



# City of Milford

General Administration  
831-4192  
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

## Application for Planned Development Overlay

Date: 11/29/21

Case #: SITE 21-11

Name of Applicant(s): Redknot Homes-Mark Pottebaum

Address: 2841 Woodburn Avenue, Cincinnati, Ohio 45206

Email Address: mark@redknothomes.com Telephone #: (513) 623-0971

Name of Owner(s): CPH IX, LLC (Redknot Homes)

(if different from applicant)

Owner's Address: 2841 Woodburn Avenue, Cincinnati, Ohio 45206

Email Address: mark@redknothomes.com Telephone #: (513) 623-0971

Type of Planned Development: XX Residential      Commercial      Mixed-Use

Each application for a change of district boundaries or a reclassification of property shall be verified by at least one of the owners of property within the area proposed to be classified.

### VERIFICATION

State of Ohio

SS:

County of Hamilton

Mark Pottebaum, being first duly cautioned and sworn, deposes and says that the information contained in the foregoing application together with its attachment is true as he/she verily believes.



**CRAIG ABERCROMBIE**

Notary Public, State of Ohio

My Commission Expires 09-05-2023

[Signature]  
Property Owner

Subscribed to before me and subscribed in my presence this 29th day of November, 2021.

[Signature]  
Notary Public

Office Use Only

Date Received: \_\_\_\_\_

Fee Received: \_\_\_\_\_

<1 Acre = \$300  
1-10 acres = \$500  
>10 acres = \$700

**Property Description:** Auditors Parcels 21-07-31A-016P, 054P & 055P

**Zoning District:** R-3 PD (Prop.)

**Property Size (sq. ft or acres):** 2.5166

**Describe Proposed Land Uses in detail:**

Proposed Zone Change from R-3 to R-3 PD to allow for a 14 Lot Single-Family Subdivision.

**Total Acreage** 2.5166

Acreage for Development (including parking) 2.5166

Acreage for Open Space N/A

**Open Space Conveyance (check one)**

       Governmental Agency             Private Non-Profit Organization

       Private ownership with covenants & restrictions

**Preliminary Development Plan (Check all that are submitted):**

xx List of properties lying within 200 feet of the subject property

xx Property boundary including a legal description of the metes and bounds and acreage.

xx Layout Plan

N/A Community Facilities

xx Utility Information

xx Development Schedule

xx Internal Street System

In Progress        Traffic Impact Study

**Exhibit A**

**Parcel 1:**

Parcel No. 21-07-31A-054P

Situated in the City of Milford, Clermont County, Ohio and being more particularly described as follows:

COMMENCING at a set MAG nail at the original northeast corner of Garfield Avenue and High Street; thence with the east line of High Street, North 14°25'00" East, 183.36 feet to a set iron pin and the POINT OF BEGINNING;

Thence continuing with the east line of High Street, North 14°25'00" East, 60.02 feet to a set iron pin;

Thence through the lands of the granter the following three (3) course:

1. South 73°55'59" East, 187.46 feet to a set iron pin;
2. South 54°38'00" West, 76.74 feet to a set iron pin;
3. North 73°55'59" West, 137.89 feet to the POINT OF BEGINNING.

CONTAINING 0.2241 ACRES. Together with and subject to all easements of record.

Being part of those lands conveyed to Cynthia M. Sooy in Official Record 2823, Page 5208 of the Clermont County Recorder's Office, also known as Clermont County

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BEADING SURVEYING, INC".

Bearings are based on a survey by ALS dated 3/10/2017, on file with the Clermont County Engineer's Office, and identified as survey TL93-295.

Prepared by G.J. BEADING SURVEYING, INC. on May 19, 2021. Based on a plat of survey prepared by G.J. BEADING SURVEYING, INC. on May 19, 2021.

**Parcel 2:**

Parcel No. 21-07-31A-055P

Situated in the City of Milford, Clermont County, Ohio and being more particularly described as follows:

COMMENCING at a set MAG nail at the original northeast corner of Garfield Avenue and High Street; thence North 14°25'00" East, with the east line of High Street, 243.38 feet to a set iron pin and the POINT OF BEGINNING;

Thence continuing with the east line of High Street, North 14°25'00" East, 252.75 feet to the southwest corner of a 0.1783 acre tract conveyed to Cynthia M. Sooy in Official Record 2823, Page 5208 of the Clermont County Recorder's Office, referenced by an existing ¾" pipe at 0.30' North, 0.35' West;

Thence in part with the south line of said Sooy and a parcel of unknown ownership (former Back Street), South 77°14'00" East, 154.00 feet to a point, referenced by an existing iron pin & cap stamped "JL 3611" at 0.20' North, 0.37' East, and an existing ¾" pipe at 0.05' North, 1.70' East;

Thence North 14°25'00" East, 22.54 feet to the southwest corner of a tract conveyed to Jeffrey P. Cranert & Heather Cranert in Official Record 2799, Page 2623, referenced by an existing iron pin & cap stamped "ALS 6364" at 0.35' North, 0.15' East, and an existing ¾" pipe at 0.05' North, 1.15' East;

Thence with the south line of said Cranert, South 32°15'00" East, 97.99 to an existing iron pin & cap stamped "ALS 6364" at the northwest corner of a tract conveyed to Nicholas E. Buhr & Elizabeth A. Buhr in Official Record 2810, Page 4661;

Thence with the west line of said Buhr, South 15°35'00" West, 158.88 feet to an existing iron pin & cap stamped "ALS 6364";

Thence leaving said west line of Buhr, through the lands of the grantor, South 45°34'49" West, 66.77 feet to a set iron pin AND North 73°55'59" West, 187.46 feet to the POINT OF BEGINNING.

**CONTAINING 1.2870 ACRES.** Together with and subject to all easements of record.

Being part of those lands conveyed to Cynthia M. Sooy in Official Record 2823, Page 5208 of the Clermont County Recorder's Office, also known as Clermont County Auditor's Parcel 21-07-31A-016P.

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BERDING SURVEYING, INC".

Bearings are based on a survey by ALS dated 3/10/2017, on file with the Clermont County Engineer's Office, and identified as survey TL93-295.

Prepared by G.J. BEADING SURVEYING, INC. on May 19, 2021. Based on a plat of survey prepared by G.J. BEADING SURVEYING, INC. on May 19, 2021.

**Parcel 3:**

**Parcel No. 21-07-31A-016P**

Situated in the City of Milford, Clermont County, Ohio and being more particularly described as follows:

BEGINNING at a set MAG nail at the original northeast corner of Garfield Avenue and High Street; thence with the east line of High Street, North 14°25'00" East, 183.36 feet to a set iron pin, passing an existing iron pin & cap stamped "ALS 6364" at 10.25 feet;

Thence with a new division line, the following three (3) courses:

1. South 73°55'59" East, 137.89 feet to a set iron pin;
2. North 54°38'00" East, 76.74 feet to a set iron pin;



3. North 45°34'49" East, 66.77 feet to an existing iron pin & cap stamped "ALS 6364" in the west line of a tract conveyed to Nicholas E. Buhr & Elizabeth A. Buhr in Official Record 2810, Page 4661 of the Clermont County Recorder's Office;

Thence with the west line of said Buhr the following three (3) courses:

1. South 18°30'39" East, 29.09 feet to an existing iron pin & cap stamped "ALS 6364";
2. South 66°17'05" East, 21.07 feet to an existing iron pin & cap stamped "ALS 6364";
3. South 15°35'00" West, 256.18 feet to a MAG nail, passing an existing iron pin & cap stamped "ALS 6364" at 245.93 feet;

Thence North 76°00'00" West, 215.96 feet to the POINT OF BEGINNING.

**CONTAINING 1.0055 ACRES.** Together with and subject to all easements of record.

Being part of those lands conveyed to Cynthia M. Sooy in Official Record 2823, Page 5208 of the Clermont County Recorder's Office, also known as Clermont County Auditor's Parcel 21-07-31A-016P.

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BEADING SURVEYING, INC."

Bearings are based on a survey by ALS dated 3/10/2017, on file with the Clermont County Engineer's Office, and identified as survey TL93-295.

Prepared by G.J. BEADING SURVEYING, INC. on May 19, 2021. Based on a plat of survey prepared by G.J. BEADING SURVEYING, INC. on May 19, 2021.

**Parcel 4:**

Parcel No. 21-07-31B-036B

Situated in the City of Milford, Clermont County, Ohio and being more particularly described as follows:

Commencing at the original northeasterly corner of Garfield Avenue and High Street, said point being the southwest corner of said Waeber property;

Thence along the east line of said High Street, North 14° 25' 00" East, 496.13 feet to a found 3/4" iron pipe at 0.16' North, 0.24' West and the real place of beginning for this description. Thence continuing along the east line of said High Street, North 14° 25' 00" East, 64.23 feet to a set 5/8" iron pin with cap (ALS Number 6364);

Thence leaving said east line, South 77° 14' 00" East, 121.00 feet to a found iron pin with cap at 0.00' North, 0.23' West;

Thence South 14° 25' 00" West, 64.23 feet to a found iron pin with cap at 0.11' North, 0.24' East said point being in the south line of Lot Thirty Six (36) as laid out by John Hageman, recorded in Deed Book 13, Page 770 of the Clermont County records;

Thence along said south line, North 77° 14' 00" West, 121.00 feet to the place of beginning.