

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE **THREE OAKS LANE, 32ND AVENUE, 31ST AVENUE, AND IRON OAKS LANE** AS SHOWN HEREON FOR PUBLIC USE FOR STREET PURPOSES FOREVER AND ESTABLISH SETBACK LINES AS SHOWN.

WE ALSO GRANT UNTO THE COUNTY OF HAMILTON, OHIO, ITS SUCCESSORS AND ASSIGNS, EASEMENTS FOR WASTEWATER COLLECTION FACILITIES AS CONSTRUCTED, WITHIN AND OUTSIDE OF THE LIMITS OF THE SUBDIVISION AS SHOWN HEREON AND SUBJECT TO RESTRICTIONS OF PUBLIC WASTEWATER COLLECTION EASEMENTS AS DESCRIBED HEREON. WE ALSO HEREBY ACKNOWLEDGE THAT WASTEWATER COLLECTION FACILITIES ARE NOT AVAILABLE AND NO TAP PERMITS SHALL BE ISSUED OR OCCUPANCY PERMITTED UNTIL THE WASTEWATER COLLECTION FACILITIES ARE COMPLETED, APPROVED AND ACCEPTED BY BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO, ITS SUCCESSORS AND ASSIGNS. WE ALSO GRANT TO THE CITY OF CINCINNATI, OHIO, ITS SUCCESSORS AND ASSIGNS, EASEMENTS FOR STORMWATER MANAGEMENT AND WATER SUPPLY FACILITIES.

WE, THE UNDERSIGNED, DO HEREBY CONFIRM AND ADOPT THIS PLAT OF LANDS. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON SAID PROPERTY ON THE DATE OF ACCEPTANCE.

OAKLEY YARDS LAND, LLC

OWNER/AGENT (SIGNED NAME)	WITNESS (SIGNED NAME)
OWNER/AGENT (PRINTED NAME)	WITNESS (PRINTED NAME)
	WITNESS (SIGNED NAME)
	WITNESS (PRINTED NAME)

STATE OF OHIO
COUNTY OF HAMILTON

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____ OF _____, WHO, ON BEHALF OF SAID CORPORATION AND FOR THEMSELVES AS SUCH OFFICERS DULY AUTHORIZED BY ITS BOARD OF DIRECTORS ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR/ITS VOLUNTARY ACT AND DEED FOR THE PURPOSE IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

PLACE SEAL HERE	PRINTED NOTARY NAME (IF NOT ON SEAL)
	NOTARY SIGNATURE

MY COMMISSION EXPIRES:_____

RESTRICTION ON SEWER EASEMENT

THREE OAKS SUBDIVISION

30.8608 ACRES

(1,344,282.810 S.F.)

SECTION 28, TOWN 4, FRACTIONAL
RANGE 2, COLUMBIA TOWNSHIP,
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

CLIENT AND OWNER
OAKLEY YARDS LAND, LLC
2135 DANA AVENUE - SUITE 200
CINCINNATI, OHIO 45207



ACREAGE TABLE

O.R BOOK 14160, Pg. 565 = 30.861 ACRES

5 TRACTS = 26.465 ACRES
R/W DEDICATED = 4.396 ACRES
TOTAL AREA = 30.861 ACRES

NOTES

- OCCUPATION AS SHOWN
- DATE OF SURVEY = DECEMBER 2020

NO PART OF ANY DRIVEWAY OR DRIVEWAY APPROACH WITHIN THE ROADWAY RIGHT OF WAY SHALL BE INSTALLED CLOSER THAN 5 FEET TO ANY INLET, UTILITY POLE, STREET LIGHT POLE, TRAFFIC CONTROL DEVICE, GUY WIRE ANCHOR OR FIRE HYDRANT.

DEED REFERENCE

PROPERTY OWNED OR ACQUIRED BY OAKLEY YARDS LAND, LLC, BEING ALL OF THE LAND CONVEYED BY A DEED RECORDED IN OFFICIAL RECORD BOOK 14162, PAGE 565 OF THE RECORDER'S OFFICE OF HAMILTON COUNTY, OHIO

THIS RECORD OF PLAT IS RECORDED IN PLAT BOOK 479, PAGE(S) 84 OF THE RECORDER'S OFFICE OF HAMILTON COUNTY, OHIO

REFERENCE DOCUMENTS

-AS SHOWN

NOTES

PRIVATE STREETS/DRIVES ARE NOT REVIEWED, INSPECTED, OR APPROVED BY THE HAMILTON COUNTY ENGINEER.

THE OWNER/SUBDIVIDER HEREBY AGREE TO CLEAN AND MAINTAIN ALL PUBLIC WAYS, SEWERS AND DRAINAGE FACILITIES DURING THE PERIOD PRIOR TO ACCEPTANCE AS A PUBLIC STREET BY THE COUNTY. THIS SHALL INCLUDE THE REMOVAL OF SNOW, ICE, MUD, DEBRIS, TRASH, AND OTHER EXTRANEEOUS MATERIAL

THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI

THIS PLAT RECOMMENDED FOR APPROVAL

SEWERS CHIEF ENGINEER	DATE
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CITY OF CINCINNATI DEPARTMENT OF TRANSPORTATION AND ENGINEERING

THIS PLAT RECOMMENDED FOR APPROVAL

CITY ENGINEER	DATE
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CITY OF CINCINNATI STORMWATER MANAGEMENT UTILITY

THIS PLAT IS RECOMMENDED FOR APPROVAL.

CHIEF ENGINEER	DATE
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CITY OF CINCINNATI PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CINCINNATI AT THE MEETING HELD THE _____ DAY OF _____, 2021.

APPROVED BY: _____
KATHERINE KEOUGH-JURS
DIRECTOR, DEPARTMENT OF CITY PLANNING

SURVEYORS CERTIFICATION

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEY UPON WHICH IT IS BASED AND THAT BOTH WERE MADE UNDER MY SUPERVISION IN ACCORDANCE WITH OHIO REVISED CODE CHAPTER 711, CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND HAMILTON COUNTY OHIO'S "TRANSFER AND CONVEYANCE STANDARDS", AS IN EFFECT ON THIS DATE. I FURTHER CERTIFY THAT ALL MONUMENTS SHOWN ON THIS PLAT EXIST AND THAT THEIR LOCATION, TYPE AND SIZE ARE CORRECTLY SHOWN AND DESCRIBED.

THOMAS J. MACK P.S. NO. S-7964	DATE
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INDEX OF SHEETS

- | | |
|-----|----------------------|
| 1 | COVER SHEET |
| 2 | CLOSURE REPORT SHEET |
| 3 | OVERALL VIEW |
| 4-5 | LOT VIEWS |
| 6-7 | EASEMENTS |

PROGRESS REVIEW Issue For	1-29-2021 Date:
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THREE OAKS SUBDIVISION

COVER SHEET

OAKLEY YARDS LAND, LLC

SITUATE IN
SECTION 28, TOWN 4,
FRACTIONAL RANGE 2

COLUMBIA TOWNSHIP, CITY OF
CINCINNATI, HAMILTON COUNTY, OHIO

Project No.

19102

Pg 1 of 7

CLOSURE REPORT - TRACT A1

North: 426797.8810'	East: 1420407.7980'		
Course: N83° 56' 12.35"W	Length: 276.195'	North: 426827.0544'	East: 1420133.1481'
Course: N06° 03' 31.24"E	Length: 229.299'	North: 427055.0726'	East: 1420157.3499'
Length: 73.966'	Radius: 57.000'	Delta: 074.3502 (d)	Tangent: 43.226'
Chord: 68.885'	Course: N31° 06' 59.07"W		
Course: N68° 17' 29.38"W	Length: 296.646'	North: 427223.7712'	East: 1419846.1444'
Length: 192.928'	Radius: 973.000'	Delta: 011.3607 (d)	Tangent: 96.781'
Chord: 192.612'	Course: N16° 01' 42.15"E		
Course: N21° 42' 31.37"E	Length: 83.203'	North: 427486.1973'	East: 1419930.1029'
Course: S68° 17' 29.11"E	Length: 565.747'	North: 427276.9355'	East: 1420455.7256'
Course: S05° 42' 47.66"W	Length: 481.446'	North: 426797.8810'	East: 1420407.7978'
Perimeter: 2199.432'	Area: 229951.17 Sq. Ft.		
Error Closure: 0.0002	Course: N82° 15' 39.63"W		
Error North: 0.00003	East: -0.00022		
Precision 1: 10970165.000			

CLOSURE REPORT - TRACT A2

North: 427332.8317'	East: 1420461.3180'		
Course: N68° 17' 28.63"W	Length: 550.268'	North: 427536.3692'	East: 1419950.0770'
Course: N21° 42' 31.37"E	Length: 129.460'	North: 427656.6474'	East: 1419997.9627'
Course: N21° 42' 31.37"E	Length: 25.491'	North: 427680.3305'	East: 1420007.3916'
Course: S68° 17' 12.34"E	Length: 505.861'	North: 427493.1815'	East: 1420477.3603'
Course: S05° 42' 47.66"W	Length: 161.150'	North: 427332.8320'	East: 1420461.3178'

Perimeter: 1372.230'	Area: 81813.15 Sq. Ft.		
Error Closure: 0.0004	Course: N29° 48' 59.40"W		
Error North: 0.00031	East: -0.00018		
Precision 1: 3430575.000			

CLOSURE REPORT - TRACT A3

North: 426832.7582'	East: 1420079.4500'		
Course: N83° 56' 12.34"W	Length: 275.998'	North: 426861.9108'	East: 1419804.9960'
Course: N06° 03' 31.37"E	Length: 291.409'	North: 427151.6921'	East: 1419835.7535'
Length: 17.415'	Radius: 973.000'	Delta: 001.0255 (d)	Tangent: 8.708'
Chord: 17.415'	Course: N06° 34' 17.29"E		
Course: S68° 17' 29.38"E	Length: 284.187'	North: 427063.8762'	East: 1420101.7783'
Length: 3.893'	Radius: 3.000'	Delta: 074.3502 (d)	Tangent: 2.275'
Chord: 3.626'	Course: S31° 06' 59.07"E		
Course: S06° 03' 31.24"W	Length: 229.295'	North: 426832.7577'	East: 1420079.4507'
Perimeter: 1102.198'	Area: 74577.96 Sq. Ft.		
Error Closure: 0.0009	Course: S55° 16' 21.64"E		
Error North: -0.00051	East: 0.00073		
Precision 1: 1224366.667			

CLOSURE REPORT - TRACT B

North: 427244.1229'	East: 1419795.0257'		
Course: N68° 17' 29.46"W	Length: 291.127'	North: 427351.8063'	East: 1419524.5461'
Course: N21° 41' 55.48"E	Length: 458.331'	North: 427777.6602'	East: 1419694.0031'
Course: N68° 17' 28.63"W	Length: 22.500'	North: 427785.9827'	East: 1419673.0989'
Course: N21° 42' 46.36"E	Length: 25.519'	North: 427809.6911'	East: 1419682.5398'
Course: S68° 17' 12.34"E	Length: 349.662'	North: 427680.3297'	East: 1420007.3923'
Course: S21° 42' 31.37"W	Length: 25.491'	North: 427656.6466'	East: 1419997.9635'
Course: N68° 17' 28.63"W	Length: 54.002'	North: 427676.6213'	East: 1419947.7915'
Course: S21° 42' 30.00"W	Length: 266.664'	North: 427428.8694'	East: 1419849.1573'
Length: 192.797'	Radius: 1027.000'	Delta: 010.7560 (d)	Tangent: 96.682'
Chord: 192.514'	Course: S16° 19' 50.55"W		
Perimeter: 1686.094'	Area: 135247.73 Sq. Ft.		
Error Closure: 0.0006	Course: S31° 30' 29.05"E		
Error North: -0.00050	East: 0.00031		

CLOSURE REPORT - TRACT C

North: 427366.2217'	East: 1419477.5231'		
Course: N68° 17' 29.38"W	Length: 498.793'	North: 427550.7176'	East: 1419014.1057'
Course: S21° 42' 26.20"W	Length: 23.000'	North: 427529.3486'	East: 1419005.5988'
Course: N54° 56' 32.70"W	Length: 122.797'	North: 427599.8831'	East: 1418905.0802'
Course: N35° 58' 47.66"E	Length: 66.569'	North: 427653.7523'	East: 1418944.1896'
Course: N23° 58' 07.66"E	Length: 258.526'	North: 427889.9848'	East: 1419049.2130'
Course: N28° 13' 00.66"E	Length: 140.616'	North: 428013.8906'	East: 1419115.6976'
Course: S68° 17' 12.34"E	Length: 136.946'	North: 427963.2259'	East: 1419242.9269'
Course: N21° 42' 47.66"E	Length: 20.000'	North: 427981.8068'	East: 1419250.3261'
Course: S68° 17' 12.34"E	Length: 465.223'	North: 427809.6922'	East: 1419682.5402'
Course: S21° 42' 46.36"W	Length: 25.519'	North: 427785.9838'	East: 1419673.0993'
Course: N68° 17' 28.63"W	Length: 22.500'	North: 427794.3063'	East: 1419652.1951'
Course: S21° 42' 31.37"W	Length: 453.649'	North: 427372.8318'	East: 1419484.3957'
Length: 4.683'	Radius: 182.500'	Delta: 001.4702 (d)	Tangent: 2.342'
Chord: 4.683'	Course: S20° 58' 25.08"W		
Course: N68° 17' 29.38"W	Length: 4.000'	North: 427369.9386'	East: 1419479.0032'
Course: S21° 42' 30.62"W	Length: 4.000'	North: 427366.2223'	East: 1419477.5237'
Perimeter: 2246.820'	Area: 290670.82 Sq. Ft.		
Error Closure: 0.0008	Course: N42° 38' 03.56"E		
Error North: 0.00058	East: 0.00053		
Precision 1: 2808526.250			

CLOSURE REPORT - TRACT D

North: 426867.6148'	East: 1419751.2959'		
Course: N83° 56' 12.34"W	Length: 276.000'	North: 426896.7676'	East: 1419476.8399'
Course: N06° 03' 31.37"E	Length: 401.288'	North: 427295.8141'	East: 1419519.1948'
Course: S68° 17' 29.38"E	Length: 287.160'	North: 427189.5981'	East: 1419785.9888'
Length: 32.447'	Radius: 1027.000'	Delta: 001.8102 (d)	Tangent: 16.225'
Chord: 32.446'	Course: S06° 57' 49.78"W		
Course: S06° 03' 32.68"W	Length: 291.405'	North: 426867.6143'	East: 1419751.2960'
Perimeter: 1288.300'	Area: 100094.46 Sq. Ft.		
Error Closure: 0.0005	Course: S12° 11' 00.47"E		
Error North: -0.00051	East: 0.00011		
Precision 1: 2576598.000			

CLOSURE REPORT - TRACT E

North: 426902.4714'	East: 1419423.1419'		
Course: N83° 56' 12.34"W	Length: 307.329'	North: 426934.9334'	East: 1419117.5322'
Course: N06° 03' 31.37"E	Length: 191.506'	North: 427125.3697'	East: 1419137.7452'
Course: N83° 56' 28.63"W	Length: 115.111'	North: 427137.5194'	East: 1419023.2771'
Course: N06° 03' 31.37"E	Length: 104.778'	North: 427241.7121'	East: 1419034.3362'
Course: N83° 56' 28.63"W	Length: 85.064'	North: 427250.6904'	East: 1418949.7473'
Course: N05° 36' 00.42"E	Length: 34.442'	North: 427284.9680'	East: 1418953.1084'
Course: N43° 32' 31.17"W	Length: 62.342'	North: 427330.1579'	East: 1418910.1618'
Course: N83° 56' 28.63"W	Length: 90.382'	North: 427339.6975'	East: 1418820.2847'
Course: N56° 55' 11.34"W	Length: 80.621'	North: 427383.7014'	East: 1418752.7317'
Course: N33° 04' 48.66"E	Length: 73.582'	North: 427445.3563'	East: 1418792.8937'
Course: N35° 58' 47.66"E	Length: 190.956'	North: 427599.8823'	East: 1418905.0806'
Course: S54° 56' 32.70"E	Length: 122.797'	North: 427529.3478'	East: 1419005.5992'
Course: S21° 42' 26.20"W	Length: 27.000'	North: 427504.2625'	East: 1418995.6128'
Course: S68° 17' 29.38"E	Length: 507.471'	North: 427316.5567'	East: 1419467.0928'
Course: S06° 03' 31.37"W	Length: 416.412'	North: 426902.4707'	East: 1419423.1416'
Perimeter: 2409.795'	Area: 240394.60 Sq. Ft.		
Error Closure: 0.0009	Course: S26° 41' 13.81"W		
Error North: -0.00076	East: -0.00038		
Precision 1: 2677547.778			

CLOSURE REPORT - THREE OAKS LANE RIGHT-OF-WAY

North: 426827.0544'	East: 1420133.1479'		
Course: N83° 56' 12.34"W	Length: 54.000'	North: 426832.7582'	East: 1420079.4500'
Course: N06° 03' 31.24"E	Length: 229.295'	North: 427060.7724'	East: 1420103.6514'
Length: 3.893'	Radius: 3.000'	Delta: 074.3502 (d)	Tangent: 2.275'
Chord: 3.626'	Course: N31° 06' 59.07"W		
Course: N68° 17' 29.38"W	Length: 284.187'	North: 427168.9932'	East: 1419837.7457'
Course: N68° 17' 29.38"W	Length: 55.709'	North: 427189.5991'	East: 1419785.9878'
Course: N68° 17' 29.38"W	Length: 287.160'	North: 427295.8151'	East: 1419519.1938'
Course: N68° 17' 29.38"W	Length: 56.079'	North: 427316.5579'	East: 1419467.0921'
Course: N68° 17' 29.38"W	Length: 507.471'	North: 427504.2637'	East: 1418995.6121'
Course: N21° 42' 26.20"E	Length: 27.000'	North: 427529.3490'	East: 1419005.5984'
Course: N21° 42' 26.20"E	Length: 23.000'	North: 427550.7179'	East: 1419014.1053'
Course: S68° 17' 29.38"E	Length: 498.793'	North: 427366.2220'	East: 1419477.5228'
Course: N21° 42' 30.62"E	Length: 4.000'	North: 427369.9384'	East: 1419479.0023'
Course: S68° 17' 29.38"E	Length: 4.000'	North: 427368.4588'	East: 1419482.7186'
Course: S68° 17' 29.38"E	Length: 45.020'	North: 427351.8066'	East: 1419524.5457'
Course: S68° 17' 29.38"E	Length: 346.148'	North: 427223.7718'	East: 1419846.1441'
Course: S68° 17' 29.38"E	Length: 296.646'	North: 427114.0470'	East: 1420121.7512'
Length: 73.966'	Radius: 57.000'	Delta: 074.3502 (d)	Tangent: 43.226'
Chord: 68.885'	Course: S31° 06' 59.07"E		
Course: S06° 03' 31.24"W	Length: 229.299'	North: 426827.0550'	East: 1420133.1477'

Perimeter: 3025.666'	Area: 76781.81 Sq. Ft.		
Error Closure: 0.0006	Course: N17° 55' 49.21"W		
Error North: 0.00057	East: -0.00019		

Precision 1: 5033863.333

CLOSURE REPORT - 32ND AVENUE (SOUTH) RIGHT-OF-WAY

North: 426861.9108'	East: 1419804.9956'		
Course: N83° 56' 12.34"W	Length: 54.002'	North: 426867.6149'	East: 1419751.2957'
Course: N06° 03' 32.68"E	Length: 291.405'	North: 427157.3919'	East: 1419782.0547'
Length: 32.447'	Radius: 1027.000'	Delta: 001.8102 (d)	Tangent: 16.225'
Chord: 32.446'	Course: N06° 57' 49.78"E		
Course: S68° 17' 29.38"E	Length: 55.709'	North: 427168.9927'	East: 1419837.7465'
Length: 17.415'	Radius: 973.000'	Delta: 001.0255 (d)	Tangent: 8.708'
Chord: 17.415'	Course: S06° 34' 17.29"W		
Course: S06° 03' 31.37"W	Length: 291.409'	North: 426861.9108'	East: 1419804.9960'
Perimeter: 742.387'	Area: 17082.75 Sq. Ft.		
Error Closure: 0.0003	Course: N89° 40' 08.85"E		
Error North: 0.00000	East: 0.00032		
Precision 1: 2474620.000			

CLOSURE REPORT - 32ND AVENUE (NORTH) RIGHT-OF-WAY

North: 427223.7715'	East: 1419846.1443'		
Course: N68° 17' 28.96"W	Length: 55.021'	North: 427244.1230'	East: 1419795.0255'
Length: 192.797'	Radius: 1027.000'	Delta: 010.7560 (d)	Tangent: 96.682'
Chord: 192.514'	Course: N16° 19' 50.55"E		
Course: N21° 42' 30.00"E	Length: 266.664'	North: 427676.6218'	East: 1419947.7910'
Course: S68° 17' 28.63"E	Length: 54.002'	North: 427656.6471'	East: 1419997.9630'
Course: S21° 42' 31.37"W	Length: 129.460'	North: 427536.3689'	East: 1419950.0773'
Course: S21° 42' 31.37"W	Length: 54.001'	North: 427486.1979'	East: 1419930.1030'
Course: S21° 42' 31.37"W	Length: 83.203'	North: 427408.8959'	East: 1419899.3272'
Length: 192.928'	Radius: 973.000'	Delta: 011.3607 (d)	Tangent: 96.781'
Chord: 192.612'	Course: S16° 01' 42.15"W		
Perimeter: 1028.075'	Area: 24814.57 Sq. Ft.		
Error Closure: 0.0003	Course: N30° 29' 56.39"E		
Error North: 0.00024	East: 0.00014		
Precision 1: 3424923.333			

CLOSURE REPORT - IRON OAK AVENUE RIGHT-OF-WAY

North: 427276.9358'	East: 1420455.7258'		
Course: N68° 17' 29.11"W	Length: 565.747'	North: 427486.1976'	East: 1419930.1032'
Course: N21° 42' 31.37"E	Length: 54.001'	North: 427536.3687'	East: 1419950.0775'
Course: S68° 17' 28.63"E	Length: 550.268'	North: 427332.8311'	East: 1420461.3185'
Course: S05° 42' 47.66"W	Length: 56.175'	North: 427276.9352'	East: 1420455.7263'
Perimeter: 1226.191'	Area: 30132.78 Sq. Ft.		
Error Closure: 0.0008	Course: S36° 16' 37.01"E		
Error North: -0.00063	East: 0.00046		
Precision 1: 1532738.750			

CLOSURE REPORT - 31ST AVENUE (SOUTH) RIGHT-OF-WAY

North: 426896.7676'	East: 1419476.8399'		
Course: N83° 56' 12.34"W	Length: 54.000'	North: 426902.4714'	East: 1419423.1419'
Course: N06° 03' 31.37"E	Length: 416.412'	North: 427316.5575'	East: 1419467.0932'
Course: S68° 17' 29.38"E	Length: 56.079'	North: 427295.8147'	East: 1419519.1950'
Course: S06° 03' 31.37"W	Length: 401.288'	North: 426896.7682'	East: 1419476.8400'
Perimeter: 927.779'	Area: 22077.90 Sq. Ft.		
Error Closure: 0.0006	Course: N12° 45' 29.60"E		
Error North: 0.00057	East: 0.00013		
Precision 1: 1546298.333			

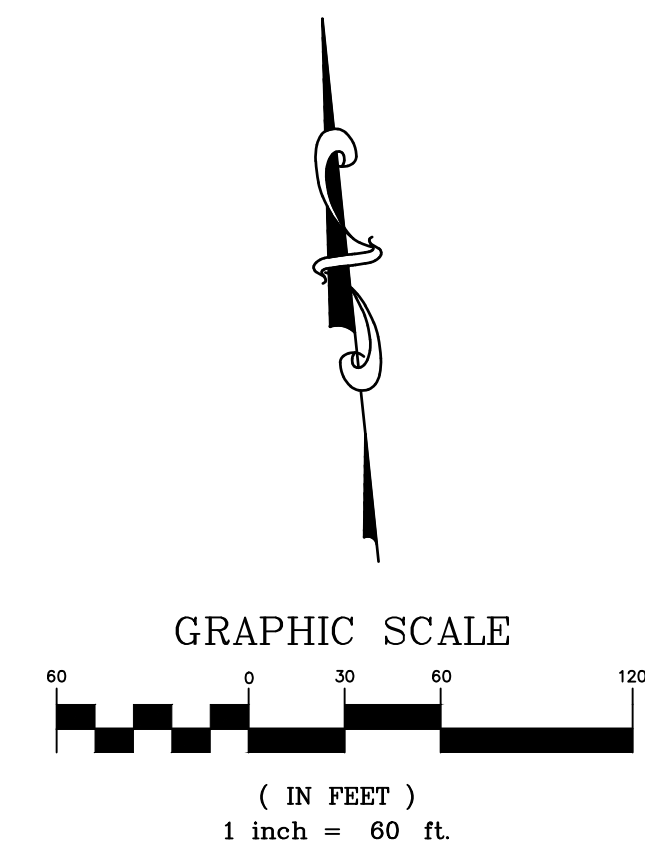
CLOSURE REPORT - 31ST AVENUE (NORTH) RIGHT-OF-WAY

TRACT AREAS

TRACT A1	229,951.169	S.F.	5.279	AC
TRACT A2	81,813.145	S.F.	1.878	AC
TRACT A3	74,577.964	S.F.	1.712	AC
TRACT B	135,265.875	S.F.	3.105	AC
TRACT C	288,675.663	S.F.	6.627	AC
TRACT D	100,094.457	S.F.	2.298	AC
TRACT E	240,394.600	S.F.	5.519	AC
	1,150,772.873		26.418	

THREE OAKS LANE	78,776.950	S.F.	1.808	AC
IRON OAKS AVE	30,132.778	S.F.	0.692	AC
31ST AVE (NORTH)	20,629.430	S.F.	0.474	AC
31ST AVE (SOUTH)	22,077.904	S.F.	0.507	AC
32ND AVE (NORTH)	24,814.570	S.F.	0.570	AC
32ND AVE (SOUTH)	17,082.750	S.F.	0.392	AC
	193,514.382		4.442	

GRAND TOTAL	1,344,287.255	S.F.	30.861	S.F.
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LEGEND

FOUND	SET		
⊗	■	CROSS NOTCH	
●	●	MAG SPIKE	
○	●	5/8" IRON PIN & CAP	
⊙	●	MAG NAIL OR P.K. NAIL	

PROGRESS REVIEW
Issue For
1-29-2021
Date:

**THREE OAKS
SUBDIVISION**
OVERALL SHEET
OAKLEY YARDS LAND, LLC

SITUATE IN
SECTION 28, TOWN 4,
FRACTIONAL RANGE 2
COLUMBIA TOWNSHIP, CITY OF
CINCINNATI, HAMILTON COUNTY, OHIO

Project No.
19102
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