CAP Summary
BUTLER COUNTY, OHIO
ACCELA SYSTEM

Application: PLN-JP20-00118

File Date: 03/20/2020

Address(es):

7743 TYLERSVILLE RD

Owner(s):

KINGSGATE VENTURE LLC

Application Type: Planning / Major Subdivision / Final / NA

Application Specific Information:

PLAT SUBMITTED: 03/19/2020
SUBDIVISION NAME: Kingsgate
Sub Section:
Sub Block:
Sub Phase:
Sub Part:
Sub Addition: 5
If Other: Replat of Lots 120, 152, 153, 165
Location:
Preliminary Plat Notes:
Township: West Chester
Section: 17
Town: 3
Range: 2
PUD:
Single Family:
Multi Family:
Commercial:
Replat: CHECKED
Road Dedication:
Acres: 8.3161
Lots: 4
Lot Range: 169-172
Re-Approval Lots:
Units:

Contact Information:

Applicant ~ Brian Johnson, Bayer Becker ~ Applicant

RE-PLAT OF LOTS #120, #152, #153 AND #165
KINGSGATE SUBDIVISION, ADDITION NO. 5
BEING PART OF LOT #120, PLAT BOOK 733, PAGE D AND ALL OF LOTS #152 AND #153, ENVELOPE 2298, PAGE A & B AND ALL OF LOT #165, OFFICIAL RECORD 8527, PAGE 2179 BETWEEN THE MIAMIS SECTION 17, TOWN 3, RANGE 2 WEST CHESTER TOWNSHIP BUTLER COUNTY, OHIO

DEDICATION STATEMENT:

SITUATED IN THE LANDS BETWEEN THE MIAMIS, SECTION 17, TOWN 3, RANGE 2, WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO AND BEING ALL OF LOTS #152 (0.5418 ACRES) AND LOT #153 (0.4454 ACRES) OF THE RE-PLAT OF LOT #120 KINGSGATE ADDITION NO. 5 AS RECORDED IN PLAT ENVELOPE 2298, PAGES "A" & "B" AND ALL OF LOT #165 (6.2153 ACRES PER PLAT) OF THE RE-PLAT OF LOTS #151 AND #154 KINGSGATE SUBDIVISION ADDITION NO. 5 AS RECORDED IN OFFICIAL RECORD 8427, PAGE 2179 AND PART OF LOT #120 (1.1138 ACRES) OF THE RE-PLAT OF LOT #104 KINGSGATE SUBDIVISION, ADDITION NO. 5 AS RECORDED IN OFFICIAL RECORD 733, PAGE "D" OF THE BUTLER COUNTY, OHIO RECORDER'S OFFICE, AND DOES HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS RE-PLAT OF LOTS #120, #152, #153 AND #165, KINGSGATE SUBDIVISION ADDITION NO. 5 AND DOES HEREBY DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY: OFFICIAL RECORD 9305, PAGE 1843

OWNER: KINGSGATE VENTURE, LLC

NAME: _____

PRINTED NAME: _____

TITLE: _____

STATE OF:_____

COUNTY OF:_____

BE REMEMBERED THAT ON THIS ____ DAY OF _____, 2017, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KINGSGATE VENTURE, LLC, AS REPRESENTED BY _____, ITS _____, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER: FIRST FINANCIAL BANK

_____
NAME

_____
PRINT NAME

_____
TITLE

STATE OF OHIO S.S.
COUNTY OF _____

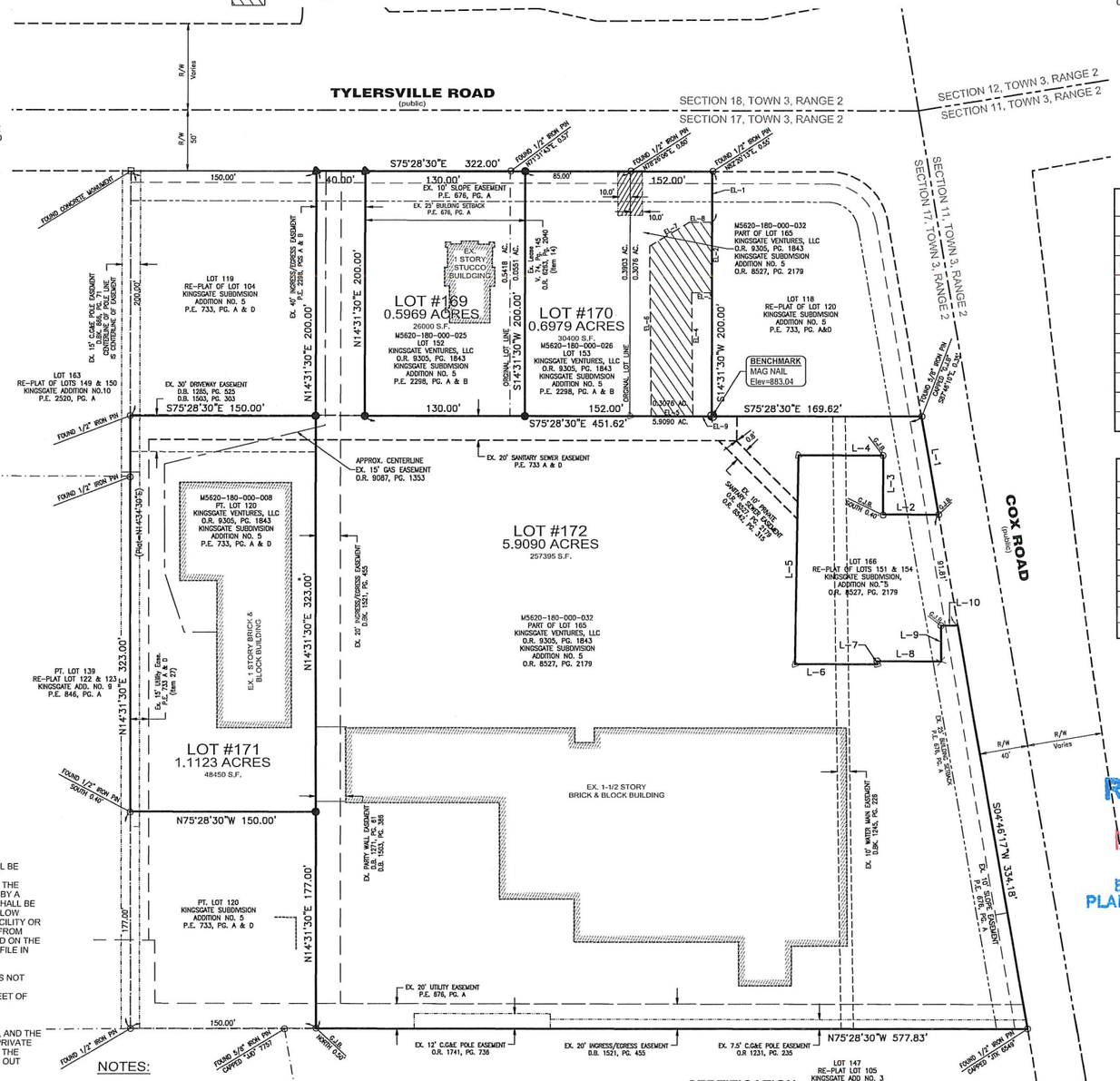
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME FIRST FINANCIAL BANK AS REPRESENTED BY _____, ITS _____, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LEGEND

R/W-Ex Right of Way
- Set 5/8" Diameter X 30" Long Iron Pin (Capped "Bayer Becker")
- Set MAG Nail
- Found 5/8" Iron Pin (Unless otherwise noted)
- C.J.B. Found 5/8" Iron Pin Capped "C.J.Berding Surveying Inc".
- Found Mag Nail
- Found Cross Notch
- Found Spike
- Set Benchmark
- Found Conc. Mon.
- Sign Easement
- Access Easement



BENCHMARK

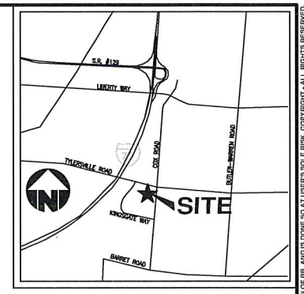
TOP OF FOUND MAGNAIL AT THE SOUTHWEST CORNER OF LOT #118 - ELEVATION = 883.04'

OWNER

KINGSGATE VENTURE, LLC
C/O MIDLAND ATLANTIC PROPERTIES
8044 MONTGOMERY ROAD, SUITE 370
CINCINNATI, OHIO 45236
(513) 792-5000

SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD
MASON, OH, 45040
(513) 336-6600



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
Line	Direction	Distance
L-1	S04°33'36"W	81.38'
L-2	N75°25'20"W	45.26'
L-3	N14°34'40"E	48.18'
L-4	N75°25'20"W	68.11'
L-5	S15°33'51"W	170.44'
L-6	S75°25'20"E	66.29'
L-7	N14°34'40"E	2.50'
L-8	S75°25'20"E	51.88'
L-9	N14°34'40"E	29.26'
L-10	S75°25'20"E	13.73'

LINE TABLE		
Line	Direction	Distance
EL-1	S14°31'30"W	41.29'
EL-2	S14°31'30"W	57.64'
EL-3	N75°47'10"W	16.57'
EL-4	S13°53'22"W	100.99'
EL-5	N75°28'37"W	34.00'
EL-6	N13°53'19"E	138.98'
EL-7	N73°15'55"E	37.84'
EL-8	S75°47'10"E	18.65'
EL-9	S75°28'30"E	15.45'

BUTLER COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AND OTHER PUBLIC IMPROVEMENTS AS SHOWN ON THIS PLAT OF "RE-PLAT OF LOTS #120, #152, #153 AND #165, KINGSGATE SUBDIVISION ADDITION NO. 5" THIS _____ DAY OF _____, 2020. ALTHOUGH THE BOARD'S ACCEPTANCE OF SUCH DEDICATION VESTS FEE SIMPLE TITLE TO SUCH LANDS IN THE NAME OF THE BOARD, NO STREETS OR OTHER PUBLIC IMPROVEMENTS CONSTRUCTED ON SUCH LANDS SHALL BE ACCEPTED FOR PUBLIC USE AND MAINTENANCE WITHOUT THE APPROVAL OF THE BUTLER COUNTY ENGINEER AND/OR THE BUTLER COUNTY WATER & SEWER DEPARTMENT.

_____

_____

_____

COMMISSIONERS OF
BUTLER COUNTY OHIO

BUTLER COUNTY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS_____ DAY OF _____, 2020.

_____
PRESIDENT

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER _____ A.D., 2020.

TRANSFERRED _____ A.D., 2020.

_____ BY: _____
AUDITOR, BUTLER COUNTY, OHIO DEPUTY

BUTLER COUNTY RECORDER

FILED FOR RECORD _____ AT _____.

RECORDED _____ PAGES _____

OFFICIAL RECORD _____ PAGES _____

_____ BY: _____
RECORDER, BUTLER COUNTY, OHIO DEPUTY

FILE _____ FEE _____

WATER & SEWER

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR FEET (4') OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY SANITARY ENGINEER.

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

TRANSFER OF LOTS:

ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

ANY FUTURE SPLITTING OF ANY LOT THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL BE BY REPLAT ONLY.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

NOTES:

1. BASIS OF BEARINGS: OFFICIAL RECORD 8527, PAGE 2179.
2. PRIOR DEED REFERENCE: OFFICIAL RECORD 9305, PAGE 1843.
3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.
5. ALL DOCUMENTS USED AS SHOWN.
6. REFERENCES: VOLUME 2, PAGE 43
   VOLUME 6, PAGE 118
   VOLUME 21, PAGE 225
   PLAT ENVELOPE 676, PAGE A.
   PLAT ENVELOPE 773, PAGES A & D
   PLAT ENVELOPE 1060, PAGE A
   PLAT ENVELOPE 1068, PAGE B
   PLAT ENVELOPE 2298, PAGE A
   PLAT ENVELOPE 2520, PAGE A
   PLAT ENVELOPE 773, PAGE A & D
   OFFICIAL RECORD 8527, PAGE 2179.
   DEEDS OF RECORD AS SHOWN.

CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR "RE-PLAT OF LOTS #120, #152, #153 AND #165, KINGSGATE SUBDIVISION ADDITION NO. 5", MONUMENTS SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT AND THAT THE BUTLER COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

_____
DAVID DOUGLAS SMITH, P.S. DATE
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO

STATE OF OHIO
DAVID D. SMITH
S-7121
REGISTERED
PROFESSIONAL SURVEYOR

RECEIVED
MAR 19 2020
BUTLER COUNTY
PLANNING COMMISSION

Basis of Bearing:
OFFICIAL RECORD 8527, PAGE 2179
0 50 75
SCALE: 1" = 50'

Item	REVISION	Date	Drwn	Chk
1	Revision Description	07-31-17	DDS	BRJ

RE-PLAT OF LOTS #120, #152, #153 AND #165
RE-PLAT OF KINGSGATE SUBDIVISION, ADDITION NO. 5
BEING PART OF LOT #120, PLAT BOOK 733, PAGE D AND ALL OF LOTS #152 AND #153, PLAT ENVELOPE 2298, PAGE A & B AND ALL OF LOT #165, OFFICIAL RECORD 8527, PAGE 2179 BETWEEN THE MIAMIS SECTION 17, TOWN 3, RANGE 2 WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO
RE-PLAT

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 • 513.336.6600

Drawing:	17-0069 RR
Drawn by:	DDS
Checked By:	BRJ
Issue Date:	03-04-20
Sheet:	1/1

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB) ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB'S PROFESSIONAL SERVICE, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.

Plot time: Mar 17, 2020 - 11:56am
Drawing name: J:\2017\17-0069\SYD\VOL17-0069 RR.dwg - Layout Tab: RE-PLAT

Record Plat Staff Comments

Subdivision:	Kingsgate Add'n #5, Replat of Lots 120, 152, 153, & 165
Location:	Tylersville Road at Cox Road, West Chester Township
Report Date:	April 2, 2020
Butler County Planning Commission Meeting Date:	May 12, 2020

The Subdivision Review Committee recommends approval of the above-described record plat, subject to the completion of the following items:

1. Update water & sewer and plat alterations notes to current standard.
2. Add notes:
    a. **This plat is subject to present and future regulations of the Butler County Board of Health.**
    b. **All lots shown hereon shall be served by public sanitary sewers and water**.
3. We assume there is an Property Owners Association (POA) or Reciprocal Easement Agreement (REA) recorded? If not, there should be a document submitted for review. Multiple Lots will have cross-access over adjacent lots. Document should also address maintenance of drainage system, catch basins and drains.
4. The plat lists the owner as Kingsgate Venture**s** LLC five times in the center of the plat, but the owner is Kingsgate Venture LLC.
5. Submit survey closure sheet to BCEO.
6. List the total acreage of the subdivision as a side note.

Any questions regarding this report may be directed to Zeb Acuff at (513) 887-3411 or **zeb.acuff@bcohio.us**.

S:\Planning\Subdivisions\WCT\Kingsgate\Addition 5, Replat 120\Kingsgate RP120 Staff Report.docx