

**HONORABLE CITY PLANNING COMMISSION  
CINCINNATI, OHIO**

**October 19, 2007**

**SUBJECT:**

A report and recommendation for the conveyance of a portion of Theodore M. Berry Way for, 'The Banks', development.

**BACKGROUND:**

A portion of Theodore M. Berry Way located at the northwest corner of the intersection with Walnut Street is to be conveyed to the developer of The Banks. This specific conveyance was not part of the City Planning Commission's actions on August 16, 2007.

The land area consists of .0121 acres (527.076 square feet). The right-of-way is currently improved with sidewalk, curb and pavement. The land being conveyed will square off the abutting Lot 7 of The Banks Subdivision.

Lot 7 consists of Freedom Center Park and was part of a Plat of Subdivision for The Banks – Phase 1 approved on December 15, 2000 by the City Planning Commission. A Plat of Subdivision for The Banks – Phase 2 dedicated this portion of Theodore M. Berry Way and was approved on October 4, 2002.

**RECOMMENDATION:**

The staff of the Department of Planning recommends the City Planning Commission take the following action:

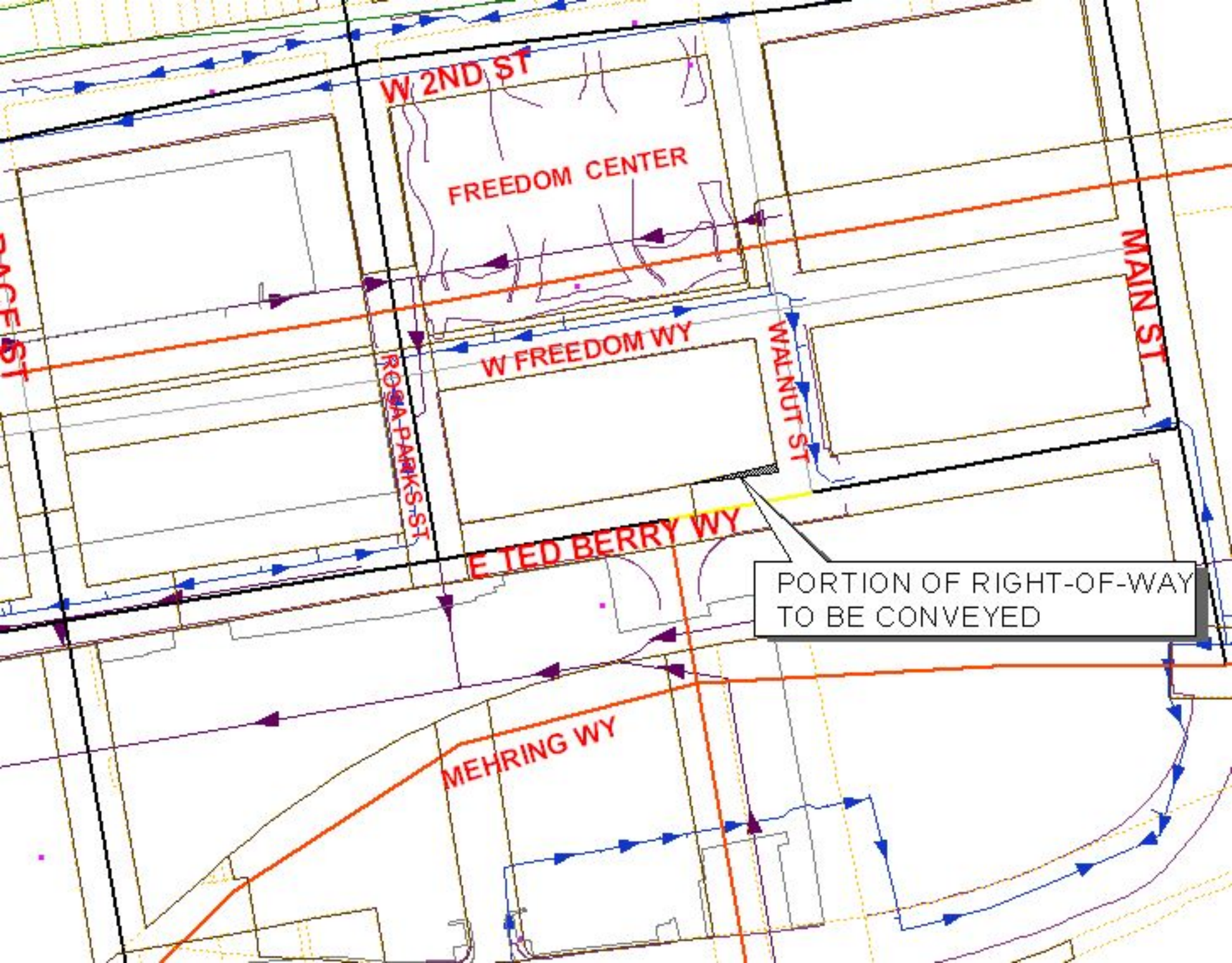
Approve the conveyance of a portion of Theodore M. Berry Way for, 'The Banks', development.

Respectfully submitted:

Approved:

Stephen C. Briggs  
Senior City Planner

Charles C. Graves III  
Director, City Planning Department



W 2ND ST

FREEDOM CENTER

W FREEDOM WY

E TED BERRY WY

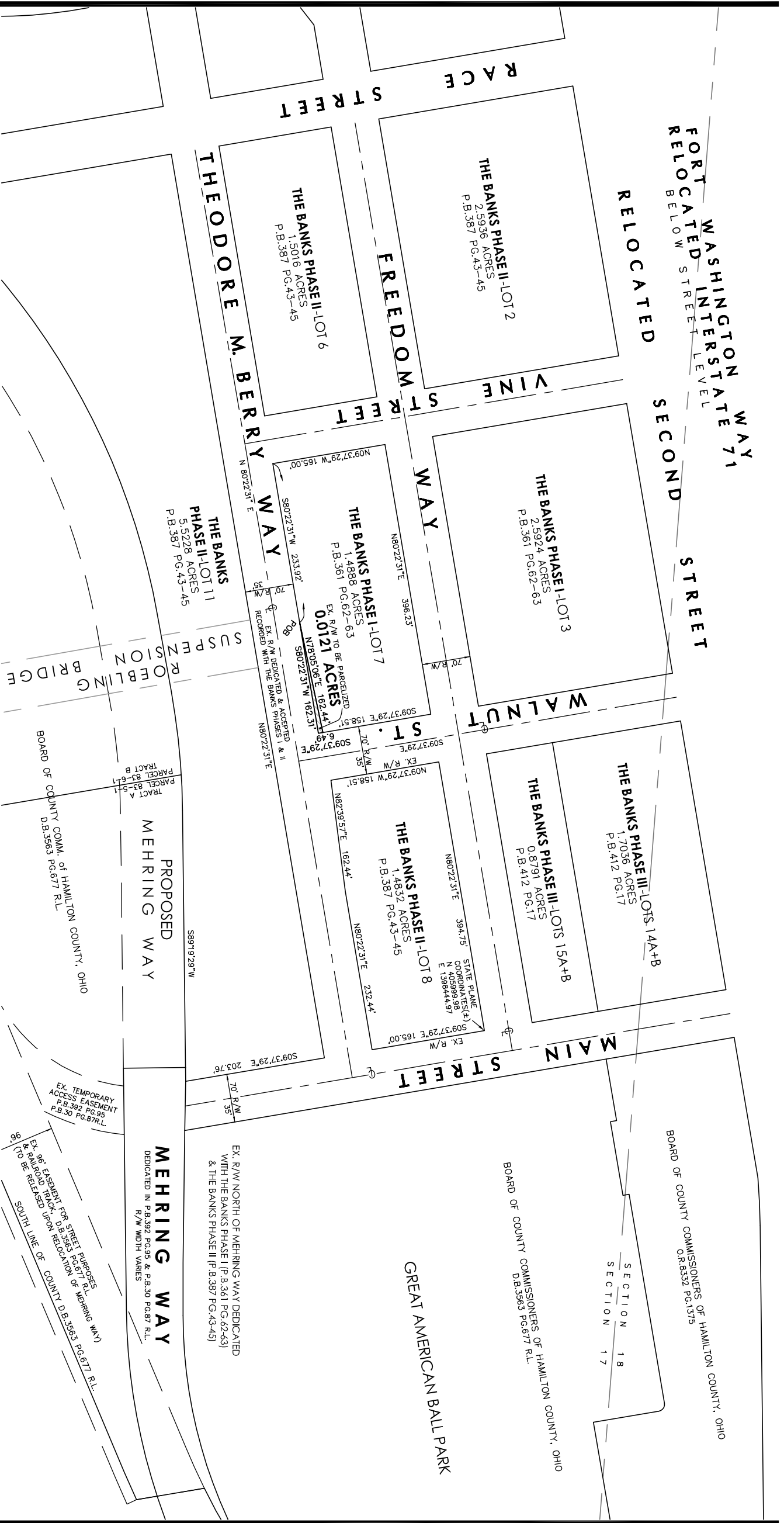
MEHRING WY

ROSA PARKS ST

WALNUT ST

MAIN ST

PORTION OF RIGHT-OF-WAY  
TO BE CONVEYED



BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83. REFERENCE MONUMENTS = CITY OF CINCINNATI BENCHMARK No. 6919 AND No. 6920.

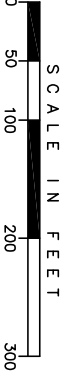
PER COUNTY SURVEYOR'S OFFICE, CORNER MONUMENTATION NOT REQUIRED AT THIS TIME DUE TO CONSTRUCTION ON SITE.

**SURVEY REFERENCES:**

RECORD PLATS OF THE BANKS PHASE I, RECORDED IN P.B.361, PG.62-63, THE BANKS PHASE II, RECORDED IN P.B.387, PG.43-45 & THE BANKS PHASE III, AS RECORDED IN P.B.412, PG.17, HAMILTON COUNTY RECORDER'S OFFICE.

ORIGINAL PLAN OF THE TOWN OF CINCINNATI IN-LOTS BY ISRAEL LUDLOW (DATE UNKNOWN), D.B.E-2, PG.62-66, H.C.R.O.

PRIOR PLATS OF SURVEY BY MCGILL SMITH PUNSHON, INC. AND OTHER DEEDS & PLATS OF RECORD NOTED HEREON.



**CLOSURE TABLE - 0.0121 ACRES OF THEODORE M. BERRY WAY**

Correct End - N:	5000.00000	E:	10000.00000
Calc. End - N:	5000.00149	E:	9999.99999
Error - N:	0.00151	E:	-0.00001
Distance Traversed:	331.2400 Closure: 222814		
No adjustment			
Bearing	Distance	North	East
N 78-05-06 E	162.4400	5000.00000	10000.00000
S 09-37-29 E	6.4900	5033.53742	10158.94022
S 80-22-31 W	162.3100	5027.13877	10160.02532
		5000.00149	9999.99999
Approx: Sq.-Feet:	527 Acres: 0.0121		

**PLAT OF SURVEY**

**PART OF THEODORE M. BERRY WAY**

AS RECORDED IN P.B.361, PG.62-63 & P.B.387, PG.43-45

**0.0121 ACRES ~ 527 SQ. FT.**

SECTION 17, TOWN 4, FRACTIONAL RANGE 1  
CINCINNATI TOWNSHIP, CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

Revision	By	Date

**McGill Smith Punshon, Inc.**  
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Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By	RG/Date	OCT 6, 2007	Project No.	9932710	Sheet No.	1 / 1
Project Mgr.	RG/Scale	1" = 100'	Plains D.B.	99327		
CAD	99327103-BDY-12	X-Ref.	N/A	File No.		99327