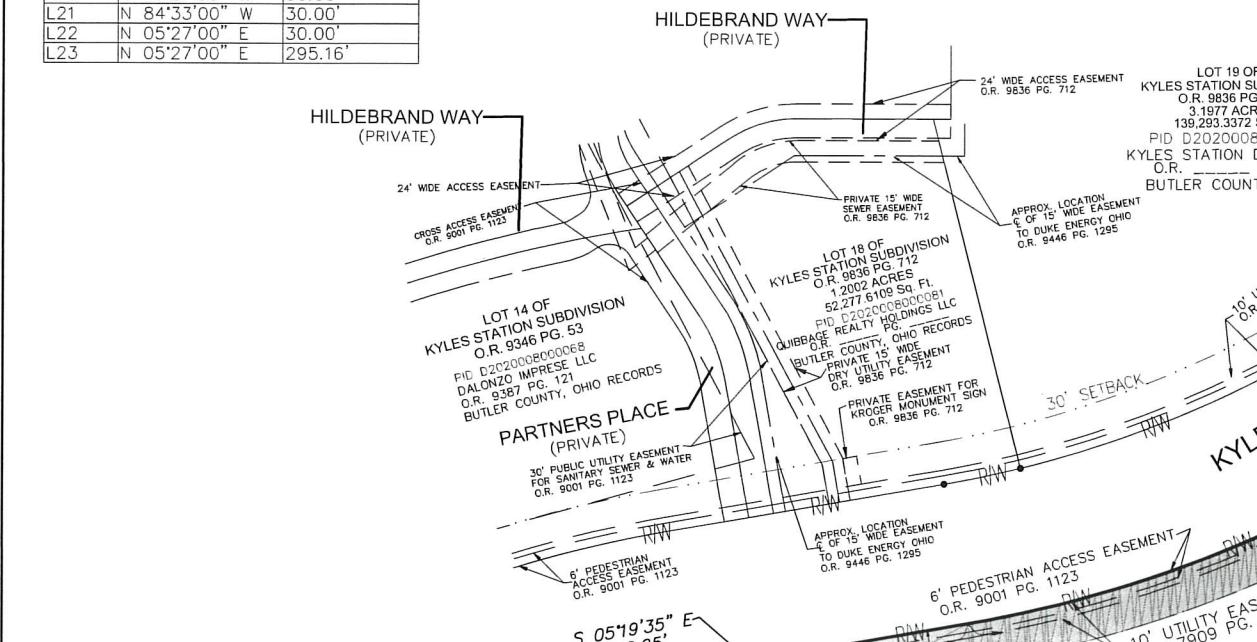


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	265.00'	203.11'	198.18'	S 57°48'17" W	43°54'53"	106.84'	21°37'16"
C2	265.00'	100.03'	99.43'	N 46°39'39" E	21°37'37"	50.62'	21°37'16"
C4	1084.00'	606.36'	598.48'	S 20°24'32" E	32°02'59"	311.34'	5°17'08"
C6	5629.58'	422.14'	422.04'	N 60°14'08" E	4°17'47"	211.17'	1°01'04"
C7	869.00'	412.53'	408.67'	S 18°55'34" E	27°11'58"	210.23'	6°35'36"
C8	769.00'	528.50'	518.16'	N 25°00'54" W	39°22'37"	275.17'	7°27'02"
C9	769.00'	548.22'	536.69'	S 65°07'36" E	40°50'47"	286.34'	7°27'02"
C10	340.00'	124.88'	124.18'	S 55°51'20" W	21°02'42"	63.15'	16°51'06"
C11	20.00'	30.05'	27.30'	S 88°22'47" W	86°05'36"	18.68'	286°28'44"
C12	869.00'	264.57'	263.55'	S 57°17'44" E	17°26'38"	133.32'	6°35'36"
C13	769.00'	365.06'	361.64'	S 18°55'34" E	2711'58"	186.04'	7°27'02"
C14	869.00'	538.55'	529.97'	N 23°04'48" W	35°30'29"	278.24'	6°35'36"
C15	20.00'	30.08'	27.32'	S 02°14'58" W	86°10'01"	18.70'	286°28'44"
C16	260.00'	224.86'	217.92'	S 70°06'32" W	49°33'06"	120.00'	22°02'13"
C17	75.00'	43.84'	43.22'	S 77°49'49" W	33°29'34"	22.57'	76°23'40"
C18	117.50'	48.38'	48.04'	S 72°52'44" W	23°35'23"	24.54'	48°45'45"

LINE TABLE FOR 30' PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
L15	S 05°27'00" W	19.34'
L16	N 84°42'07" E	346.79'
L17	S 03°25'52" E	30.02'
L18	S 84°42'07" W	320.97'
L19	S 05°27'00" W	270.32'
L20	S 05°27'00" W	30.00'
L21	N 84°33'00" W	30.00'
L22	N 05°27'00" E	30.00'
L23	N 05°27'00" E	295.16'



ORIGINAL SUBDIVISION INFORMATION

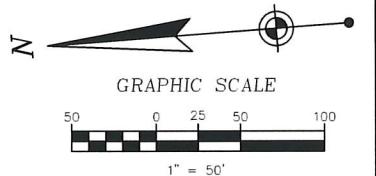
ORIGINAL LOT #13 (BOOK 9144 PG. 99)=8.3314 ACRES (362,914.1346 Sq. Ft)
 ORIGINAL LOT #13 (BOOK 9144 PG. 99)=0.5344 ACRES (23,278.8344 Sq. Ft)
 TOTAL ORIGINAL LOT #13 (BOOK 9144 PG. 99)=8.8658 ACRES (386,192.9690 Sq. Ft)
 NEW LOT #21 (BOOK ____ PG. ____)=5.8314 ACRES (254,016.7247 Sq. Ft)
 NEW LOT #22 (BOOK ____ PG. ____)=2.5000 ACRES (108,902.7431 Sq. Ft)
 NEW LOT #22 (BOOK ____ PG. ____)=0.5344 ACRES (23,278.8344 Sq. Ft)
 TOTAL NEW LOT #21 & #22 =8.8658 ACRES (386,192.3022 Sq. Ft)

SURVEY NOTES

- OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN
MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE
SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.
- NO ENCROACHMENTS AFFECTING THE PROPERTY WERE OBSERVED, EXCEPT FOR POSSIBLE ENCROACHMENTS AS SHOWN HEREON.
- IRON PIN SET SHALL BE 1" x 30" LONG IRON ROD
- CROSS ACCESS AND DRAINAGE EASEMENTS WILL BE ESTABLISHED BY PLAT
- INTERNAL CIRCULATION WILL BE BY PRIVATE DRIVES
- ANY FUTURE SPLITTING OF ANY LOTS THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL BE BY RE-PLAT ONLY
- EASEMENTS SHOWN FOR STORM SEWERS ARE APPROXIMATE. THE EASEMENT SHALL BE 5 FEET ON EITHER SIDE OF THE STORM SEWER AS BUILT.

KYLES STATION SUBDIVISION RE-PLAT OF LOT 13 SITUATED IN SECTION 10, TOWN 2, RANGE 3 LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

THIS SUBDIVISION INCLUDES REPLAT OF LOT 13 OF KYLES STATION SUBDIVISION AS RECORDED IN O.R. 9144 PAGE 99 THRU 100



tca
THOMAS GRAHAM ASSOCIATES, INC.

• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: SEPT. 26, 2022
Scale: 1" = 50'
Job No: 7625

Revisions
No. Date

REFERENCE SURVEY
AERIAL SURVEY BY AERIAL TECHNOLOGIES, INC.
DATED JUNE, 2006

DEDICATION PLAT FOR KYLES STATION ROAD
DATED JUNE, 2007 RECORDED IN BOOK 7909 PAGE 1824
BUTLER COUNTY, OHIO RECORDS

KYLES STATION SUBDIVISION
O.R. 9001 PG. 1123
BUTLER COUNTY, OHIO RECORDS

KYLES STATION SUBDIVISION - RE-PLAT OF LOTS 2, 4, AND 6
O.R. 9144 PG. 99
BUTLER COUNTY, OHIO RECORDS

KYLES STATION SUBDIVISION - RE-PLAT OF LOT 3
O.R. 9346 PG. 53
BUTLER COUNTY, OHIO RECORDS

KYLES STATION SUBDIVISION - RE-PLAT OF LOT 5 AND 8
O.R. 9424 PG. 1344
BUTLER COUNTY, OHIO RECORDS

KYLES STATION SUBDIVISION - RE-PLAT OF LOT 7 AND 16
O.R. 9836 PG. 712
BUTLER COUNTY, OHIO RECORDS

LEGEND
* INDICATES SET MAG NAIL
• INDICATES SET IRON PIN (SEE NOTE)
R/W INDICATES RIGHT OF WAY

INDICATES 30' WIDE PUBLIC UTILITY EASEMENT FOR SANITARY SEWER
O.R. _____ PG. _____

PROJECT BENCHMARK
FOUND IRON PIN IN MONUMENT BOX
AT SOUTHEAST CORNER OF SECTION 10
IRON PIN ELEVATION=793.32

OWNER AND DEVELOPER

KYLES STATION DEVELOPERS, LTD.
3445 NEWMARK DRIVE
MIAMISBURG, OHIO 45342
ATTN: CHRIS CONLEY
(937) 531-5514
FAX (937) 278-6334

ENGINEER/SURVEYOR

THOMAS GRAHAM ASSOCIATES, INC.
803 COMPTON ROAD, SUITE A
CINCINNATI, OHIO 45231-3819
ATTN: ROBERT W. TRENKAMP, P.S., P.E.
(513) 521-4760
FAX (513) 521-2439

JASON L. KAFFENBERGER P.S. OHIO 8428

OWNERS AGREEMENTS
O.R. 9001 PG. 1128 "RECIPROCAL EASEMENT AGREEMENT"
O.R. 9001 PG. 1163 "DECLARATION OF RESTRICTIONS"
BUTLER COUNTY, OHIO RECORDS

Drawn By J.KAFFENBERGER

SHEET 2 OF 2

ACAD FILE NAME: 7625_KYLES_STATION_SUB_RE-PLAT_OF_LOT_13.DWG

