



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 be 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,

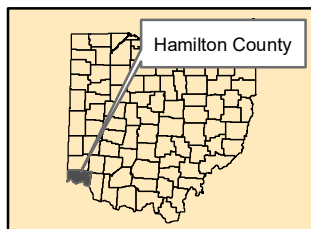
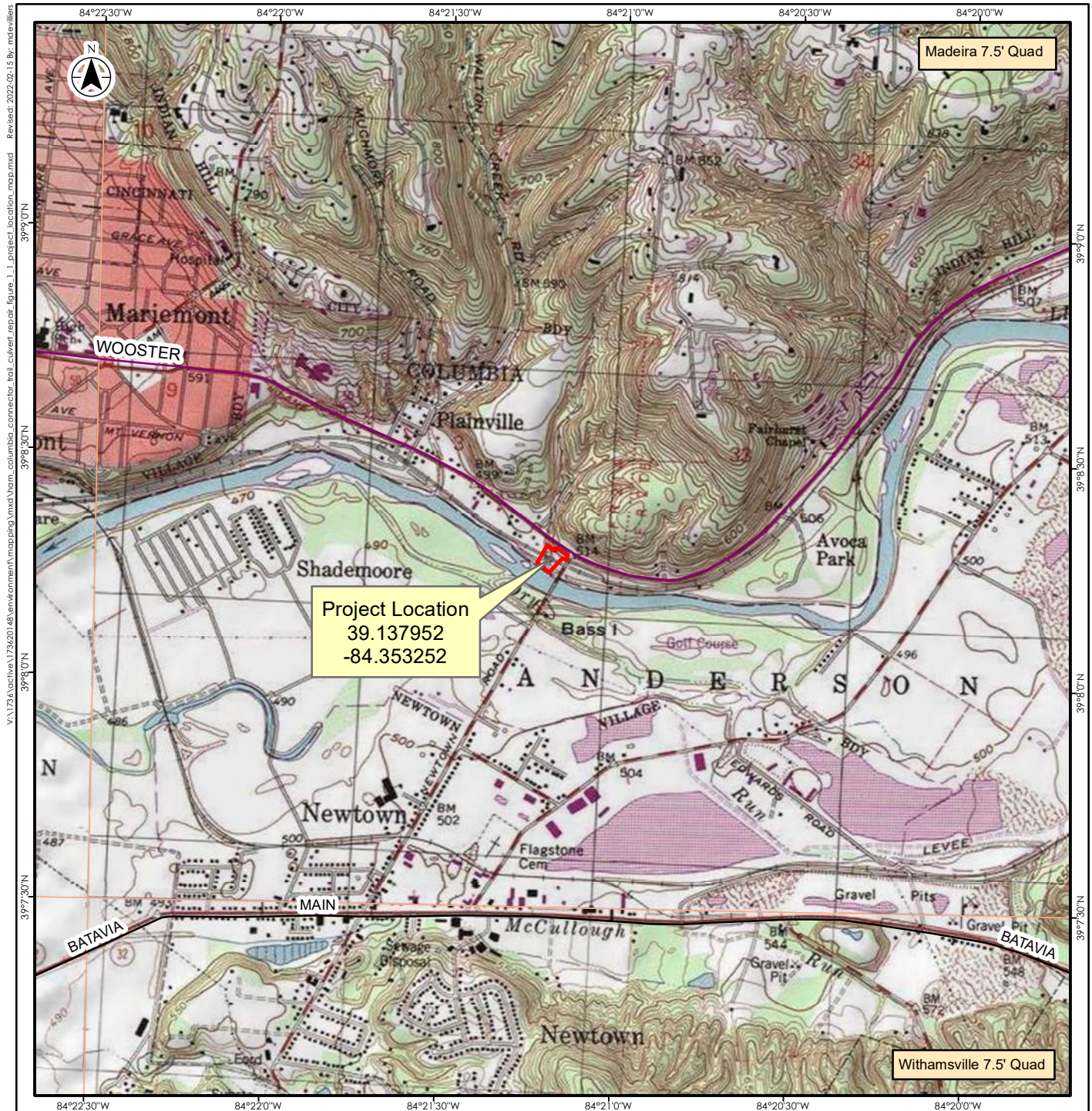
~~STANTEC CONSULTING SERVICES, INC.~~

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

Steven E. Rader PS

Attachment: [Attachment]

Figures



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



Project Location 173620148
Columbia Township, Hamilton County, Ohio Prepared by MDV on 2022-02-15

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

Figure No.

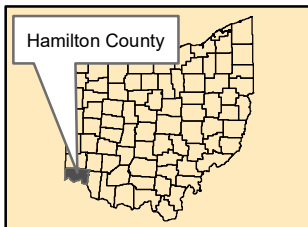
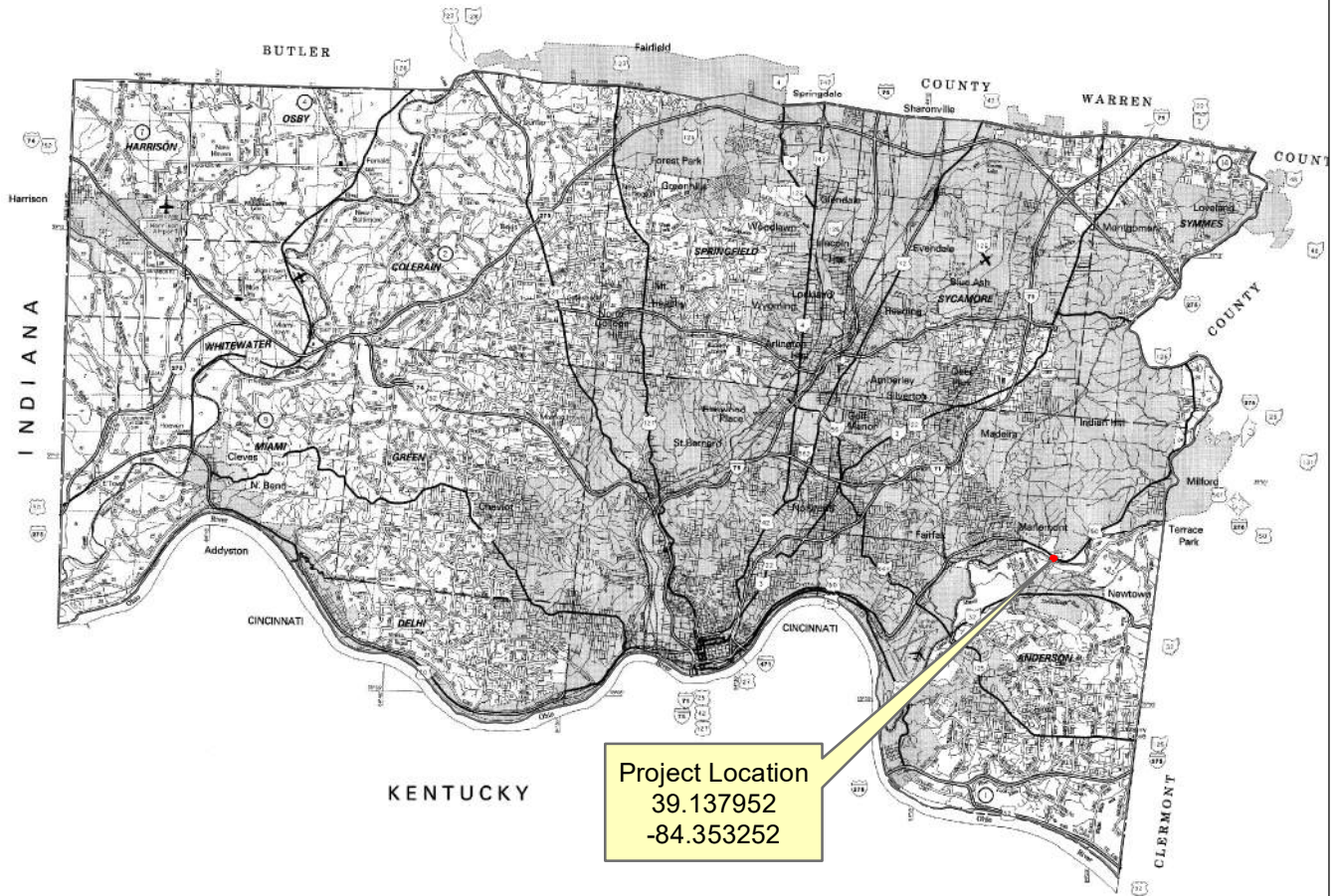
1.1

Title

Project Location Map

Notes

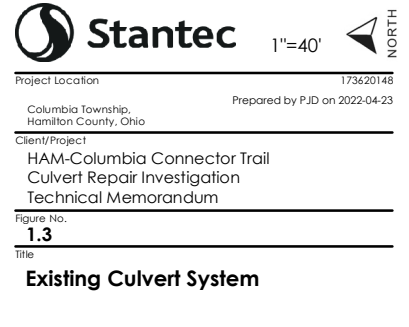
1. Coordinate System: NAD 1983 StatePlane Ohio South FIPS 3402 Feet
2. Base features produced from project design elements.
3. Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap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



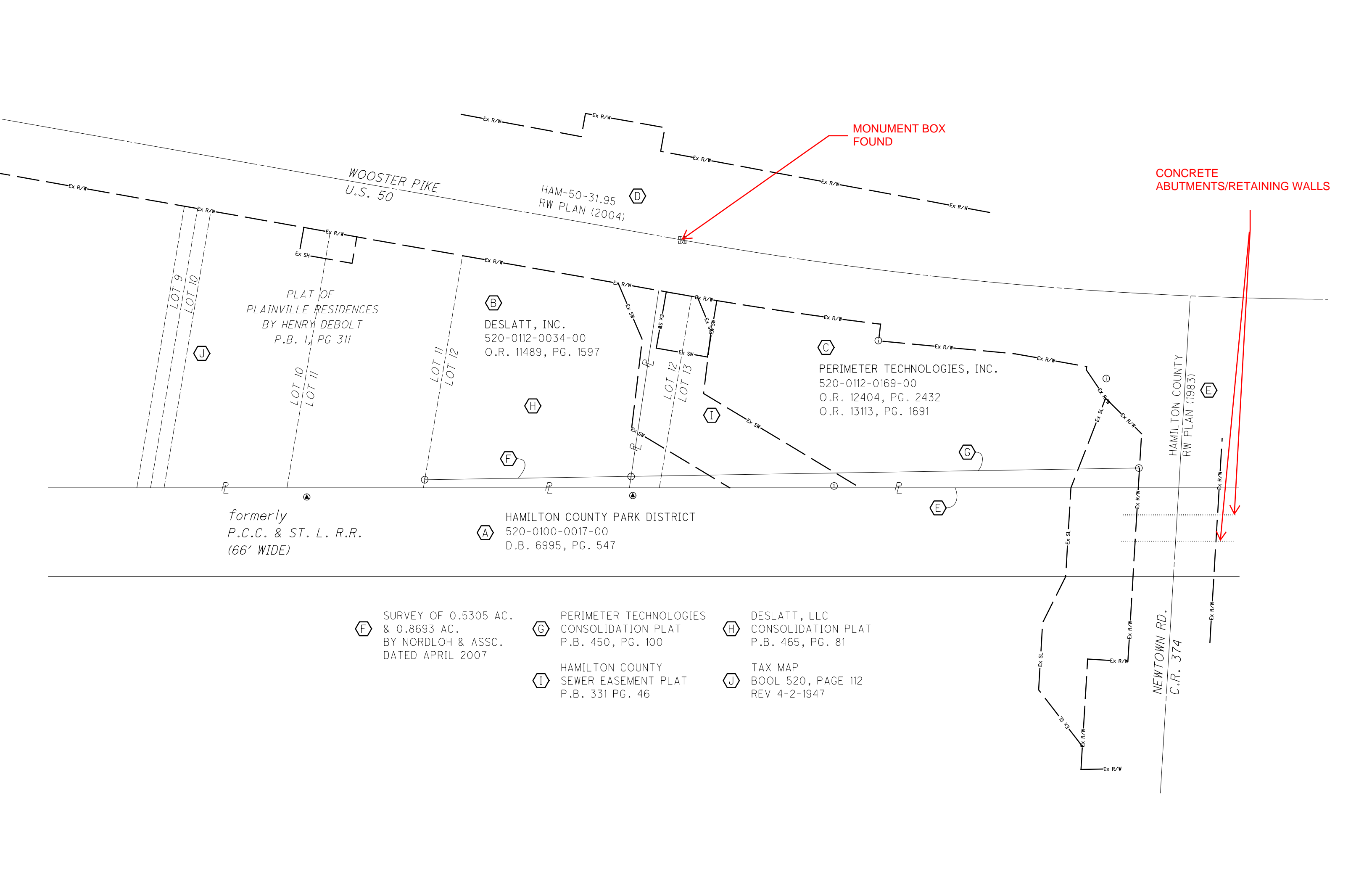
Project Location 173620148
Columbia Township, Hamilton County, Ohio Prepared by MDV on 2022-02-15
Client/Project
HAM-Columbia Connector Trail
Culvert Repair Investigation
Technical Memorandum
Figure No.
1.2

Title
Project Location Map
County Roadway Map Base

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



Attachment A
Property Exhibits



MONUMENT BOX
FOUND

CONCRETE
ABUTMENTS/RETAINING WALLS

WOOSTER PIKE
U.S. 50

HAM-50-31.95
RW PLAN (2004)

PLAT OF
PLAINVILLE RESIDENCES
BY HENRY DEBOLT
P.B. 1, PG 311

DESLATT, INC.
520-0112-0034-00
O.R. 11489, PG. 1597

PERIMETER TECHNOLOGIES, INC.
520-0112-0169-00
O.R. 12404, PG. 2432
O.R. 13113, PG. 1691

HAMILTON COUNTY
RW PLAN (1983)

formerly
P.C.C. & ST. L. R.R.
(66' WIDE)

HAMILTON COUNTY PARK DISTRICT
520-0100-0017-00
D.B. 6995, PG. 547

(F) SURVEY OF 0.5305 AC.
& 0.8693 AC.
BY NORDLOH & ASSC.
DATED APRIL 2007

(G) PERIMETER TECHNOLOGIES
CONSOLIDATION PLAT
P.B. 450, PG. 100

(H) DESLATT, LLC
CONSOLIDATION PLAT
P.B. 465, PG. 81

(I) HAMILTON COUNTY
SEWER EASEMENT PLAT
P.B. 331 PG. 46

(J) TAX MAP
BOOL 520, PAGE 112
REV 4-2-1947

NEWTOWN RD.
C.R. 374

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

at the Plan are
d by the Utility
nd location

RIVER

LITTLE MIAMI

these Plans are
ade for The Ohio
portation in

BEGIN R/W ACQUISITION
STA. 12+92.80, 60' LT.

LOT NO. 13 of Henry DeBolt's Subdivision
Recorded P.B. 1, Page 311

END R/W ACQUISITION
STA. 15+69.31, 58.29' LT.

M-1 F83. (1)

NEWTOWN RD
C.R. 374
(1983)

BEGIN FOR REFER
PARCEL 14-SL
INT OF "W" & "S" RW

SCALES 67'
HAM-50- (3.61) - (32.70)
shows 51.26'

BEGIN FOR REFERENCE
PARCEL 13-WD
AT "S" RW LINE OF
WOOSTER PIKE

WILLIAM ANDREW ROCKWELL

LITTLE MIAMI RAILROAD CO.

520-112-114

0 20 40

"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 hereon 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.

SIGNED Robert J. Slater
President

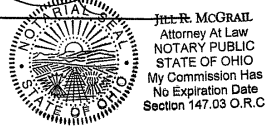
State of Ohio
County of Hamilton SS

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. Slater, and acknowledged that he/she did sign the foregoing plat of survey and that the same is 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: N 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

STEVEN J. LEESMAN OH. P.L.S. NO. 8352
DATE: 2/20/2016



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

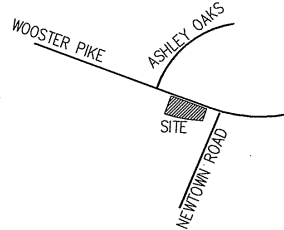
PID#520-0112-0051-00
OR 12404, PAGE 2432
TOTAL AREA = 37,866.39SQ. FT.
=0.8692 ACRES

520-112-51
53
118

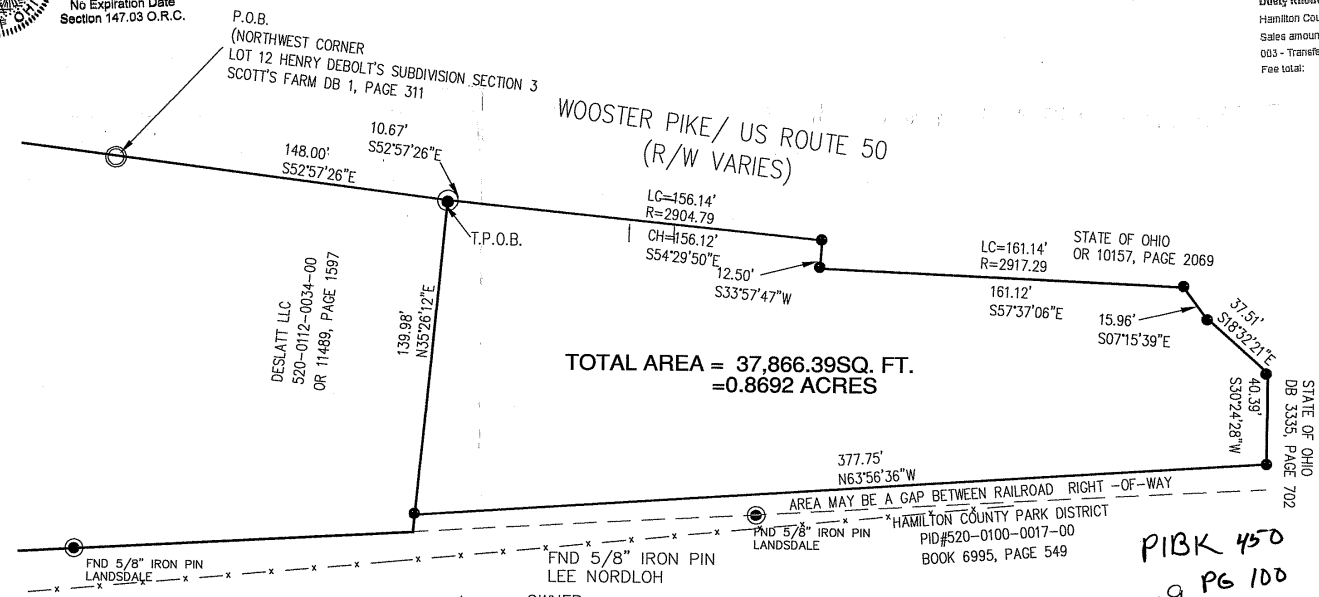
DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - 2/23/16
CAGIS - 2/24/2016

VICINITY MAP
NTS

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 H6 1 38



Survey number: 102531
Deed number: 16-377166
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: 0.50
003 - Transfer Fee 0.50
Fee total: 0.50



OWNER
PERIMETER TECHNOLOGIES INC
9850 REDHILL DR CINCINNATI OH 45242



PIBK 450
520-112-169 PG 100

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

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 Slattery, Manager,
and acknowledged that they/he/she did sign the foregoing plat of survey and that the same is thier/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.



JILL R. MCGRAIL
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires 04/19/2021

Notary Public

"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 hereon for future conveying 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
Ellen Slattery

Ellen Slattery, 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: 3092.68
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

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

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

4/19/2018
DATE



4/19/2018

520-112-34

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 5/1/1808

CAGIS -

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 OHIO
PID#520-0112-0034-00
OR 11489, PAGE 1596 OR 11489, PAGE 1605

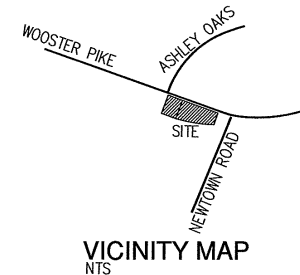
OR 9478, PG 3926

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

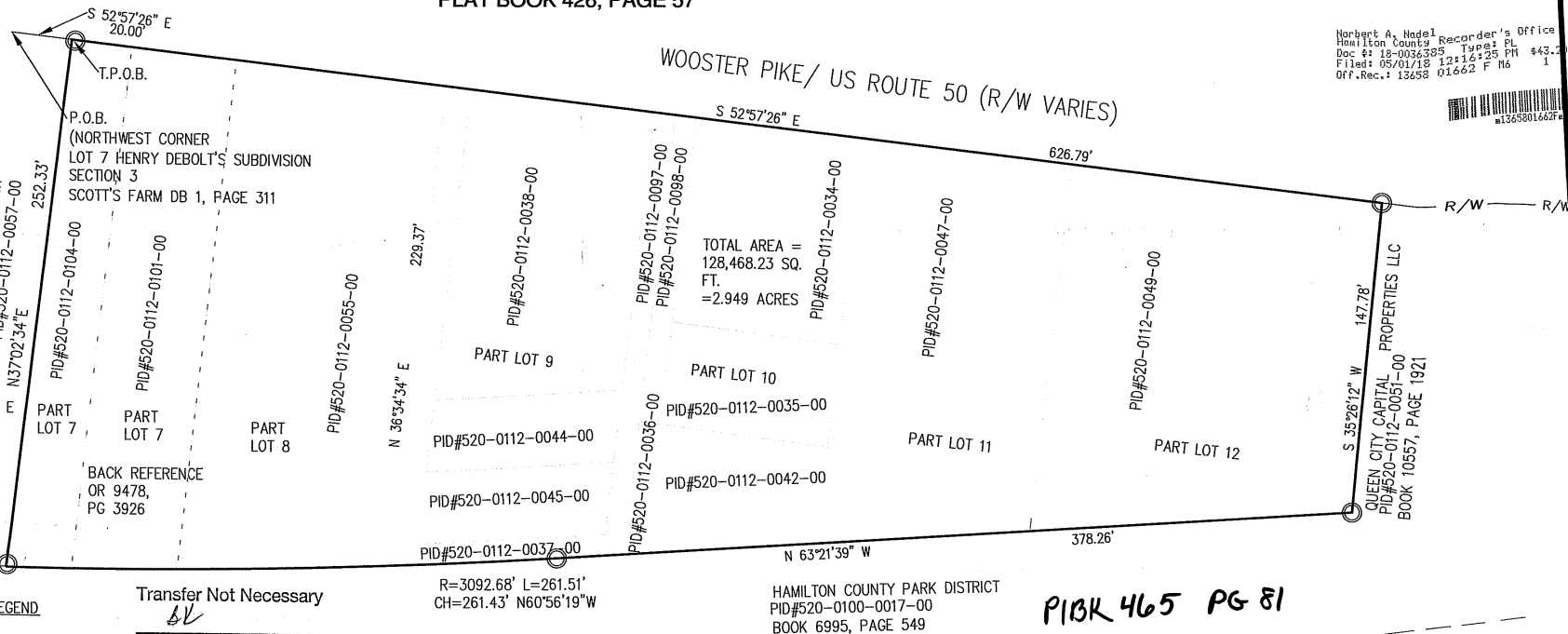
TOTAL AREA = 128,468.23 SQ. FT.

=2.949 ACRES

PLAT BOOK 426, PAGE 57



Horbert A. Hadel
Hamilton County Recorder's Office
Doc # 18-0036305 Type: PL
Filed: 08/01/18 12:16:25 PM #43.2
Off. Rec.: 13658 01662 F H6 1 284



P13K 465 PG 81

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

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

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248

Note: Re-Submitted to Show Correct POB + TPOB - ON (F.N.N.)



UNUSABLE NOT NECESSARY
DUSTY RHODES
COUNTY SURVEYOR

DEED FOR TRANS

97 MAY 28 AM 8:34

DUSTY RHODES
AUDITOR
HAMILTON COUNTY OHIO

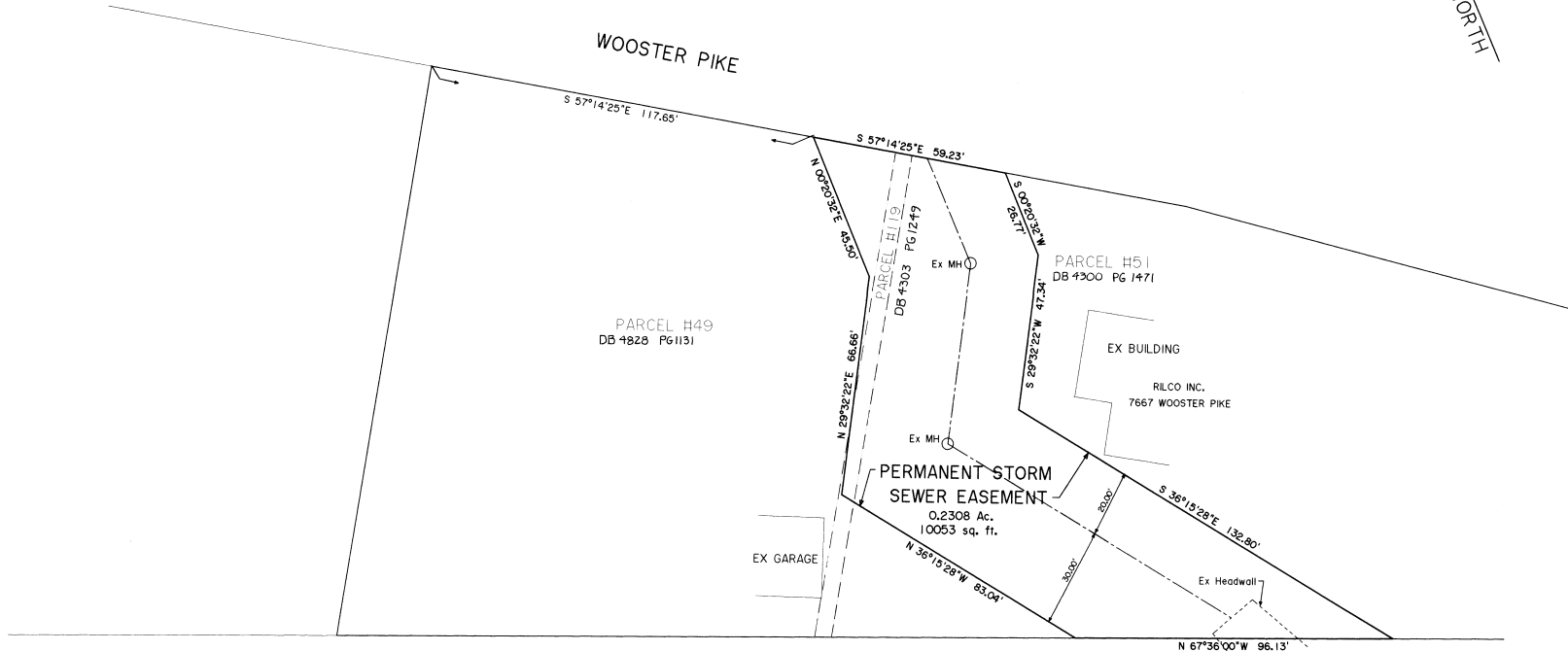
North direction based on existing a
plat by Paul Byrnside dated 12-80
as recorded in the Hamilton County
Court House.

NORTH



Robert Wm. Smith Jr.
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.



P.C.C. & ST. L. R.R.

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 hereon, and subject to the restrictions on sewer easements as described hereon.

Signed: *Karl F. Rill* Witnessed (as to all) *Gail S. Rill*
Gail S. Rill

State of Ohio s.s.
County of Hamilton
Be it remembered that on this 1st 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 1st day of MAY 1997.

Sherrill A. Ramey
SHERILL 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 said permanent easement shall be so placed at 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 easements 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 hereon 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. Hunge p.l.b.
County Administrator.

Ray C. Donahue 5-12-97
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

RK
ROBERT L. KOSTER P.E.
Kentucky Indiana Registered Ohio Florida
CIVIL ENGINEER
2512 Ann Street Villa Hills, Kentucky (606)344-8779

Robert Wm. Smith Jr.
SURVEYOR
755 LOVELAND MIAMIVILLE ROAD, LOVELAND OHIO
Date: Apr 11, 1997

PB 331 PG 46

