KYLES STATION SUBDIVISION
RE-PLAT OF LOT 15
SITUATED IN
SECTION 10, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

THIS SUBDIVISION INCLUDES REPLAT OF LOT 3 OF KYLES STATION SUBDIVISION
AS RECORDED IN O.R. 9346 PAGE 53 THRU 54

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 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 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, CLEANOUTS, 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 THERETO 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 1.9398 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 15 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.
By: Oberer Construction Managers, Ltd., its Manager

_____ _____

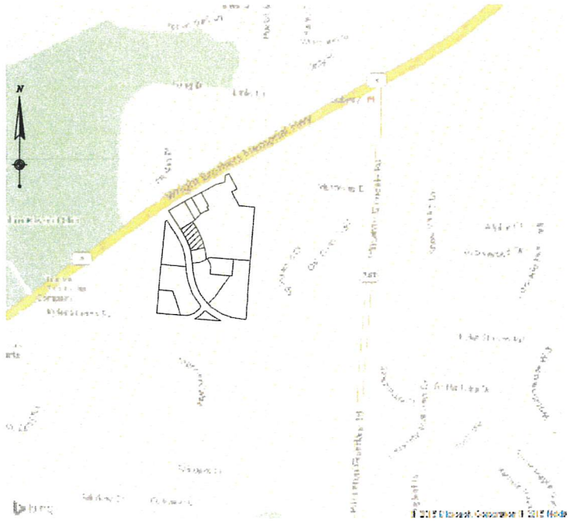
_____ GEORGE R. OBERER, JR., MANAGER

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



VICINITY MAP

SCALE 1"=1000'

REPLAT OF LOT 15 (LOT 23 AND 24) NOTES

1. NO ACCESS WILL BE GRANTED TO KYLES STATION ROAD FOR LOTS 23 AND 24
2. 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

OWNERS AGREEMENTS

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

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.

STATE OF OHIO · JASON L. KAFFENBERGER · 8428 · REGISTERED PROFESSIONAL SURVEYOR

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

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 15, 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 STREETS 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__.

_____ BY: _____
AUDITOR DEPUTY

COUNTY PLANNING COMMISSION

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

_____ BY: _____
SECRETARY 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. _____

_____ BY: _____
RECORDER PRESIDENT

RECEIVED
JAN 23 2023
BUTLER COUNTY
PLANNING COMMISSION

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

THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: JAN. 18, 2023
Scale: AS SHOWN
Job No: 7625A

Revisions	
No.	Date

Drawn: J.KAFFENBERGER

SHEET 1 OF 2

Job No. 7625

7625_KYLES_STATION_SUB_RE-PLAT_OF_LOT_13.DWG

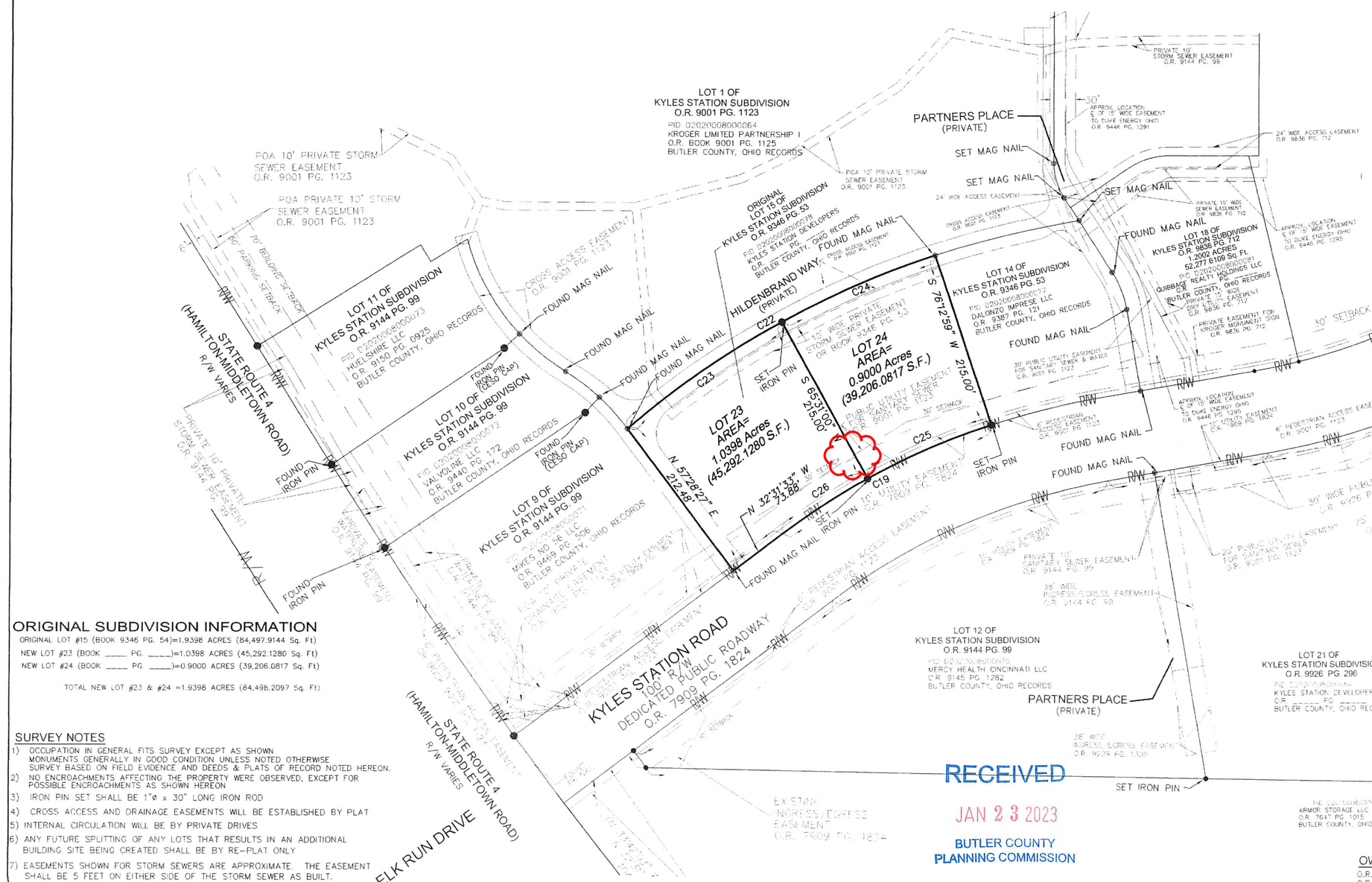
KYLES STATION SUBDIVISION
RE-PLAT OF LOT 15
SITUATED IN
SECTION 10, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

THIS SUBDIVISION INCLUDES REPLAT OF LOT 3 OF KYLES STATION SUBDIVISION
AS RECORDED IN O.R. 9346 PAGE 53 THRU 54

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C19	869.00'	284.26'	N 23°09'17" W	283.00'	18°44'32"	143.41'	6°35'36"
C20	869.00'	128.27'	S 09°33'18" E	128.15'	8°27'26"	64.25'	6°35'36"
C21	1084.00'	177.84'	S 09°05'02" E	177.64'	9°23'59"	89.12'	5°17'08"
C22	1084.00'	428.52'	S 25°06'31" E	425.74'	22°39'00"	217.10'	5°17'08"

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C23	1084.00'	226.09'	S 30°27'30" E	225.68'	11°57'01"	113.46'	5°17'08"
C24	1084.00'	202.43'	S 19°08'00" E	202.14'	10°41'58"	101.51'	5°17'08"
C25	869.00'	162.28'	N 19°08'00" W	162.04'	10°41'58"	81.38'	6°35'36"
C26	869.00'	121.98'	N 28°30'16" W	121.88'	8°02'33"	61.09'	6°35'36"



ORIGINAL SUBDIVISION INFORMATION

ORIGINAL LOT #15 (BOOK 9346 PG. 54)=1.9398 ACRES (84,497.9144 Sq. Ft)
NEW LOT #23 (BOOK _____ PG. _____)=1.0398 ACRES (45,292.1280 Sq. Ft)
NEW LOT #24 (BOOK _____ PG. _____)=0.9000 ACRES (39,206.0817 Sq. Ft)

TOTAL NEW LOT #23 & #24 =1.9398 ACRES (84,498.2097 Sq. Ft)

SURVEY NOTES

1) 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.
2) NO ENCROACHMENTS AFFECTING THE PROPERTY WERE OBSERVED, EXCEPT FOR POSSIBLE ENCROACHMENTS AS SHOWN HEREON
3) IRON PIN SET SHALL BE 1"ø x 30" LONG IRON ROD
4) CROSS ACCESS AND DRAINAGE EASEMENTS WILL BE ESTABLISHED BY PLAT
5) INTERNAL CIRCULATION WILL BE BY PRIVATE DRIVES
6) ANY FUTURE SPLITTING OF ANY LOTS THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL BE BY RE-PLAT ONLY
7) EASEMENTS SHOWN FOR STORM SEWERS ARE APPROXIMATE. THE EASEMENT SHALL BE 5 FEET ON EITHER SIDE OF THE STORM SEWER AS BUILT.

RECEIVED
JAN 23 2023
BUTLER COUNTY
PLANNING COMMISSION

GRAPHIC SCALE
50 0 25 50 100
1" = 50'

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

REFERENCE DEEDS
O.R. Volume 7777, Page 1344
O.R. Volume 7777, Page 1346
O.R. Volume 7894, 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
KYLES STATION SUBDIVISION – RE-PLAT OF LOT 13
O.R. 9926 PG. 296
BUTLER COUNTY, OHIO RECORDS

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

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
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Date: JAN. 18, 2023
Scale: 1" = 50'
Job No: 7625

Revisions

No.	Date

Drawn by: J.KAFFENBERGER

SHEET 2 OF 2

Job No: 7625

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