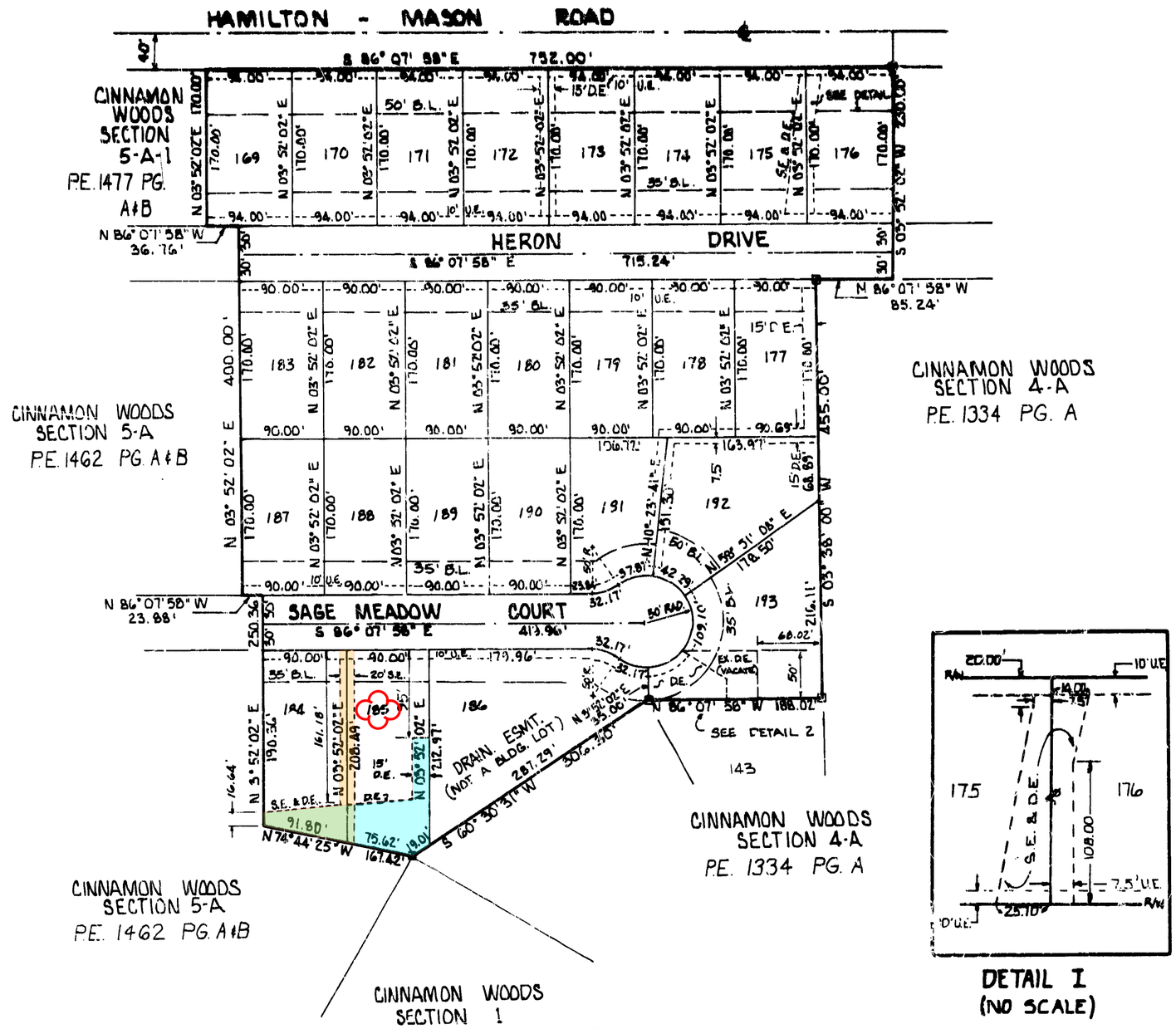
NOTE: NO DRIVEWAYS WILL BE PERMITTED ONTO HAMILTON - MASON ROAD.

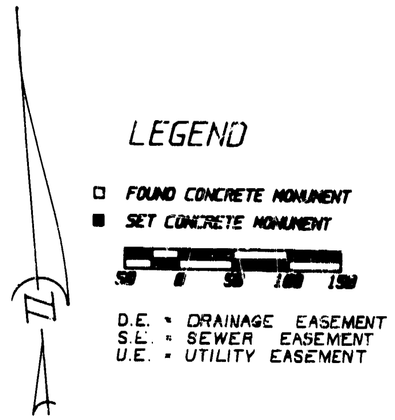


DETAIL I
(NO SCALE)

CINNAMON WOODS
SECTION FIVE B

SECTION 36, TOWN 3, RANGE 2

UNION TOWNSHIP BUTLER COUNTY, OHIO



LEGEND

- □ FOUND CONCRETE MONUMENT
- ■ SET CONCRETE MONUMENT

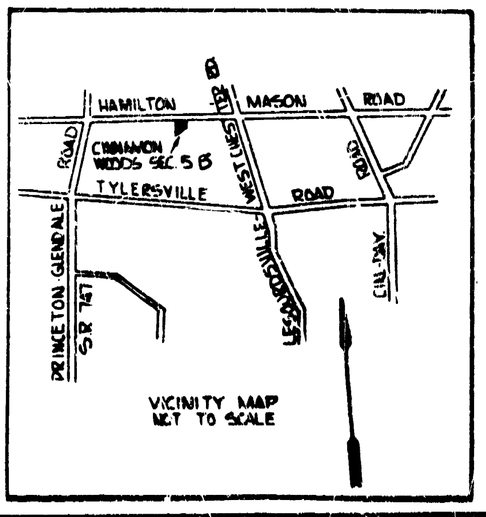
50 0 50 100 150

D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
U.E. = UTILITY EASEMENT

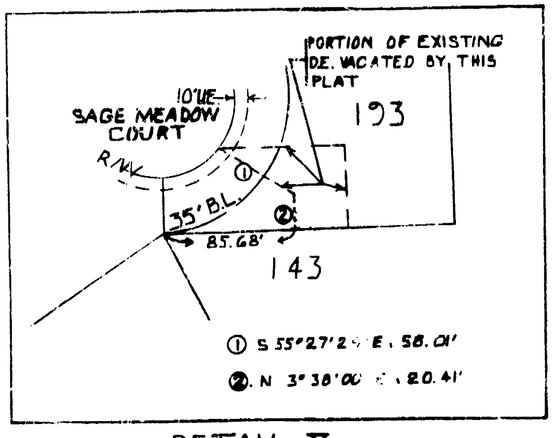
TRANSFERRED
CK
DUPLICATE NOT REQUIRED
DANIEL J. WILKEY

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

LOT NO.	MIN. ELEV.	LOT NO.	MIN. ELEV.
169	799.5	181	790.9
170	795.8	182	794.4
171	792.2	183	797.9
172	789.3	184	775.5
173	788.8	185	775.4
174	788.2	186	NOT A BUILDING LOT
175	787.7	187	775.8
176	787.0	188	776.1
177	787.5	189	776.8
178	788.1	190	777.5
179	788.6	191	778.3
180	789.2	192	778.7
		193	778.9



NOTE: LOT 186 WILL NO. BE A BUILDING LOT.



DETAIL II
(NO SCALE)

REV.	BY	DATE	REVISION
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	JSK	3-31-87	REV. D.E. LOT 186
0	DLC	3-25-87	ORIGINAL ISSUE

CINNAMON WOODS SECTION 5 - B

RECORD PLAT

SCALE: 1" = 100' U.N.O.
DATE: MARCH 10, 1987
DRAWN: JSK. & KC.
DESIGNED: R.A.R. & JSK.
CHECKED:

FWConsultants
Engineers and Surveyors
1227 Central Avenue
Middletown Ohio 45044

DAYTON BLUE PRINT COMPANY, 280-6-85

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED BEING THE OWNER OF 11.523 ACRES OF LAND IN SECTION 36, TOWN 3, RANGE 2, UNION TOWNSHIP, BUTLER COUNTY, OHIO DOES HEREBY ASSENT TO AND ADOPT THIS PLAT OF SUBDIVISION OF THE SAME, TO BE KNOWN AS "CINNAMON WOODS SECTION 5B" AND DOES 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 HEREUNTO SET OUR HAND THIS 26TH DAY OF MARCH A.D. 1987.

WITNESSES:
Robert Wieneke
David L. Cox

OWNERS & DEVELOPERS:
BRENNER WOODS DEVELOPMENT CO.
7819 HICKORY HILL LANE
CINCINNATI, OHIO 45241
BY: Ronald D. Coffman Pres.
RONALD D. COFFMAN, PRES.

ACKNOWLEDGEMENT

STATE OF OHIO

BE IT KNOWN THAT ON THIS 26TH DAY OF March 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 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.

Larry Rhoads
NOTARY PUBLIC, STATE OF OHIO

OCT. 24, 1991
MY COMMISSION EXPIRES

CINNAMON WOODS SECTION 5-B

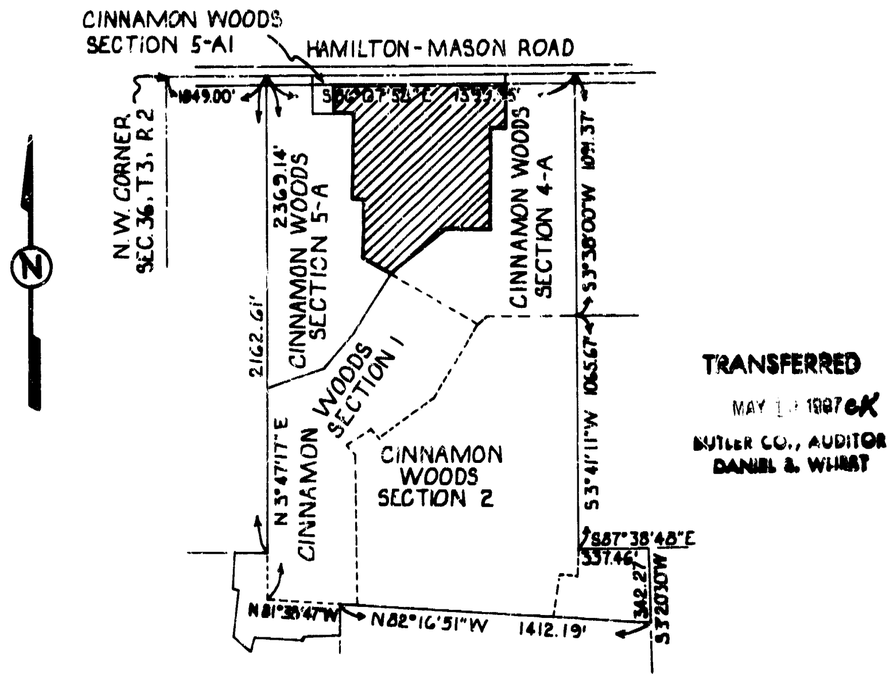
SECTION 36, TOWN 3, RANGE 2

UNION TOWNSHIP BUTLER COUNTY, OHIO

SURVEYORS CERTIFICATION

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

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



TRACT BOUNDARY
SCALE: 1"=500'

TRANSFERRED
MAY 19 1987 BK
BUTLER CO., AUDITOR
DANIEL E. WHITE

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 SERVICED 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.

6. NO DRIVEWAYS WILL BE PERMITTED FROM HAMILTON-MASON ROAD.

APPROVAL - COUNTY BOARD OF HEALTH

APPROVED FOR HEALTH AND SANITATION BY THE BOARD OF HEALTH, BUTLER COUNTY, OHIO THIS 14 DAY OF April A.D. 1987.

ENVIRONMENTALIST Allen A. Clement

GENERAL ADMINISTRATOR

APPROVAL - COUNTY PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION, BUTLER COUNTY, OHIO THIS 14TH DAY OF April A.D. 1987.

PRESIDENT Raymond Brown

BY Thomas Farrell

WE, THE COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE ACCOMPANYING PLAT OF CINNAMON WOODS SECTION 5B, THIS 12TH DAY OF May A.D. 1987.

COMMISSIONERS OF BUTLER COUNTY, OHIO

COUNTY RECORDER

FILED FOR RECORD May 20 A.D. 1987 AT 2:30pm
DATE TIME

RECORDED May 20, A.D. 1987

RECORDER, BUTLER COUNTY, OHIO Joyce B. Hazel
BY Dorothy Mick, Deputy

PLAT ENV. 1988, PAGE A+B
FILE NO. 2022, FEE $ 43.20

COUNTY AUDITOR

RECEIVED FOR TRANSFER May 19 A.D. 1987
TRANSFERRED May 19 A.D. 1987
AUDITOR, BUTLER COUNTY, OHIO
BY

REV.	BY	DATE	REVISION
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
0	DLC	3-[illegible]	ORIGINAL ISSUE

SCALE:
DATE: MARCH 10, 1987
DRAWN: KFC
DESIGNED: DLC
CHECKED:

FWConsultants
Engineers and Surveyors
[illegible]
Middletown, Ohio 45044

DAYTON BLUE PRINT COMPANY, 250, 8-86

85-144