LINCOLN AVENUE

50' R/W

Ex. Cross Notch
3.2' N
0.2' E

P.O.B.

S 89°53'37" E 162.32'

Ex. Post
0.5' S
0.1' W

First Baptist Church of Walnut Hills
D.B. 3098, PG. 15
066-0002-0132

First Baptist Church of Walnut Hills
O.R. 7307, PG. 1360
066-0002-0143

First Baptist Church of Walnut Hills
D.B. 3098, PG. 15
066-0002-0144

James Temple Church of God in Christ
O.R. 11463, PG. 1052
066-0002-0145

First Baptist Church of Walnut Hills
D.B. 3098, PG. 15
066-0002-0131

175.00'

S 0°38'00" W

LOT 96

LANE SEMINARY SUBDIVISION D.B. 101, PG. 142

50' R/W

229.55'

First Baptist Church of Walnut Hills
D.B. 4197, PG. 1454
066-0002-0130

Ex. Pipe
RT N
1.0' W

PARK AVE

N 0°38'00" E

First Baptist Church of Walnut Hills
D.B. 4197, PG. 1454
066-0002-0129

LOT 98

LOT 97

LANE SEMINARY SUBDIVISION
D.B. 101, PG. 142

James Temple Church of God in Christ
O.R. 11463, PG. 1052
066-0002-0244

Ex. Pipe
RT N
0.7' W

N 89°53'37" W 19.88'

Ex. Iron Pin
0.1' S
RT E

First Baptist Church of Walnut Hills
O.R. 12551, PG. 1393
066-0002-0128

54.55'

LOT 73

First Baptist Church of Walnut Hills
O.R. 9025, PG. 4539
066-0002-0127

LOT 74

S 0°38'00" W

James Temple Church of God in Christ
O.R. 11463, PG. 1052
066-0002-0135

LOT 75

Gisele, Harry, & Henry Jr. Jackson
O.R. 11966, PG. 1425
066-0002-0136

N 89°53'37" W 142.44'

Ex. Cross Notch
RT N
5.0' W

Fred Orth & Marlene Miner
O.R. 12091, Pg. 502
066-0002-0124

Denton, Atlas & Braxton
D.B. 2442, PG. 514
066-0002-0134

Ex. Cross Notch
RT N
5.0' W

Hamilton County Land

NORTH BASED ON A RANDOM BEARING SYSTEM RELATIVE TO A GRAPHICAL REPRESENTATION OF NORTH AS SHOWN ON LANE SEMINARY SUBDIVISION AS RECORDED IN D.B. 101, PG. 142 OF THE HAMILTON COUNTY, OHIO RECORDS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CLOSURE - 1
0.8305 ACRES

North: 5,168.0589' East: 4,593.0144'
Line Course: N 0°38'00" E Length: 229.553'
North: 5,397.5979' East: 4,595.5518'
Line Course: S 89°53'37" E Length: 162.322'
North: 5,397.2964' East: 4,757.8735'
Line Course: S 0°38'00" W Length: 175.000'
North: 5,222.3071' East: 4,755.9392'
Line Course: N 89°53'37" W Length: 19.882'
North: 5,222.3441' East: 4,736.0572'
Line Course: S 0°38'00" W Length: 54.553'
North: 5,167.7944' East: 4,735.4542'
Line Course: N 89°53'37" W Length: 142.440'
North: 5,168.0589' East: 4,593.0144'

Perimeter: 783.750' Area: 0.8305 Acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0000 Course: N 0°00'00" E
Error North: 0.00000 East: 0.00000
Precision 1: 783,750,000.000

AREA BEING RECLASSIFIED

CURRENTLY ZONED RM 1.2

STATE OF OHIO
MELVIN W. PISTOR, JR.
S-8180
REGISTERED
PROFESSIONAL SURVEYOR

2/13/23

REZONE PLAT

REVISIONS

PART LOTS 73, 74, 97, & 98
LANE SEMINARY SUBDIVISION D.B. 101, PG. 42
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200 •Cincinnati, Ohio 45247
513-385-5757 • www.abercrombie-associates.com

SCALE	DATE	JOB.NO.	DRAWN	
1"=20'	2-14-23	22-0319	MP	1 / 1

DWG.: MP-22-0319-SVP1