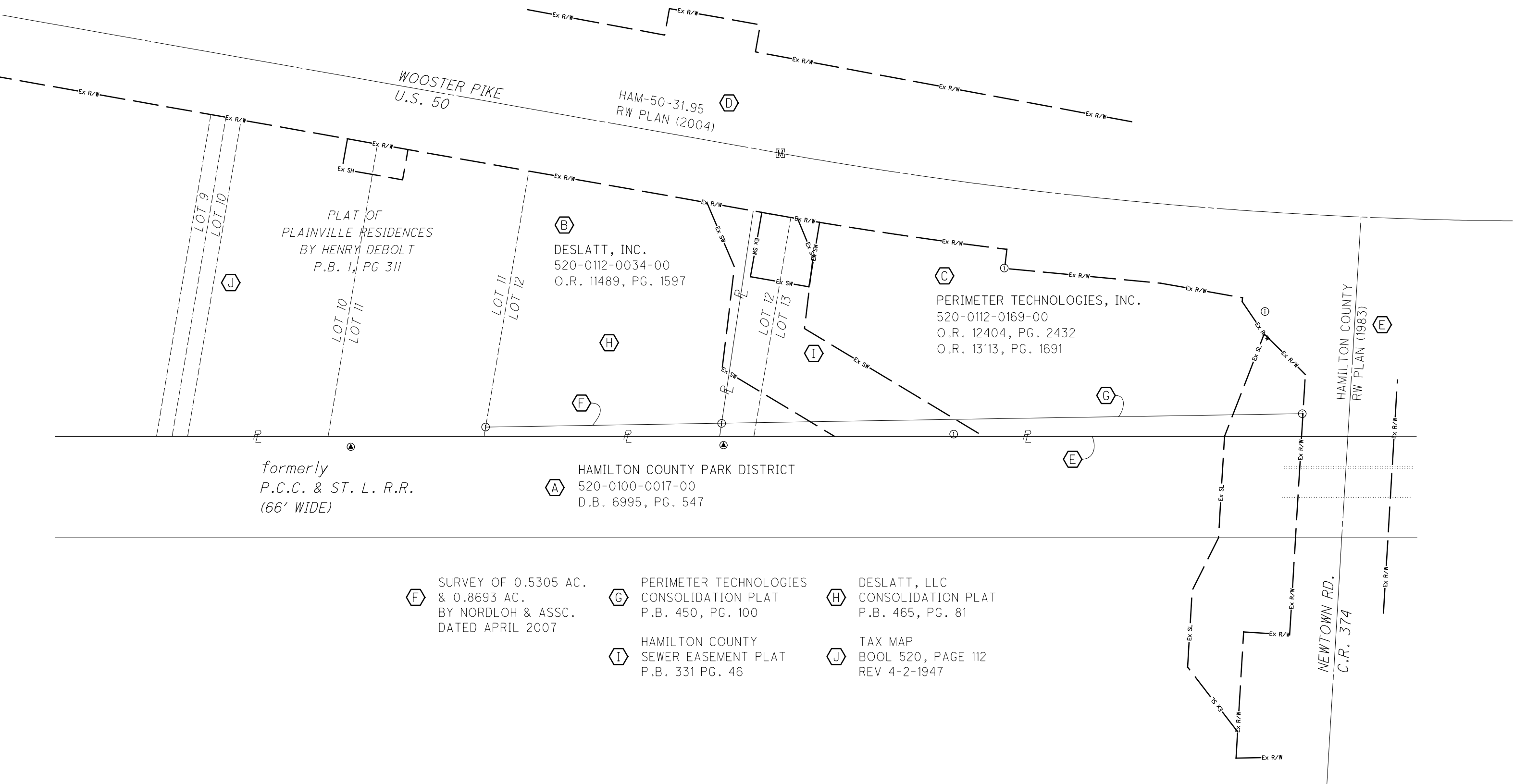




225 East Fourth Street
Cincinnati, Ohio
Fourth & Main Streets
Cincinnati, Ohio
Fourth & Main Streets
Cincinnati, Ohio

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(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'

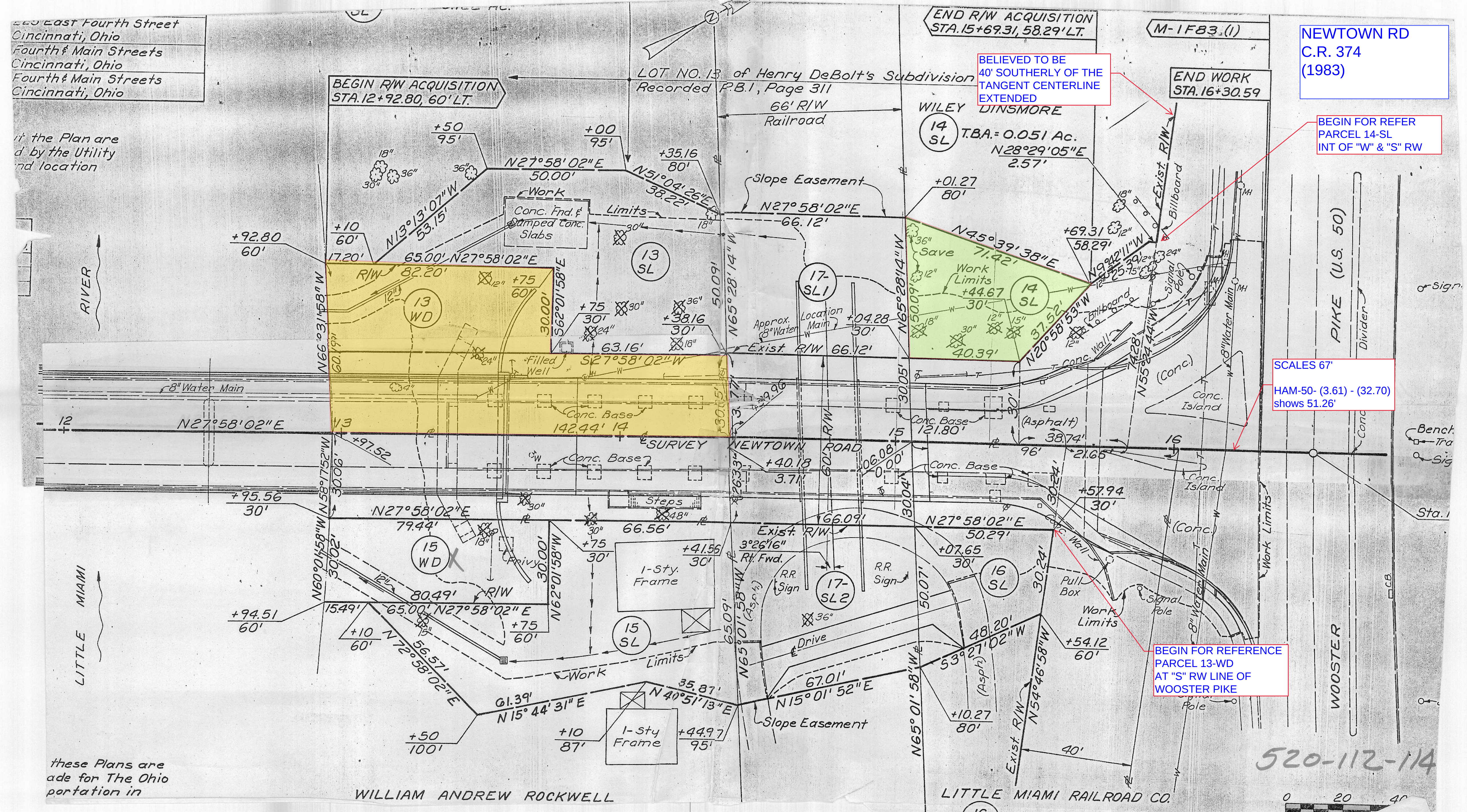
BEGIN FOR REFERENCE
PARCEL 13-WD
AT "S" RW LINE OF
WOOSTER PIKE

WILLIAM ANDREW ROCKWELL

LITTLE MIAMI RAILROAD CO.

520-112-114

0 20 40

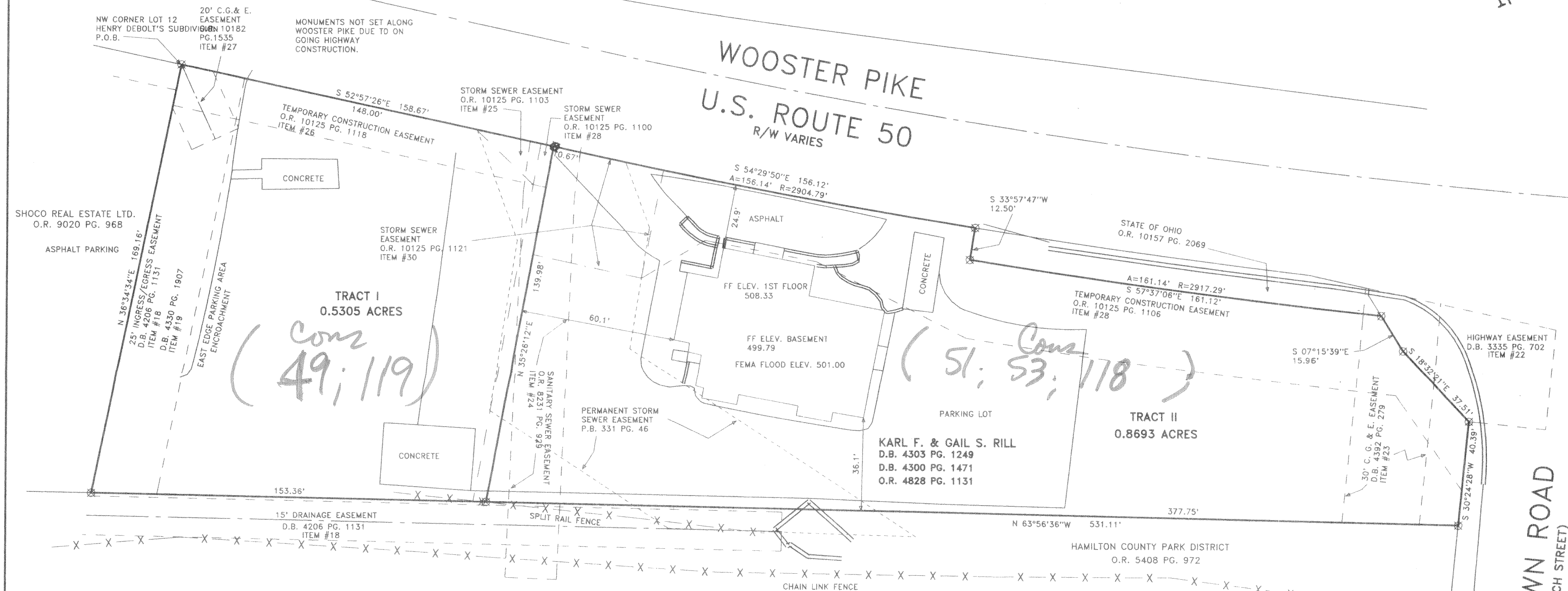


520-112-(49, 119)
520-112-(51, 53, 118)

SECTION 3, TOWN 4, F.R. 2
COLUMBIA TOWNSHIP
HAMILTON COUNTY, OHIO

PREMISES LIE WITHIN ZONE AE OF FIRM FEMA MAP
29061C02400 ON COMMUNITY PANEL 390204,
UNINCORPORATED AREAS OF HAMILTON COUNTY, OHIO
DATED 17 MAY 2004.

NORTH BASED ON STATE OF OHIO
STATE PLANE CO-ORDINATES
SYSTEM SOUTH ZONE.



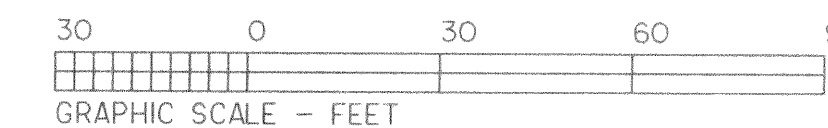
TEMPFILE.PTS: TRACT I
Point Int-Angle Bearing Distance Point North East
501 91-36-22 S 52-57-26 E 148.00 505 4468.23637 5668.81435
505 91-36-22 S 35-26-12 W 139.98 516 4354.18670 5587.65357
516 99-22-48 N 63-56-36 W 153.36 541 4421.55159 5449.88107
541 79-28-50 N 36-34-34 E 169.16 501 4557.59824 5550.68184
501 89-32-00

Perimeter: 610.50 Accum. Perimeter: 610.50
Approx: Sq.Feet: 23107.640 Acres: 0.5305
Approx: Accum. - Sq.Feet: 23107.640 Acres: 0.5305

Correct End - N: 4557.39322 E: 5550.68283
Calc. End - N: 4557.39824 E: 5550.88184
Error - N: 0.01 E: -0.00 Total: 0.01 Brg: S 11-08-09 E
Distance Traversed: 610.50 Closure: 119427

NOTE: FLOWAGE EASEMENTS NOTED IN D.B. 3210 PG. 426 AND D.B. 3269 PG.
244 DO NOT AFFECT THE PREMISES SINCE THEY DEAL WITH PROPERTIES BELOW
THE 471 M.S.L. CONTOUR AND THE PREMISES LIE ABOVE THAT NUMBER.

ITEMS 20 & 21 OF SCHEDULE "B"



TEMPFILE.PTS: TRACT II
Point Int-Angle Bearing Distance Point North East
505 91-36-22 S 52-57-26 E 148.00 505 4468.23637 5668.81435
505 91-36-22 S 35-26-12 W 139.98 516 4354.18670 5587.65357
516 99-22-48 N 63-56-36 W 153.36 541 4421.55159 5449.88107
541 79-28-50 N 36-34-34 E 169.16 501 4557.59824 5550.68184
501 89-32-00

Perimeter: 610.50 Accum. Perimeter: 610.50
Approx: Sq.Feet: 23107.640 Acres: 0.5305
Approx: Accum. - Sq.Feet: 23107.640 Acres: 0.5305

Correct End - N: 4557.39322 E: 5550.68283
Calc. End - N: 4557.39824 E: 5550.88184
Error - N: 0.01 E: -0.00 Total: 0.01 Brg: S 11-08-09 E
Distance Traversed: 610.50 Closure: 119427

NOTE: FLOWAGE EASEMENTS NOTED IN D.B. 3210 PG. 426 AND D.B. 3269 PG.
244 DO NOT AFFECT THE PREMISES SINCE THEY DEAL WITH PROPERTIES BELOW
THE 471 M.S.L. CONTOUR AND THE PREMISES LIE ABOVE THAT NUMBER.

ITEMS 20 & 21 OF SCHEDULE "B"



DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 57.7
CAGIS - 57.7

ISSUED

APR 30 2007

NORDLOH & ASSOCIATES, INC.

NORDLOH & ASSOCIATES, INC.
SURVEYING AND MAPPING
614 WOOSTER PIKE
TERRACE PARK, OHIO 45174
(513) 831-7096

SURVEY PLAT
7667 WOOSTER PIKE

AUDITORS PARCELS 520-0112-0049, 0051, 0053, 0118 & 0119
PART OF LOTS 12 & 13 OF HENRY DEBOLT'S SUBDIVISION P.B. 1 PG.
311

SCALE 1" = 30'

DATE APRIL 2007

DRAWN BY

SUBVISIONS

27045

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. MCGORAIL
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires 12/31/2021

"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 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
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

4/17/2018
DATE



4/17/2018

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

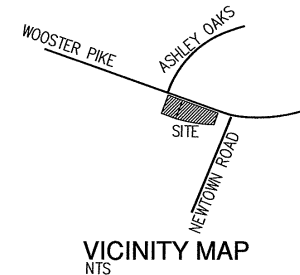
OR 9478, PG 3926

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

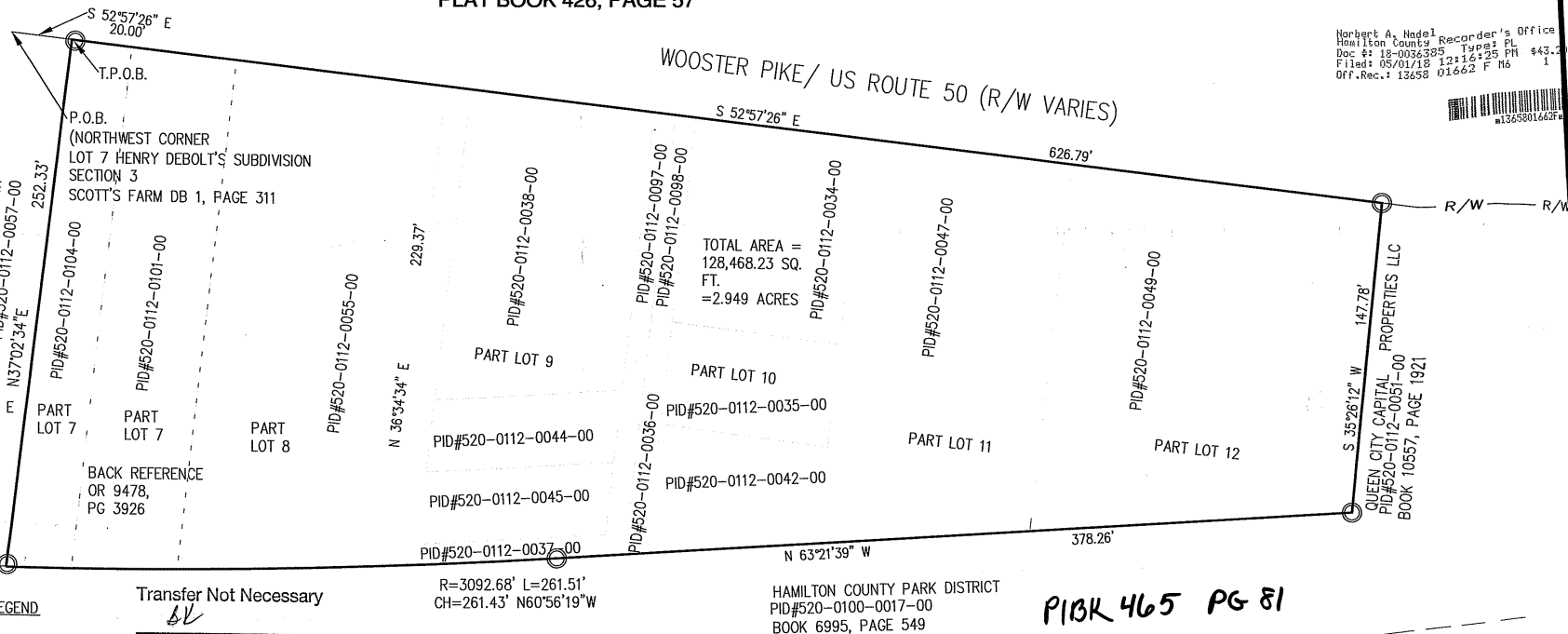
PLAT BOOK 426, PAGE 57



Horbert A. Hadel
Hamilton County Recorder's Office
Doc # 18-0036385 Type: PL
Filed: 08/01/18 12:16:25 PM #43.2
Off. Rec.: 13658 01662 F H6 1 284



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



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 513/417-0420
2720 TOPIC HILLS, CINCINNATI, OHIO 45248

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



UNUSUAL NOT NECESSARY
DUSTY RHODES
COUNTY SURVEYOR

DEED FOR TRANS

97 MAY 28 AM 8:34

DUSTY RHODES
AUDITOR
HAMILTON COUNTY OHIO

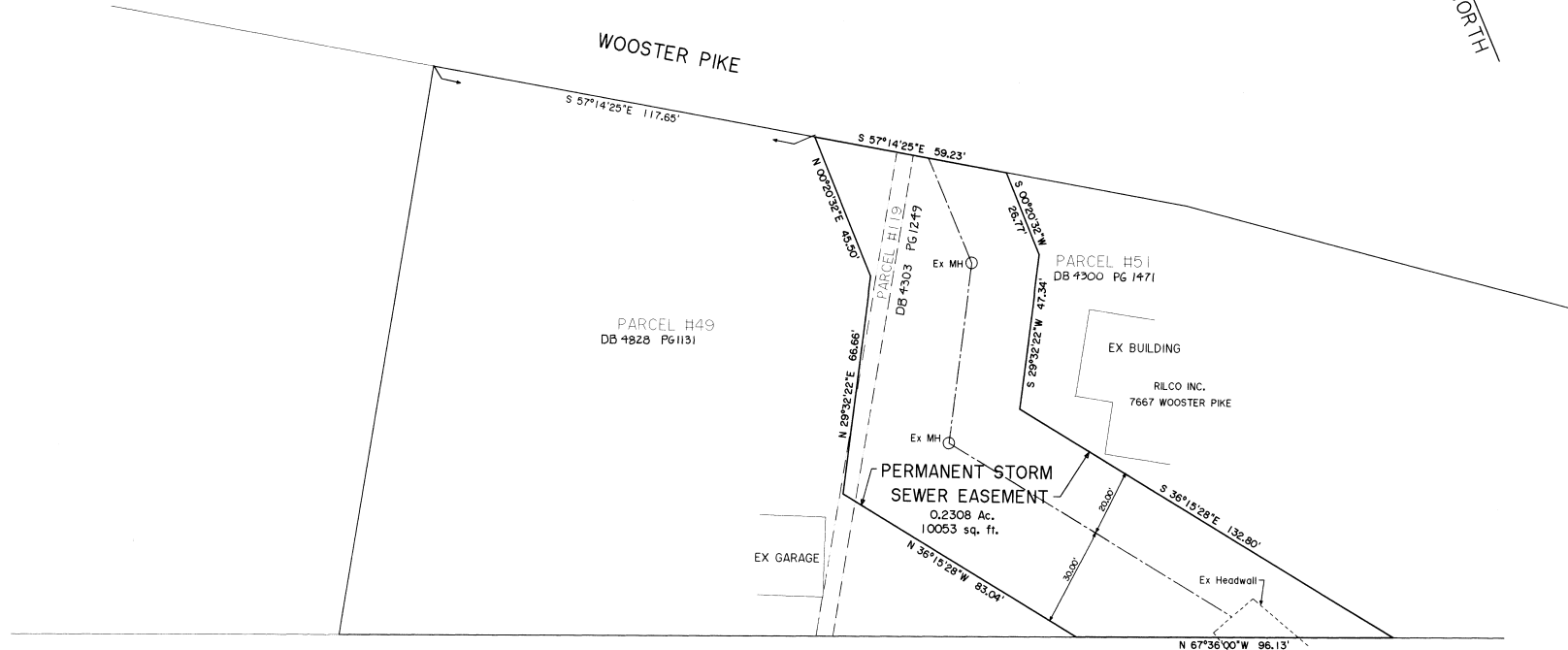
North direction based on existing a
plat by Paul Byrnside dated 12-80
as recorded in the Hamilton County
Court House.

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.



HAMILTON COUNTY RECORDER'S OFFICE
Doc # 1237 - 126787 Type: PLAT
FILED: 05/28/97 BY: [illegible]
OFF. REC.: 0 8 F. 439 1

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.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

