.5938  
PERIMETER: 952.04 AREA: 37,866.39 SQ FT 0.8692 AC.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE, THE NORTH POINT AND BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC NORTH, THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE: THE UNADJUSTED ERROR OF CLOSURE MEETS OR EXCEEDS 1' IN 10,000' LINEAR ERROR OF CLOSURE RATIO. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL LOCAL AUTHORITIES: AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN

*Stettney*  
STEVEN J. LEESMAN OH. P.L.S. NO. 8352

2/20/2016  
DATE

# CONSOLIDATION PLAT

SECTION 3, TOWN 4, FRACTIONAL RANGE 2,  
COLUMBIA TOWNSHIP, HAMILTON COUNTY OHIO  
PART OF LOT 12, 13  
HENRY DEBOLT'S SUBDIVISION SECTION 3

PID#520-0112-0051-00

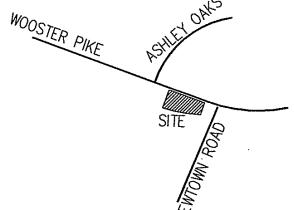
OR 12404, PAGE 2432

TOTAL AREA = 37,866.39SQ. FT.  
=0.8692 ACRES

VOLUME        PAGE       

Wayne Coates  
Hamilton County Recorder's Office  
Doc # 16-18381 Type: PL  
Filed: 03/01/16 03:05:51 PM \$43.20  
Off. Rec.: 13113 01690 F M6 1 39

1311301690f



## VICINITY MAP NTS

Survey number: 102531  
Deed number: 16-377165  
Instr. number: 16-380019  
Transfer date: 02/23/2016  
Sec. 319.202 R.C.  
Sec. 322.02 R.C.  
Dusty Rhodes  
Hamilton County Auditor  
Sales amount:  
003 - Transfer Fee 0.50  
Fee total: 0.50

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER

Tax Map 2/23/16 92

CAGIS 2/24/2016

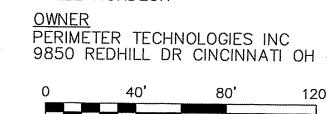
## WOOSTER PIKE/ US ROUTE 50 (R/W VARIES)

148.00' 10.67' 161.12' 161.14'  
S52°57'26"E S52°57'26"E R=2917.29' S57°37'06"E  
T.P.O.B. CH=156.12' S54°29'50"E 12.50' 161.12'  
P.O.B. (NORTHWEST CORNER) S33°57'47"W S57°37'06"E  
LOT 12 HENRY DEBOLT'S SUBDIVISION SECTION 3  
SCOTT'S FARM DB 1, PAGE 311

TOTAL AREA = 37,866.39SQ. FT.  
=0.8692 ACRES

OWNER  
PERIMETER TECHNOLOGIES INC  
9850 REDHILL DR CINCINNATI OH 45242

THE NORTH IS BASED ON STATE OF OHIO STATE PLANE COORDINATES SYSTEM SOUTH ZONE  
BACK REFERENCE  
OR 12404, PAGE 2434  
P.B. 1 PG. 311  
PID#520-0112-0053-00  
PID#520-0112-0118-00



SCALE 1"=40'  
DATE: FEBRUARY 16, 2016

SECTION 3, TOWN 4, FRACTIONAL RANGE 2,  
COLUMBIA TOWNSHIP, HAMILTON COUNTY OHIO  
PART OF LOT 12,13 HENRY DEBOLT'S SUBDIVISION SECTION 3  
TOTAL AREA = 37,866.39SQ. FT.  
=0.8692 ACRES

LEESMAN ENGINEERING & ASSOC.  
ENGINEERING, SURVEYING, PLANNING 513/417-0420  
2720 TOPICILLS, CINCINNATI, OHIO 45248

NEWTON ROAD (CHURCH STREET)  
(R/W VARIES)

PIBK 450  
520-112-169 PG 100

State of Ohio  
County of Hamilton SS

Be it remembered that on this 30 Day of April 2018  
before me a Notary Public in and for said county and state personally came Ellen Sletteny, Manager,  
and acknowledged that they/he/she did sign the foregoing plat of survey and that the same is their/his/her  
free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my notarial seal this  
day and year aforesaid.



JILL R. MCGRAIL  
ATTORNEY AT LAW  
NOTARY PUBLIC  
STATE OF OHIO

Notary Public

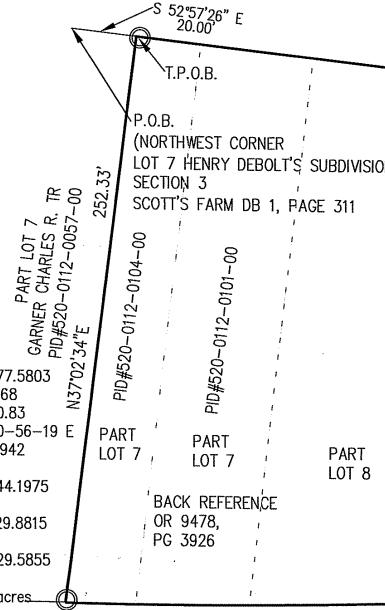
"I, or we, the owners of the tract of land shown on the above plat of survey, depose that this tract is entered as  
two or more items or parcels on the Hamilton County Auditor's Tax List and the Hamilton County Auditor's Tax  
Maps. I, or we hereby request the Hamilton County Auditor to combine said items or parcels into one entry on  
the Hamilton County Auditor's Tax List and also remove and delete from the Hamilton County Auditor's Tax  
Maps the lines which divide said parcels on said tax maps and show the course and distances of this survey as  
the boundary of the combined tracts of land. If this request is granted we agree to describe any part of all of  
the tract of land shown heron for future conveyancing purpose by metes and bounds so that such description  
shall be agreeable with the survey herein. We also agree to record this survey in the Hamilton County Recorder's  
Office.

"We also certify that there are no delinquent taxes against the above described property and it is all in one  
taxing district."

SIGNED Deslatt LLC  
by: Ellen Sletteny

Ellen Sletteny, Manager

OWNER  
DESLATT LLC  
9850 REDHILL DR  
CINCINNATI OH, 45242



North: 8427.4339 East: 13629.5855  
Line Course: N 37-02-34 E Length: 252.33  
North: 8226.0292 East: 13477.5803  
Curve Length: 261.51 Radius: 309.68  
Delta: -4-50-40 Tangent: 130.83  
Chord: 261.43 Course: S 60-56-19 E  
North: 8099.0413 East: 13706.0942  
Line Course: N 63-21-39 W Length: 378.26  
North: 7929.4426 East: 14044.1975  
Line Course: S 35-26-12 W Length: 147.78  
North: 8049.8486 East: 14129.8815  
Line Course: S 52-57-26 E Length: 626.79  
North: 8427.4339 East: 13629.5855

Perimeter: 1666.66 Area: 128,468 sq.ft. 2.95 acres

TRANSFERRED

BUTTERFIELD

HAMILTON COUNTY

2018 MAY - 1

LEGEND  
● FOUND I.P.  
○ SET I.P.

Transfer Not Necessary

Dusty Rhodes

Hamilton County Auditor

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE UNDER  
MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE, THE NORTH  
POINT AND BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC  
NORTH, THE BEARINGS AND DISTANCES SHOWN HEREON HAVE  
NOT BEEN ADJUSTED FOR CLOSURE: THE UNADJUSTED ERROR OF  
CLOSURE MEETS OR EXCEEDS 1" IN 10,000' LINEAR ERROR OF CLOSURE  
RATIO: THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM  
STANDARDS OF ALL LOCAL AUTHORITIES; AND THAT THERE ARE NO  
VISIBLE ENCROACHMENTS EXCEPT AS SHOWN

4/19/2018  
STEVEN J. LEESMAN OH. P.L.S. NO. 8352  
DATE

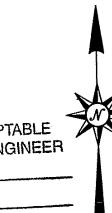


520-112-34

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER

Tax Map: 511180B

CAGIS: \_\_\_\_\_



0 40' 80' 120'

BACK REFERENCE  
O.R. 9478 PG. 3926 P.B. 1 PG. 311  
THE BASIS IN THIS PLAT ARE BASED UPON  
DB 10720, PAGE 1832  
DB 10157, PAGE 2069

CONSOLIDATION PLAT  
PART OF LOT 7, 8, 9, 10, 11 & 12  
HENRY DEBOLT'S SUBDIVISION SECTION 3  
SECTION 3, TOWN 4, FRACTIONAL RANGE 2,  
COLUMBIA TOWNSHIP, HAMILTON COUNTY OH  
TOTAL AREA = 128,468.23 SQ. FT.  
=2.949 ACRES

LEESMAN ENGINEERING & ASSOC.  
ENGINEERING, SURVEYING, PLANNING  
2720 TOPICILLS, CINCINNATI, OHIO 45248  
513/417-0420

Note: Re-Surveyed to Show Corrt  
POB + TPOB - on (T.N.N.)

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

## CONSOLIDATION PLAT

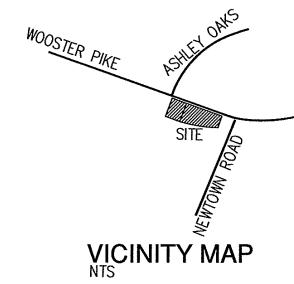
PART OF LOT 7, 8, 9, 10, 11 & 12  
HENRY DEBOLT'S SUBDIVISION SECTION 3  
SECTION 3, TOWN 4, FRACTIONAL RANGE 2,  
COLUMBIA TOWNSHIP, HAMILTON COUNTY OH  
PID#520-0112-0034-00  
OR 11489, PAGE 1596 OR 11489, PAGE 1605

OR 9478, PG 3926  
PID#520-0112-0034-00 PID#520-0112-0047-00  
PID#520-0112-0035-00 PID#520-0112-0049-00  
PID#520-0112-0036-00 PID#520-0112-0055-00  
PID#520-0112-0037-00 PID#520-0112-0097-00  
PID#520-0112-0038-00 PID#520-0112-0098-00  
PID#520-0112-0042-00 PID#520-0112-0036-00  
PID#520-0112-0044-00 PID#520-0112-0119-00  
PID#520-0112-0045-00

TOTAL AREA = 128,468.23 SQ. FT.

=2.949 ACRES

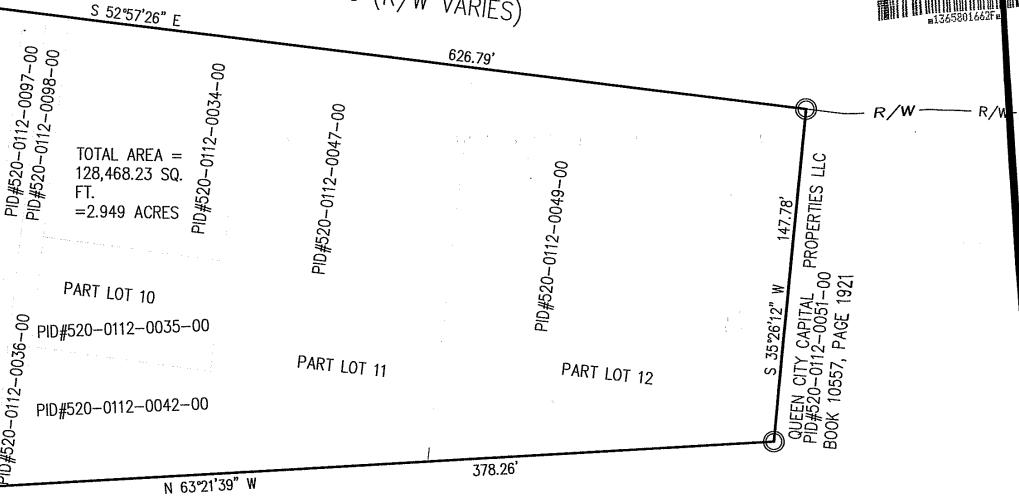
PLAT BOOK 426, PAGE 57



VICINITY MAP  
NTS

Norbert A. Nadel Recorder's Office  
Hamilton County, Type: PL  
Doc #: 18-0036385 File: 1  
Filed: 05/01/18 12:16:25 PM \$43.2  
Off. Rec.: 13658 01662 F N6 1 284  
m1365801662f

WOOSTER PIKE/ US ROUTE 50 (R/W VARIES)



P1BK 465 PG 81

SCALE 1"=40'  
DATE: APRIL 18, 2018

20 0 20 40 60  
GRAPHIC SCALE - FEET 1" = 20'

78-82-K

REC'D FOR TRANS

97 MAY 28 AM 8:34

NOT NECESSARY  
DUSTY RHODES  
COUNTY SURVEYOR

North direction based on existing plot by Paul Byrnside dated 12-80 as recorded in the Hamilton County Court House.

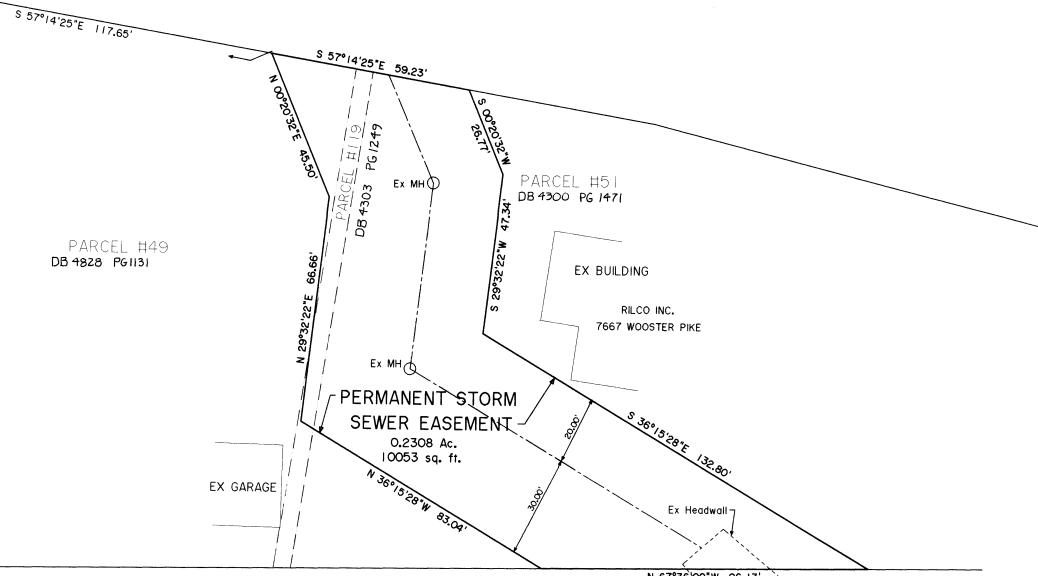


*Robert W. Smith*  
Robert Wm Smith Jr. P.S. 6737

I certify that I have performed an actual field survey of this easement and verify all dimensions as shown.

HAMILTON COUNTY REC'D BY 3 OFFICERS  
Doc #137 - 78-82-K Type PLAT  
Filed 05/28/1997 8:31:03 AM 1 .00  
Off. No. 1 0 0 7 409 1 .75

WOOSTER PIKE



Know all men by these presents, that we, the undersigned do hereby grant, dedicate, and convey to the Board of County Commissioners of Hamilton County, Ohio its successors and assigns forever, a permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a storm sewer in and upon the lands shown on this plat, said easement to be as shown herein, and subject to the restrictions on sewer easements as described herein.

Signed: *Karl F. Rill*  
*Gail S. Rill*

Witnessed (as to all)  
*Sammy S. Rill*

State of Ohio  
County of Hamilton s.s.

Be it remembered that on this 13<sup>th</sup> day of MAY in the year 1997 before me, the subscriber, a notary public in and for said County and State, personally appeared

Karl F. Rill  
Gail S. Rill

and acknowledged signing the foregoing instrument to be their voluntary act and deed for the uses and purposes herein mentioned.

In testimony whereof I have hereunto subscribed my name and affixed my notarial seal this 13<sup>th</sup> day of MAY, 1997.

*Sherrie A. Ramey*  
Notary Public in and for STATE OF  
Hamilton County, Ohio

My commission expires APRIL 25, 1999

RESTRICTIONS ON SEWER EASEMENTS

No structure of any kind which can interfere with access to said public sewer shall be placed in or upon a permanent sewer easement, excepting items such as recreational surfaces, paved areas for parking lots, driveways or other surfaces used for ingress and egress, plants, trees, shrubbery, fences, landscaping or other similar items, being natural or artificial.

Any of the aforesaid surfaces, paved areas, plants, trees, shrubbery, fences, landscaping or other similar items which may be placed upon such permanent easement shall be subject to the sole expense of the property owner and the grantees or assigns of the permanent easement; henceforth shall not be responsible to any present owners of the property, nor to their heirs, executors, administrators or assigns, for the condition, damage to or replacement of any such aforesaid items or any other items placed upon the easement, resulting from the existence or use of the said permanent sewer easement by the grantees or assigns.

Any structure constructed on said property in which said permanent sewer easement exists, shall be kept not less than three (3) feet outside the permanent sewer easement line nearest the site of the proposed structure.

Any deviation from the aforesaid restrictions shall be petitioned by written request to the grantees or their assigns. Each such request shall be considered on an individual basis with approval not being unreasonably withheld.

Sewer Easement, as shown herein accepted on this 28 day of May, 1997, by, for, on behalf of and in the name of the County of Hamilton and under the authority of its Board of County Commissioners by virtue of R.C. Section 305.30 and the resolution adopted and entered in the Journal of said Board.

*David J. Hengen* pb  
County Administrator.

*Ray P. Chastain*  
5-13-97

Director of Public Works

EASEMENT PLAT FOR  
PARCEL 520-112-49,51, 119  
SECTION 4, TOWN 4, FR RANGE 2  
COLUMBIA TOWNSHIP  
HAMILTON COUNTY, OHIO

OWNER: KARL & GAIL RILL  
D.B. 4300 Pg 1471

**RLK**  
ROBERT L. KOSTER P.E.  
Kentucky  
Indiana  
Professional  
Civil Engineer  
Ohio  
Florida  
2512 Ann Street □ Villa Hills, Kentucky □ (606)344-8779

Robert Wm. Smith Jr.  
SURVEYOR  
753 LOVELAND MIAMIVILLE ROAD, LOVELAND OHIO  
Date: April 11, 1997

PB 331 PG 46

