CINNAMON WOODS
SECTION FIVE A

SECTION 36, TOWN 3, RANGE 2
UNION TOWNSHIP BUTLER COUNTY, OHIO

2/2

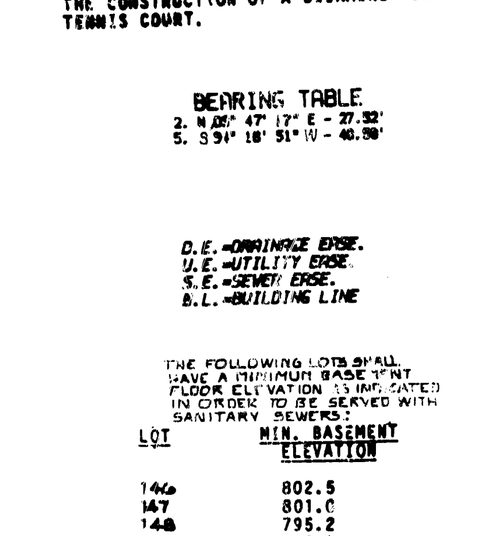
LOT 167 IS HEREBY RESERVED FOR THE CONSTRUCTION OF A SWIMMING POOL AND TENNIS COURT.

BEARING TABLE
2. N 05° 47' 17" E - 27.32'
5. S 84° 18' 51" W - 40.38'

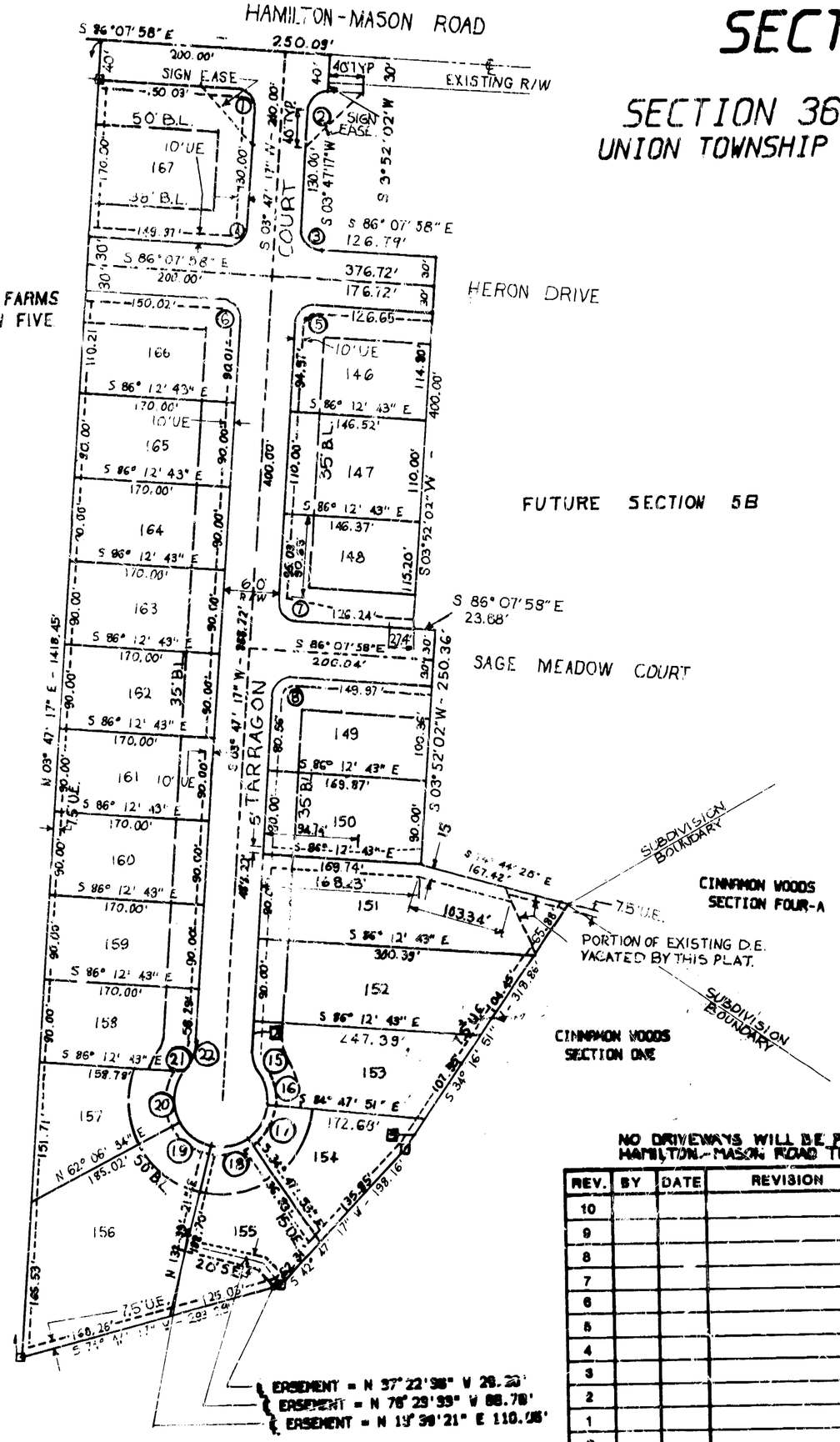
D.E. = DRAINAGE EASE.
U.E. = UTILITY EASE.
S.E. = SEWER EASE.
B.L. = BUILDING LINE

THE FOLLOWING LOTS SHALL HAVE A MINIMUM BASEMENT FLOOR ELEVATION AS INDICATED IN ORDER TO BE SERVED WITH SANITARY SEWERS:

LOT	MIN. BASEMENT ELEVATION
146	802.5
147	801.0
148	795.2
149	787.3
150	773.2
151	772.3
152	771.9
153	767.3
154	766.2
155	763.2
156	763.8
157	766.5
158	768.1
159	772.0
160	772.5
161	785.9
162	789.8
163	793.9
164	797.5
165	800.7
166	810.2
167	811.9



VICINITY MAP
NOT TO SCALE



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
1	89°55'15"	20.00'	31.39'
2	90°04'45"	20.00'	31.44'
3	89°55'15"	20.00'	31.39'
4	90°04'45"	20.00'	31.44'
5	90°04'45"	20.00'	31.44'
6	89°55'15"	20.00'	31.39'
7	89°55'15"	20.00'	31.39'
8	90°04'45"	20.00'	31.44'
15	36°52'11"	50.00'	32.17'
16	38°17'05"	50.00'	31.41'
17	49°59'58"	50.00'	43.63'
18	48°27'14"	50.00'	42.28'
19	48°27'14"	50.00'	42.28'
20	66°08'30"	50.00'	57.72'
21	2°24'25"	50.00'	2.10'
22	36°52'11"	50.00	32.17'

LEGEND

N ○ FOUND CONCRETE MONUMENT
■ SET CONCRETE MONUMENT

50 0 50 100 150

TRANSFERRED
JAN 20 1987
BUTLER CO. AUDITOR

NO DRIVEWAYS WILL BE PERMITTED FROM HAMILTON-MASON ROAD TO LOT 167.

REV.	BY	DATE	REVISION
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
0			

CINNAMON WOODS
SECTION FIVE A
RECORD PLAT

SCALE: 1"=100'
DATE: JAN. 6, 1987
DRAWN: D.W
DESIGNED: RAR
CHECKED: RW

RW Consultants
Engineers and Surveyors
1227 Central Avenue
Middletown Ohio 45044

FILE NO: 86 - 44

CINNAMON WOODS
SECTION FIVE A

SECTION 36, TOWN 3, RANGE 2
UNION TOWNSHIP BUTLER COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED BEING THE OWNERS OF 11.600 ACRES OF LAND IN SECTION 36, TOWN 3, RANGE 2, UNION TOWNSHIP, BUTLER COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF SUBDIVISION OF THE SAME, TO BE KNWON AS "CINNAMON WOODS SECTION 5 A" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

EASEMENTS ON SAID PLAT DESIGNATED AS UTILITY EASEMENT ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF POLES, WIRES, CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRICITY, TELEPHONE, AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE OR UNDERGROUND STORM WATER DRAINS, PIPE LINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS, TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO TRIM TREES THEREON AS MAY BE NECESSARY, IS HEREBY RESERVED FOR PERSONS ENGAGED IN SUCH OPERATION OR MAINTENANCE.

ALL STREETS IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS ON FILE IN THE OFFICE OF THE BUTLER COUNTY ENGINEER, WITH STREET NAME SIGNS ERECTED AND DRAINAGE STRUCTURES CONSTRUCTED AS PER APPROVED PLANS. ALL STREETS SHALL BE CONSTRUCTED WITHIN ONE YEAR FROM THE DATE THE PLAT IS APPROVED BY THE BUTLER COUNTY COMMISSIONERS, AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED AND ACCEPTED BY THE BUTLER COUNTY ENGINEER.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND THIS 21ST DAY OF January A.D. 1987.

WITNESSES:
Roger S. Gates
James P. Kinnigan

OWNERS AND DEVELOPERS
BRENNER WOODS DEVELOPMENT CO.
7819 HICKORY HILL LANE
CINCINNATI, OHIO 45241
BY: Ronald D. Coffman
PRESIDENT
Ronald D. Coffman

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF BUTLER

BE IT KNOWN THAT ON THIS 21ST DAY OF January A.D. 1987, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY CAME RONALD D. COFFMAN, PRES. BRENNER WOODS DEVELOPMENT CO. WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT, AND THE THE SAME IS HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

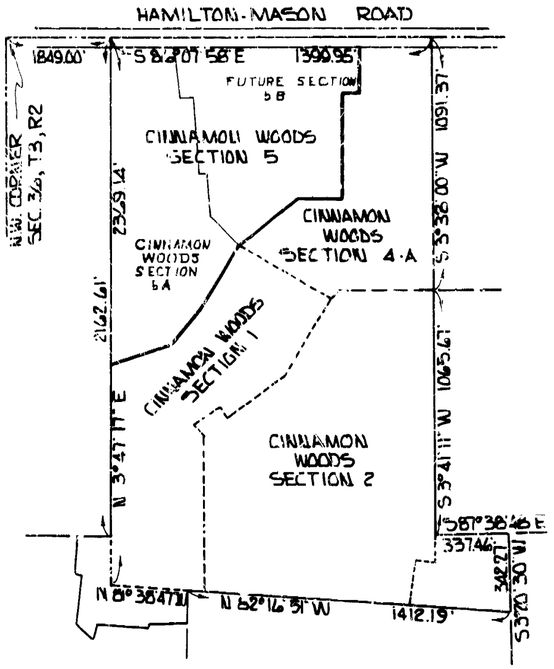
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

Roger S. Gates
NOTARY PUBLIC, STATE OF OHIO
Roger S. Gates, Attorney at Law
My Commission has no expiration date.
~~MY COMMISSION EXPIRES~~

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR SAID SUBDIVISION.

Robert Wienecke
ROBERT WIENEKE, OHIO REG. SURVEYOR NO. 5095



TRACT BOUNDARY
SCALE: 1" = 500'

NOTES:

1. ANY LOTS TRANSFERRED WILL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS THOSE SHOWN ON THE PLAT, AND ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.
2. ANY FUTURE SPLITTING OF ANY LOT THAT RESULTS IN ANY ADDITIONAL BUILDING SITE(S) BEING CREATED SHALL BE BY REPLAT ONLY.
3. THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE BUTLER COUNTY BOARD OF HEALTH.
4. ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.
5. PRIVATE DRAINAGE EASEMENTS:
   BUTLER COUNTY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND BUTLER COUNTY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT, AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN, WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF THE FLOW OF WATER.

APPROVAL - COUNTY BOARD OF HEALTH

APPROVED FOR HEALTH AND SANITATION BY THE BOARD OF HEALTH, BUTLER COUNTY, OHIO THIS 27 DAY OF August A.D. 1986.

ENVIRONMENTALIST _____
GENERAL ADMINISTRATOR William L. Stevens, R.S.

APPROVAL - COUNTY PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION, BUTLER COUNTY, OHIO THIS 12TH DAY OF Nov A.D. 1986

PRESIDENT Regina Brown
BY Fred J. Kandel

WE THE COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE ACCOMPANYING PLAT OF CINNAMON WOODS SECTION FIVE, THIS 27TH DAY OF January A.D. 1987.

COMMISSIONERS OF BUTLER COUNTY, OHIO
John E. Combs
[illegible]

TRANSFERRED
JAMES A. TILLETT, BUTLER COUNTY AUDITOR

COUNTY AUDITOR

RECEIVED FOR TRANSFER January 29 A.D. 1987
TRANSFERRED January 30 A.D. 1987
AUDITOR, BUTLER COUNTY, OHIO James A. Tillett
BY Carol J. Kleine

COUNTY RECORDER

FILED FOR RECORD February 3 (DATE) A.D. 1987 AT 9:38 AM. (TIME)
RECORDED February 4 A.D. 1987.
RECORDER, BUTLER COUNTY, OHIO James R. Mabe
BY D. Johnson

PLAT ENV. 1462, PAGE 2 & 3
FILE # 11151, FEE $ 12.00

SCALE: 1"=100'
DATE: 1-7-87
DESIGNED: RWR
DRAWN: DLW
CHECKED: RW

RW Consultants
Engineers and Surveyors
1227 Central Avenue
Middletown Ohio 45042