

VICINITY MAP

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, DUES DEVELOPMENT CO. AND INTER-OCEAN ENTERPRISES, INC. BEING THE OWNERS OF 32.824 ACRES OF LAND IN SECTION 8, TOWN 2, RANGE 2, UNION TOWNSHIP, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THIS PLAT OF SUBDIVISION, THE SAME TO BE KNOWN AS COMMERCE PARK TRI-COUNTY SECTION TWO, 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 "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, PUBLIC AND PRIVATE SEWERS, PIPELINES 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 THOSE 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, STREET NAME SIGNS ERECTED, AND DRAINAGE STRUCTURES CONSTRUCTED AS PER APPROVED PLANS ON FILE IN THE OFFICE OF THE BUTLER COUNTY ENGINEER. 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 COUNTY ENGINEER.

IN WITNESS WHEREOF, DUES DEVELOPMENT CO., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF OHIO, HAS HEREUNTO SET ITS HAND BY JOSEPH J. DUES, ITS PRESIDENT AND RICHARD H. PACKARD, ITS SECRETARY, DULY AUTHORIZED IN THE PREMISES BY RESOLUTION OF ITS BOARD OF DIRECTORS THIS 23RD DAY OF FEBRUARY, A.D. 1971.

WITNESSES: Richard L. Collins James H. White
DUES DEVELOPMENT CO.
PRESIDENT SECRETARY

IN WITNESS WHEREOF, INTER-OCEAN ENTERPRISES, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF OHIO, HAS HEREUNTO SET ITS HAND BY C.W. ALPAUGH, ITS PRESIDENT AND RICHARD H. WARD, ITS SECRETARY, DULY AUTHORIZED IN THE PREMISES BY RESOLUTION OF ITS BOARD OF DIRECTORS THIS 23RD DAY OF FEBRUARY, A.D. 1971.

WITNESSES: James H. White Richard H. Ward
INTER-OCEAN ENTERPRISES, INC.
PRESIDENT SECRETARY

STATE OF OHIO S.S.
COUNTY OF MONTGOMERY

BE IT KNOWN THAT ON THIS 23RD DAY OF FEBRUARY, A.D. 1971, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID PERSONALLY CAME DUES DEVELOPMENT COMPANY, A CORPORATION, BY JOSEPH J. DUES, ITS PRESIDENT AND RICHARD H. PACKARD, ITS SECRETARY, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID CORPORATION AND OF THEMSELVES AS OFFICERS OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

My Comm. Expires
NOTARY PUBLIC, COUNTY, OHIO

MY COMMISSION EXPIRES

COMMERCE PARK TRI-COUNTY

SECTION TWO

SECTION 8, TOWN 2, RANGE 2, UNION TOWNSHIP
BUTLER COUNTY, OHIO

SCALE: 1" = 100'

DECEMBER, 1970

NELSON M. CLINTON & ASSOC.
CIVIL ENGINEERS - SURVEYORS
101 NORTH EIGHTH STREET, HAMILTON, OHIO

NOTES:

THE DRAINAGE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED BY THE OWNER OF SAID LOT, AND WITHIN THESE EASEMENTS NO STRUCTURES, PLANTINGS, FENCING, CURBS, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF THE FLOW THROUGH THE DITCH OR DRAINAGE CHANNEL IN SAID EASEMENT.

THERE ARE RESERVED ON SAID PLAT, EASEMENTS OR RIGHTS OF WAY FOR RAILWAY SERVICE TO THE VARIOUS LOTS, WHICH ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION THEREOF, OF RAILWAY TRACKS AND FACILITIES SERVING ADJACENT LOTS; SAID EASEMENTS ARE RESERVED BY AND TO THE SUBDIVIDERS, FOR USE BY THE BALTIMORE & OHIO RAILROAD OR ITS SUCCESSORS IN TITLE, FOR SUCH SERVICE. THE SUBDIVIDERS RESERVE THIS RIGHT TO CONVEY OR LEASE SAID EASEMENTS TO SAID RAILROAD COMPANY OR PROPERTY OWNERS ASSOCIATION, AS MAY BE NECESSARY TO PROPERLY MAINTAIN SUCH FACILITIES IN GOOD OPERATING CONDITION.

STATE OF OHIO S.S.
COUNTY OF HAMILTON

BE IT KNOWN THAT ON THIS 22ND DAY OF FEBRUARY, A.D. 1971, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, PERSONALLY CAME INTER-OCEAN ENTERPRISES, INC., BY C.W. ALPAUGH, ITS PRESIDENT, AND RICHARD H. WARD, ITS SECRETARY, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID CORPORATION, AND OF THEMSELVES AS OFFICERS OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

My Comm. Expires
NOTARY PUBLIC

THE UNDERSIGNED, BEING THE OWNERS OF A TRACT OF 10.184 ACRES OF LAND IN SECTION 8, TOWN 2, RANGE 2, UNION TOWNSHIP, BUTLER COUNTY, OHIO, RETAINED IN VOL. 142, PAGE 51 OF THE DEED RECORDS OF BUTLER COUNTY, OHIO, DOES HEREBY JOIN IN THE SIGNING OF THIS PLAT, FOR THE PURPOSE OF DEDICATING PART OF SAID LAND FOR PUBLIC STREET, AND THAT THE RESIDUE OF SAID TRACT MAY BE DESIGNATED BY LOT NUMBER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS 23RD DAY OF FEBRUARY, A.D. 1971.

WITNESSES: OWNERS (TRUSTEES):
Leonard Brown Sigmund Oppenheimer
James H. White Richard H. Ward
TRUSTEES SECRETARY

STATE OF OHIO S.S.
COUNTY OF BUTLER

BE IT KNOWN, THAT ON THIS 23RD DAY OF FEBRUARY, A.D. 1971, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, PERSONALLY CAME LEONARD BROWN AND SIGMUND OPPENHEIMER, TRUSTEES, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THEIR FREE ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

OCTOBER 31, 1973
MY COMMISSION EXPIRES

APPROVED FOR HEALTH AND SANITARY BY THE BOARD OF HEALTH, BUTLER COUNTY, OHIO THIS 22ND DAY OF JULY, A.D. 1971.

C. H. Jodanis
CHIEF SANITARIAN

APPROVED BY THE PLANNING COMMISSION, BUTLER COUNTY, OHIO, THIS 27TH DAY OF JULY, A.D. 1971.

James H. White
PRESIDENT

OF James H. White

WE THE COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE ACCOMPANYING PLAT THIS 2ND DAY OF AUGUST, A.D. 1971.

COMMISSIONERS, BUTLER COUNTY, OHIO

William H. Donham
Arthur Z. Reiff

RECEIVED FOR TRANSFER August 24, A.D. 1971

TRANSFERRED August 24, A.D. 1971

A. R. Filton
AUDITOR, BUTLER COUNTY, OHIO

BY John A. Glover DEPUTY

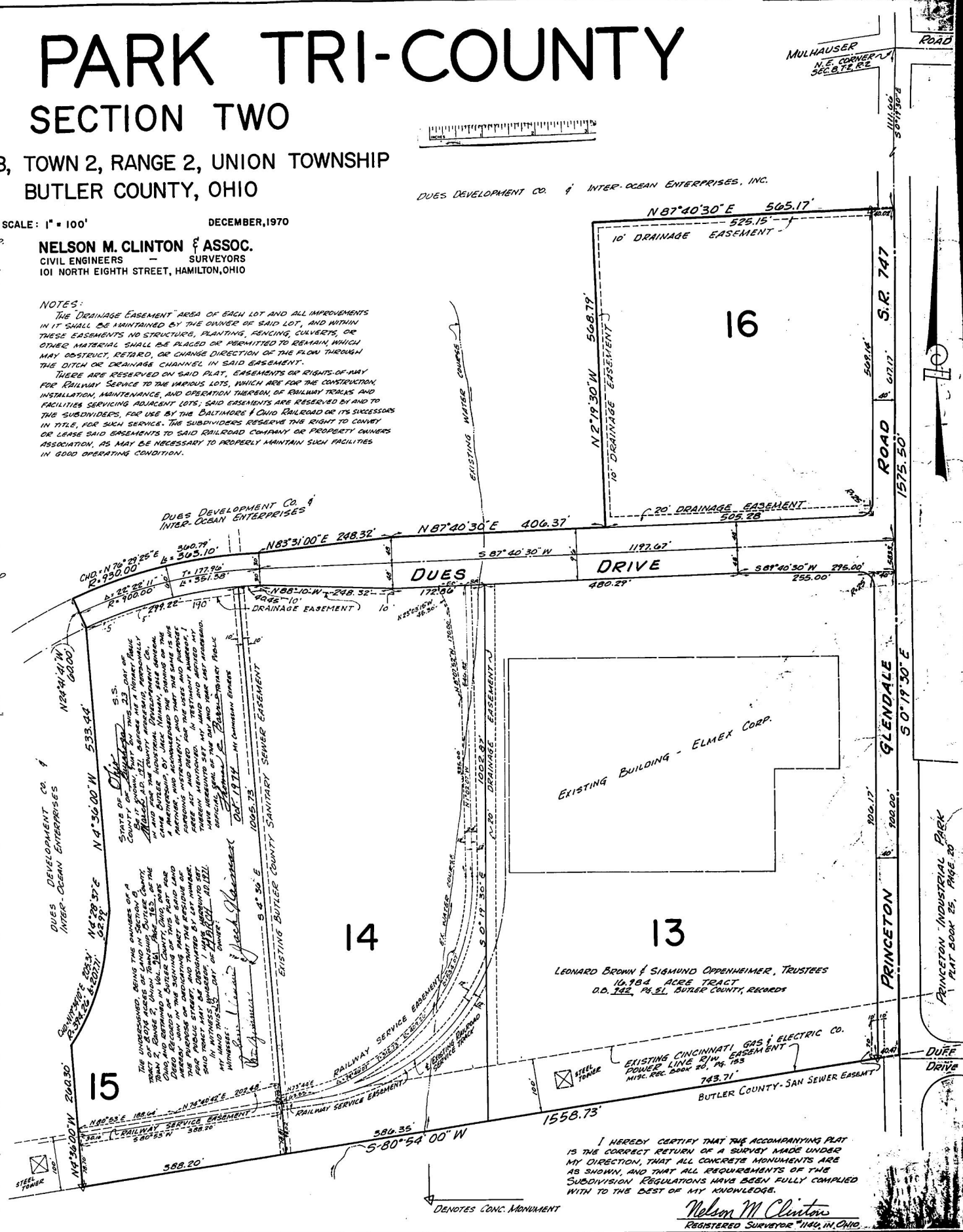
FILED FOR RECORD August 25, 1971, AT 9:45 A.M.

RECORDED August 26, A.D. 1971

Jo Ann Jorissen DEPUTY

PLAT BOOK 28 PAGE 46

FILE # 12925 FEE \$ 15.36



LEONARD BROWN & SIGMUND OPPENHEIMER, TRUSTEES
10.184 ACRES TRACT
O.D. 142, P. 51, BUTLER COUNTY, RECORDS

EXISTING CINCINNATI GAS & ELECTRIC CO.
POWER LINE R/W EASEMENT
H.W. REC. BOOK 20, P. 153
743.71'

BUTLER COUNTY - SAN SEWER EASEMENT

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION, THAT ALL CONCRETE MONUMENTS ARE AS SHOWN, AND THAT ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

Nelson M. Clinton
REGISTERED SURVEYOR #144, IN OHIO