

Legal Notice

Notice is hereby given that the Board of Park Commissioners of Great Parks of Hamilton County has found that the following described parcel of land ("the Park District Sale Property") is no longer necessary for park purposes and should be sold:

Situated in the Village of Newtown, Hamilton County, Ohio, Military Survey Number 552 and being a part of the property conveyed to Hamilton County Park District as recorded in Registered Land Certificate 118749 of the Hamilton County Ohio Recorder's Office and being more particularly described as follows:

Commencing at the south east corner of Military Survey Number 552, said point being in the centerline of Church Street;

Thence along the east line of said Military Survey Number 552 and the said centerline of Church Street North 300 08'36" West 510.59 feet;

Thence leaving the east line of said Military Survey Number 552 and the said centerline of Church Street North 590 51 '24" West 20.00 feet to the point of beginning and being in the west right of way of Church Street and the north east corner of property conveyed to the Village of Newtown Ohio, in Deed Book 2814 Page 241 of the Hamilton County Ohio Recorder's Office, said point being Referenced by a set cross notch;

Thence leaving said west right of way of Church Street and along the north line of said property conveyed to the Village of Newtown North 590 51 '24" West 327.50 feet to the parcel split line, (passing a set iron pin at 324.50 feet);

Thence leaving the north line of said property conveyed to the Village of Newtown and along the parcel split line North 300 08'36" East 8.55 feet (passing a set iron pin at 3.00') to the south west corner of property conveyed to Richard G. And Jo Ann Sowash, in Official Record

Book 13787 Page 165 of the Hamilton County Ohio Recorder's Office, said point being referenced by a found 1 1/2' pipe (0.19 feet South and 0.38 feet East);

Thence leaving the said parcel split line and along the south line of said Richard G. and Jo Ann Sowash and along the south line of parcels conveyed to Miami Valley Christian Academy as recorded in Official Record Book 14575 Page 2439, Official Record Book 14932 Page 1631 and Official Record Book 14729 Page 2207 of the Hamilton County Ohio Recorder's Office, South 590 51 '24" East 327.50 feet to the west right of way of said Church Street, said point being referenced by a found 1 1/4" pipe (good location);

Thence leaving said south lines and along the said west right of way of Church Street South 300 08'36" West 8.55 feet to the point of beginning.

Containing 0.0643 acres of land and being subject to all legal highways, easements and restrictions of record.

This description is based on a survey by TEC Engineering, Inc., dated July 10, 2024, job number 4458, under the direction of Martin D. Webster, Ohio registered surveyor number 7620.

The bearings are based on a survey by Berding Surveying dated August 14, 2023 (NAD 83-2011).

Prepared by:

TEC Engineering, Inc., Job number 4458, Dated July 10, 2024

Due to the nature, location, and size of the real property for sale, Great Parks will only accept bids from owners of property adjacent to the Park District Sale Property. Said parcel of land will be sold for the highest and best bid, subject to certain reservations, together with certain easements, rights, powers and restrictions running with the land. There is a minimum bid established for this property.

Bid Packets, information, and documents pertaining to this parcel and this bid process can be obtained or viewed on the Great Parks of Hamilton County website at greatparks.org/about/project/activeprojects; and at the Great Parks' Administrative Offices located at 10245 Winton Road, Cincinnati, OH 45231. Questions regarding the bid process should be directed to Madison Stanley by telephone at (513) 519-1699 or by email to MStanley@greatparks.org.

Bid proposals for the purchase of said parcel of land must be submitted on the forms provided in the Bid Packet and must be emailed to Madison Stanley at MStanley@greatparks.org and received by 1:00 p.m. EST on JULY 9, 2025. The bids will be opened at 1:30 p.m. at the Great Parks' Administrative Offices located at 10245 Winton Road, Cincinnati, OH 45231.

Great Parks reserves the right to reject any and all bids, to accept the bid which it deems to be in the best interest of Great Parks, to waive any formalities or irregularities in bidding, or to withdraw the properties from auction entirely, or to advertise for new bids if in its judgment the best interests of Great Parks would be promoted thereby. Except as expressly permitted by law, no bidder may withdraw a bid proposal for a period of sixty (60) calendar days after the date of the opening thereof. The sale of the parcel of land is contingent upon approval of the probate court as required by R.C. 1545.12.

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