

DEDICATION STATEMENT

THE UNDERSIGNED, BEING THE OWNERS OF 4.3273 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 16 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 _____

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.

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.)

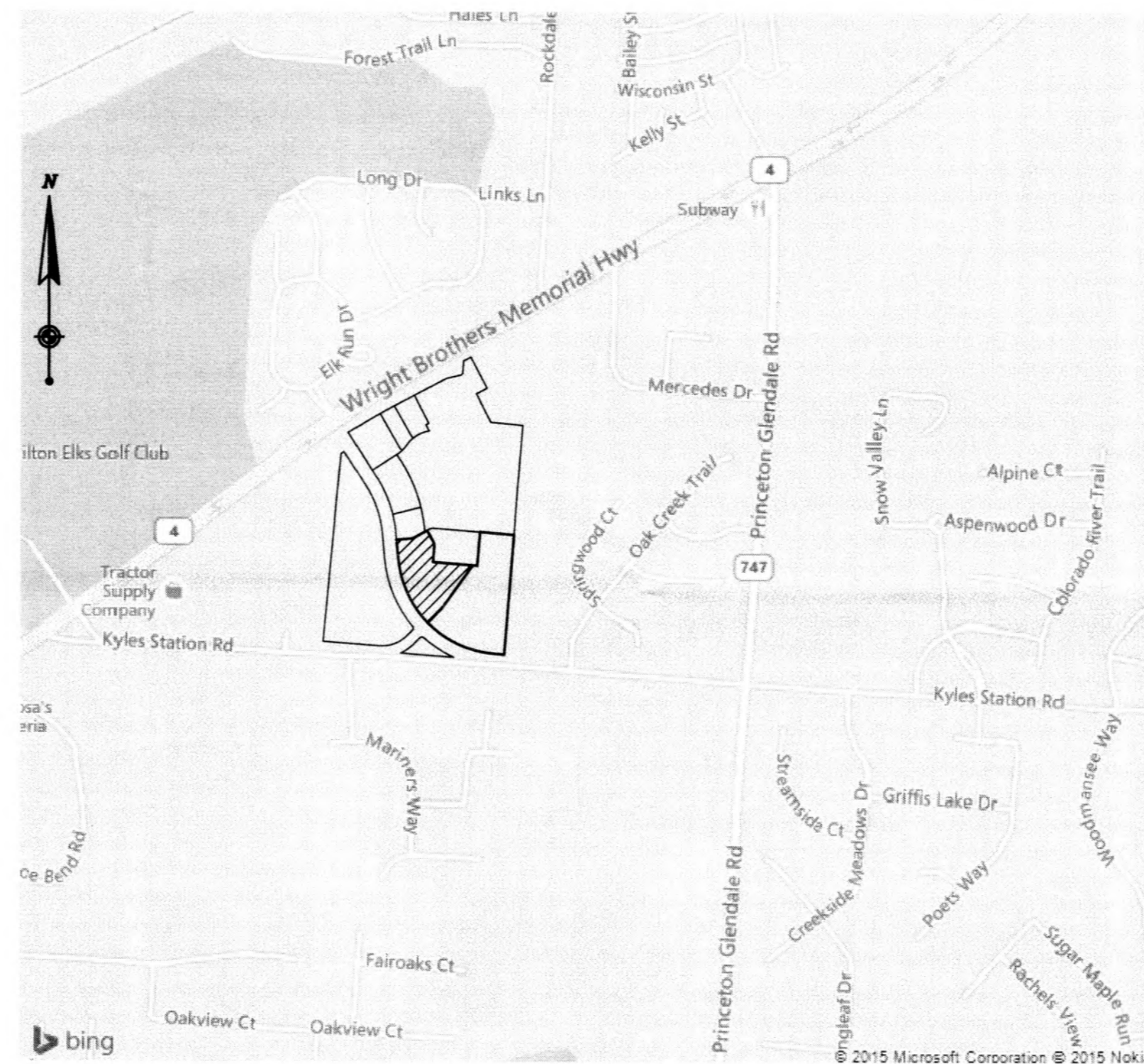
STATE OF OHIO
 COUNTY OF _____
 BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____ BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED _____

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.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

KYLES STATION SUBDIVISION RE-PLAT OF LOT 16 SITUATED IN SECTION 10, TOWN 2, RANGE 3 LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

THIS SUBDIVISION INCLUDES REPLAT OF LOT 16 OF KYLES STATION SUBDIVISION AS RECORDED IN O.R. BOOK 9424 PAGE 1344 AND LOT 8 OF KYLES STATION SUBDIVISION



VICINITY MAP

SCALE 1"=1000'

REPLAT OF LOT 16 (LOT 18 AND 19) NOTES

1. LOTS 18 & 19 SHALL NOT HAVE DRIVEWAY ACCESS ONTO KYLES STATION ROAD UNLESS OTHERWISE APPROVED BY BCEO.
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

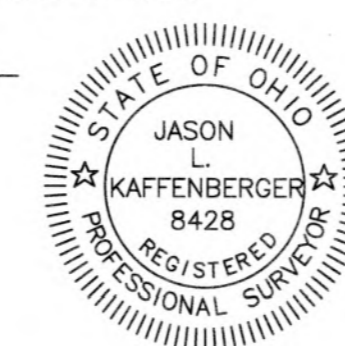
OWNERS AGREEMENTS

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.

Jason L. Kaffenberger
 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 16, 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____.

 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

RECEIVED
 FEB 14 2022
 BUTLER COUNTY
 PLANNING COMMISSION

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: J. KAFFENBERGER

SHEET 1 OF 2

Job No: 7625

ACAD FILENAME: 7625_KYLES_STATION_SUB_RE_PLAT_OF_LOT_16.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	2°11'58"	210.23'	6°35'36"
C10	340.00'	124.88'	124.18'	S 55°21'20" W	21°02'42"	63.15'	16°51'06"
C11	20.00'	30.09'	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	2°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"

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"

KYLES STATION SUBDIVISION

RE-PLAT OF LOT 16

SITUATED IN SECTION 10, TOWN 2, RANGE 3 LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

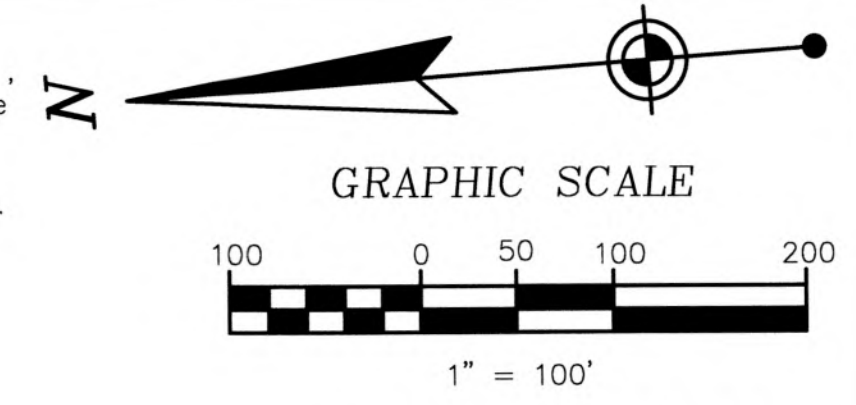
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The utility information shown on this plat, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES

Ohio Utilities Protection Service
Call 811
before you dig

NON-MEMBERS MUST BE CALLED DIRECTLY



- Engineers
- Surveyors

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

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 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

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

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

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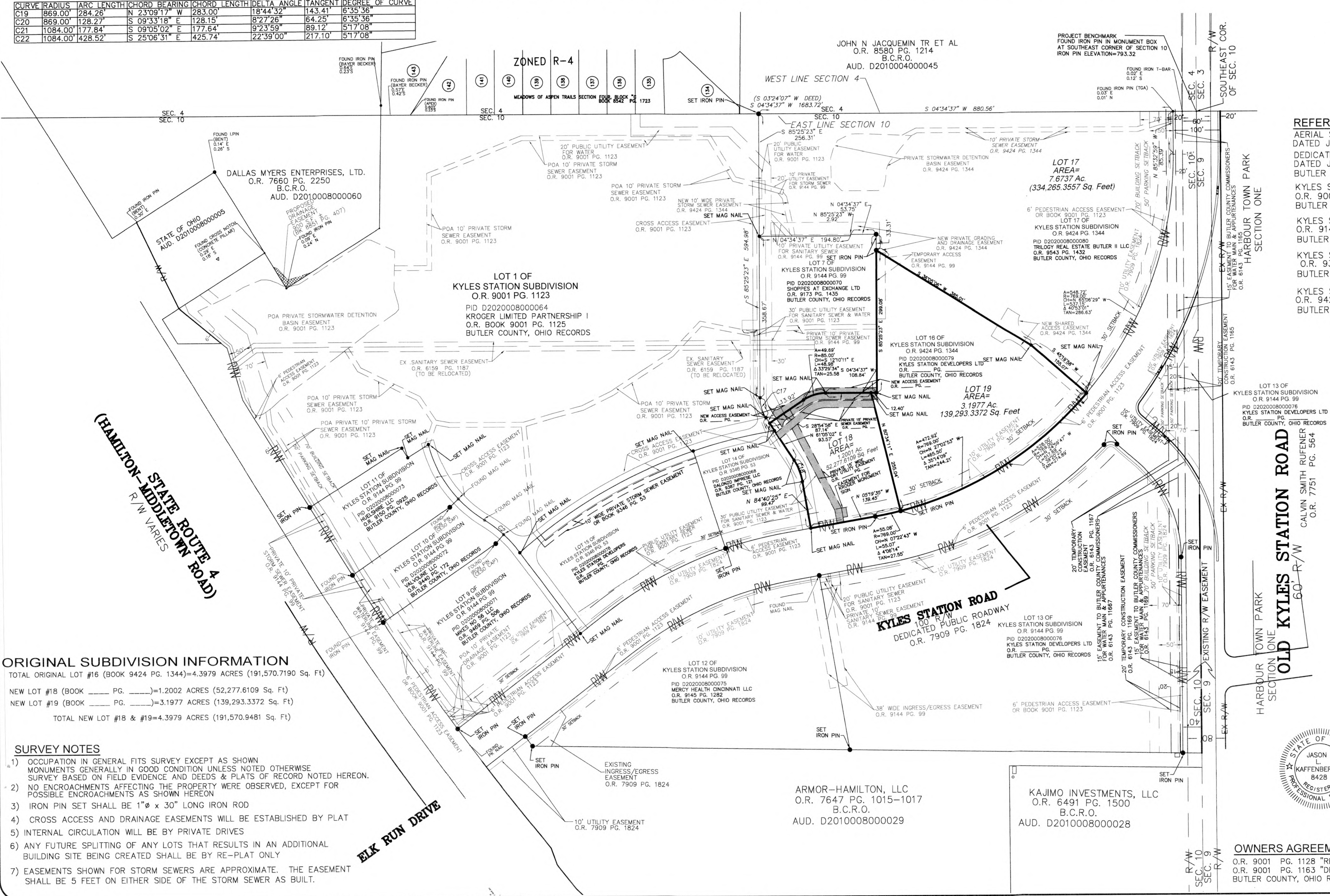
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O.R. 9001 PG. 1163 "DECLARATION OF RESTRICTIONS"
BUTLER COUNTY, OHIO RECORDS

Date: JAN. 18, 2022

Scale: 1" = 100'

Job No: 7625

No.	Date



ORIGINAL SUBDIVISION INFORMATION

TOTAL ORIGINAL LOT #16 (BOOK 9424 PG. 1344)=4.3979 ACRES (191,570.7190 Sq. Ft)

NEW LOT #18 (BOOK _____ PG. _____)=1.2002 ACRES (52,277.6109 Sq. Ft)

NEW LOT #19 (BOOK _____ PG. _____)=3.1977 ACRES (139,293.3372 Sq. Ft)

TOTAL NEW LOT #18 & #19=4.3979 ACRES (191,570.9481 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.

ARMOR-HAMILTON, LLC
O.R. 7647 PG. 1015-1017
B.C.R.O.
AUD. D201008000029

KAJIMO INVESTMENTS, LLC
O.R. 6491 PG. 1500
B.C.R.O.
AUD. D201008000028



Jason L. Kaffenberger
JASON L. KAFFENBERGER P.S. OHIO 8428

ACAD FILENAME: 7625_KYLES_STATION_SUB_RE-PLAT_OF_LOT_16.DWG