

WATER, SEWER, & POA DRAINAGE EASEMENTS:

EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY EASEMENTS" OR "WATER MAIN EASEMENTS" GRANT TO THE BUTLER COUNTY COMMISSIONERS THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THE PUBLIC SANITARY FACILITIES AND RELATED IMPROVEMENTS (COLLECTIVELY, THE "PUBLIC SANITARY FACILITIES") AND PUBLIC WATER SUPPLY FACILITIES AND RELATED IMPROVEMENTS (COLLECTIVELY, THE "PUBLIC WATER FACILITIES, AND TOGETHER WITH THE PUBLIC SANITARY FACILITIES HEREINAFTER REFERRED TO AS THE "FACILITIES") CONSTRUCTED IN THE EASEMENTS. THE PUBLIC SANITARY FACILITIES AND THE PUBLIC WATER FACILITIES WILL BE: (A) CONSTRUCTED IN THE EASEMENTS; AND (B) OWNED, MAINTAINED AND REPLACED BY THE BUTLER COUNTY COMMISSIONERS. THE SANITARY EASEMENTS AND THE WATER MAIN EASEMENTS SHALL ALSO INCLUDE THE RIGHT OF VEHICULAR INGRESS AND EGRESS OVER THE PRIVATE STREETS SHOWN ON THE PLAT BY THE EMPLOYEES AND CONTRACTORS OF THE BUTLER COUNTY COMMISSIONERS FOR THE PURPOSES OF MAINTAINING AND REPLACING THE FACILITIES LOCATED IN THE EASEMENTS.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET 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 (1) FOOT ABOVE THE LOWEST POINT OF FLOOD 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 WATER AND SEWER DEPARTMENT.

POA DRAINAGE EASEMENT NOTE: "THE BOARD OF COUNTY COMMISSIONERS OF BUTLER COUNTY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE COUNTY OF BUTLER IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OF 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. MAINTENANCE OF ALL IMPROVEMENTS WITHIN POA DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE POA AS PROVIDED FOR ON THE PLAT AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE BUTLER COUNTY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW."

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEANDUTS, ETC., INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES, ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

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.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THEREON NECESSARY TO THE OPERATION THEREOF.

BUTLER COUNTY WATER AND SEWER 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.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

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

DEDICATION STATEMENT

THE UNDERSIGNED, BEING THE OWNERS OF 8.8558 ACRES (NET) OF LAND IN SECTION 10, TOWN 2, RANGE 3, IN LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS RE-PLAT OF LOT 13 OF KYLES STATION SUBDIVISION 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. THE TITLE ACQUIRED BY: OFFICIAL RECORD BOOK PAGE

ACKNOWLEDGEMENT AND DEDICATION

THE UNDERSIGNED BEING THE OWNERS OF THE LANDS HEREIN PLATTED IN SECTION 10, TOWN 2, RANGE 3, LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A PLAT OF SUBDIVISION OF KYLES STATION SUBDIVISION, THAT THE AREAS OF ALL EASEMENTS SHOWN ON THIS PLAT AND DEDICATED TO PUBLIC USE ARE OWNED BY THE UNDERSIGNED.

WITNESS OWNER: KYLES STATION DEVELOPERS, LTD.

GEORGE R. OBERER, JR., MANAGER

CERTIFICATE OF NOTARY PUBLIC (OWNER: KYLES STATION DEVELOPERS, LTD.)

STATE OF OHIO  
COUNTY OF  
BE IT REMEMBERED THAT ON THIS DAY OF 20 BEFORE ME A NOTARY PUBLIC,  
IN AND FOR SAID STATE, PERSONALLY APPEARED

WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATIONS, 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. THIS IS AN ACKNOWLEDGEMENT. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

MY COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGEMENT (LIEN HOLDER) (OWNER: KYLES STATION DEVELOPERS, LTD.)

THE UNDERSIGNED BEING THE LIEN HOLDERS OF THE LANDS HEREIN PLATTED IN SECTION 10, TOWN 2, RANGE 3, LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO DO HEREBY CONSENT TO EASEMENTS AND DEDICATIONS AS SET FORTH HEREON.

LIENHOLDER: WESBANCO BANK, INC

BY:

CERTIFICATE OF NOTARY PUBLIC (LIEN HOLDER: WESBANCO BANK, INC.)

STATE OF OHIO  
COUNTY OF  
BE IT REMEMBERED THAT ON THIS DAY OF 20 BEFORE ME A NOTARY PUBLIC,  
IN AND FOR SAID STATE, PERSONALLY APPEARED

WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATIONS, 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. THIS IS AN ACKNOWLEDGEMENT. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

MY COMMISSION EXPIRES NOTARY PUBLIC

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 OF KYLES STATION SUBDIVISION



VICINITY MAP

SCALE 1"=1000'

OWNERS AGREEMENTS

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

REPLAT OF LOT 13 (LOT 21, 22, AND 23) NOTES

1. INTENTIONALLY DELETED
2. INTENTIONALLY DELETED
3. HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO ENSURE THE BASEMENTS STAYS DRY
4. THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE COUNTY BOARD OF HEALTH

CERTIFICATION

THE PLAT REPRESENTS A SURVEY MADE BY JASON L. KAFFENBERGER (P.S. #8428) AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN, AND ALL REQUIREMENTS OF SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

JASON L. KAFFENBERGER (P.S. #8428)

RECEIVED

OCT 18 2022

BUTLER COUNTY  
PLANNING COMMISSION

tga  
THOMAS  
GRAHAM  
ASSOCIATES, INC.

- Engineers
- Surveyors

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

Date:	SEPT. 26, 2022
Scale:	AS SHOWN
Job No:	7625A
Revisions	
No.	Date

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR STREETS AND OTHER PUBLIC IMPROVEMENTS AS SHOWN ON THIS PLAT OF KYLES STATION SUBDIVISION, REPLAT OF LOT 13, THIS DAY OF 20, ALTHOUGH THE BOARD'S ACCEPTANCE OF SUCH DEDICATION VESTS FEE SIMPLE TITLE TO SUCH LANDS IN THE NAME OF THE BOARD, NO STREES OR OTHER PUBLIC IMPROVEMENTS CONSTRUCTED ON SUCH LANDS SHALL BE ACCEPTED FOR PUBLIC USE AND MAINTENANCE WITHOUT APPROVAL OF THE BUTLER COUNTY ENGINEER AND/OR THE BUTLER COUNTY WATER & SEWER DEPARTMENT.

COMMISSIONER COMMISSIONER COMMISSIONER

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER THIS DAY OF 20

AUDITOR BY: DEPUTY

COUNTY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION OF BUTLER COUNTY, OHIO ON THIS DAY OF 20

SECRETARY BY: PRESIDENT

BUTLER COUNTY RECORDER

FILED FOR RECORD ON THIS DAY OF 20 AT  
RECORDED ON THIS DAY OF 20 IN OFFICIAL RECORD  
PAGE FILE NO.

RECORDER BY: PRESIDENT

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

Drawn By: JKAFFENBERGER

SHEET 1 OF 2

Job No: 7625

ACAD FILENAME: 7625\_KYLES\_STATION\_SUB\_RE-PLAT\_OF\_LOT\_13.DWG

# CURVE TABLE

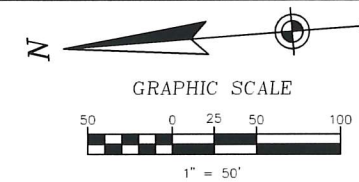
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	265.00'	203.11'	198.18'	S 57°48'17" W	43°54'53"	106.84'	21°37'16"
C2	265.00'	100.03'	99.43'	N 46°39'39" E	21°37'37"	50.62'	21°37'16"
C4	1084.00'	606.36'	598.48'	S 20°24'32" E	32°02'59"	311.34'	5°17'08"
C6	5629.58'	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	27°11'58"	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'

# 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



**BASIS OF BEARINGS**  
STATE PLANE (SOUTH)  
UTM ZONE 16  
STATE OF OHIO

**REFERENCE DEEDS**  
O.R. Volume 7777, Page 1344  
O.R. Volume 7777, Page 1346  
O.R. Volume 7884, Page 865  
O.R. Volume 7990, Page 1722  
Butler County, Ohio Records

**REFERENCE DOCUMENTS**  
DEED BOOK 7588 PAGE 2133  
DEED BOOK 7652 PAGE 1010  
OFFICIAL RECORD 6537 PAGE 2032  
OFFICIAL RECORD 6537 PAGE 2029  
OFFICIAL RECORD 9001 PAGE 1125  
OFFICIAL RECORD 9144 PAGE 99  
OFFICIAL RECORD 9346 PAGE 53  
OFFICIAL RECORD 9424 PAGE 1344  
BUTLER COUNTY, OHIO RECORDS

## 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

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3445 NEWMARK DRIVE  
MIAMISBURG, OHIO 45342  
ATTN: CHRIS CONLEY  
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JASON L. KAFFENBERGER P.S. OHIO 8428

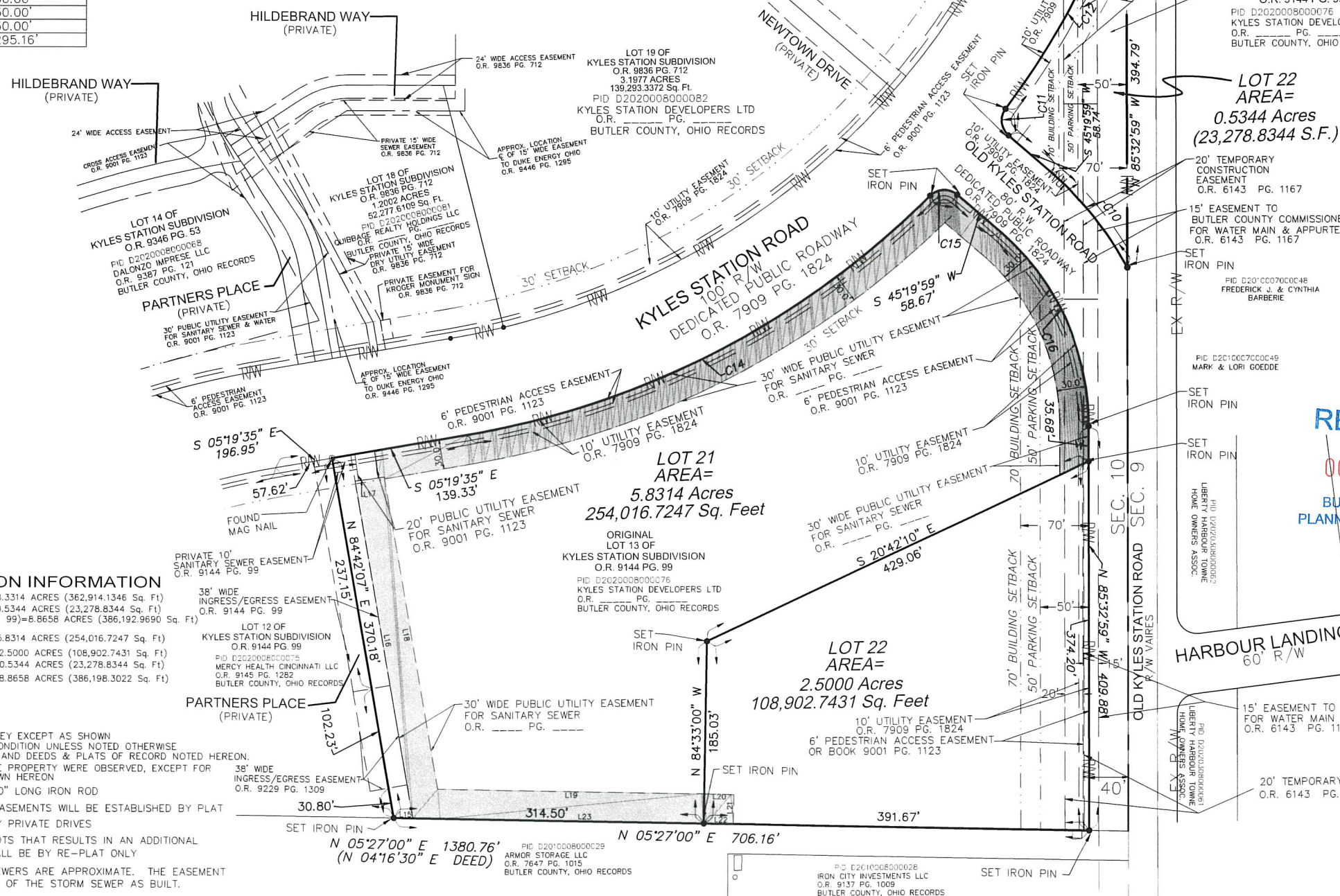
## OWNERS AGREEMENTS

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

Job No. 7625



## 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 (386,198.3022 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.

7625\_KYLES\_STATION\_SUB\_RE-PLAT\_OF\_LOT\_13.DWG