



**CAP Summary**  
**BUTLER COUNTY, OHIO**  
**ACCELA SYSTEM**

Application: PLN-JP20-00081

File Date: 02/21/2020

Address(es):

NEWTOWN DR

NEWTOWN DR

Owner(s):

KYLES STATIONDEVELOPERS LTD

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Application Type: Planning / Major Subdivision / Final / NA

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Application Specific Information:

PLAT SUBMITTED: 02/21/2020  
SUBDIVISION NAME: Kyles Station

Sub Section:

Sub Block:

Sub Phase:

Sub Part:

Sub Addition:

If Other: Replat of Lots 5 & 8

Location:

Preliminary Plat Notes:

Township: Liberty

Section: 10

Town: 2

Range: 3

PUD:

Single Family:

Multi Family:

Commercial:

Replat: CHECKED

Road Dedication:

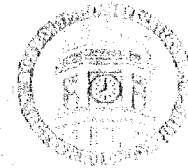
Acres: 12.0716

Lots: 2

Lot Range: 16-17

Re-Approval Lots:

Units:



Contact Information:

Applicant ~ KYLES STATIONDEVELOPERS LTD, ~ Applicant







# CURVE TABLE

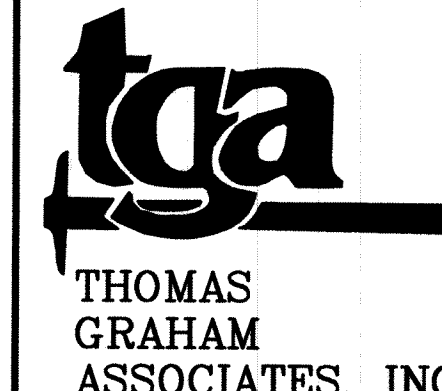
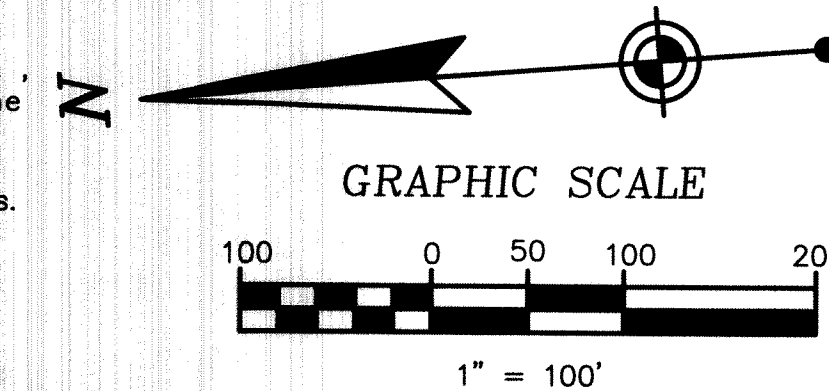
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	265.00'	203.11'	S 57°48'17" W	198.18'	43°54'53"	106.84'	21°37'16"
C2	265.00'	100.03'	N 46°39'39" E	99.43'	21°37'37"	50.62'	21°37'16"
C4	1084.00'	606.36'	S 20°24'32" E	598.48'	32°02'59"	311.34'	5°17'08"
C6	5629.58'	422.14'	N 60°14'08" E	422.04'	4°17'47"	211.17'	1°01'04"
C7	869.00'	412.53'	S 18°55'34" E	408.67'	27°11'58"	210.23'	6°35'36"
C10	340.00'	124.88'	S 55°51'20" W	124.18'	21°02'42"	63.15'	16°51'06"
C11	20.00'	30.05'	S 88°22'47" W	27.30'	86°05'36"	18.68'	286°28'44"
C12	869.00'	264.57'	S 57°17'44" E	263.55'	17°26'38"	133.32'	6°35'36"
C13	789.00'	365.06'	S 18°55'34" E	361.64'	27°11'58"	186.04'	7°27'02"
C14	869.00'	538.55'	N 23°04'48" W	529.97'	35°30'29"	278.24'	6°35'36"
C15	20.00'	30.08'	S 02°14'58" W	27.32'	86°10'01"	18.70'	286°28'44"
C16	260.00'	224.86'	S 70°06'32" W	217.92'	49°33'06"	120.00'	22°02'13"
C17	75.00'	43.84'	S 77°49'49" W	43.22'	33°29'34"	22.57'	76°23'40"
C18	117.50'	48.38'	S 72°52'44" W	48.04'	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 5 AND 8 SITUATED IN SECTION 10, TOWN 2, RANGE 3 LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

THIS SUBDIVISION INCLUDES REPLAT OF LOT 5 AND 8 OF KYLES STATION SUBDIVISION  
AS RECORDED IN O.R. BOOK 9346 PAGE 53 BUTLER COUNTY, OHIO RECORDER'S OFFICE

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.



- 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  
BUTLER COUNTY, OHIO RECORDS

Date: FEB. 14, 2020

Scale: 1" = 100'

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

**LEGEND**  
• INDICATES SET MAG NAIL  
• INDICATES SET IRON PIN (SEE NOTE)  
R/W INDICATES RIGHT OF WAY  
+ + + INDICATES LIMITS OF CROSS ACCESS EASEMENT  
O.R. 9001 PAGE. 1123

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

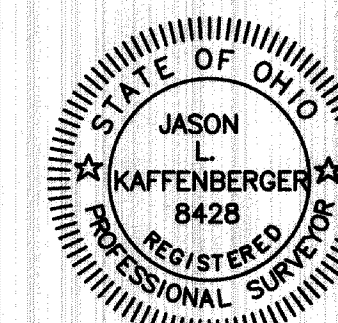
**OWNER AND DEVELOPER**

KYLES STATION DEVELOPERS, LTD.  
3475 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



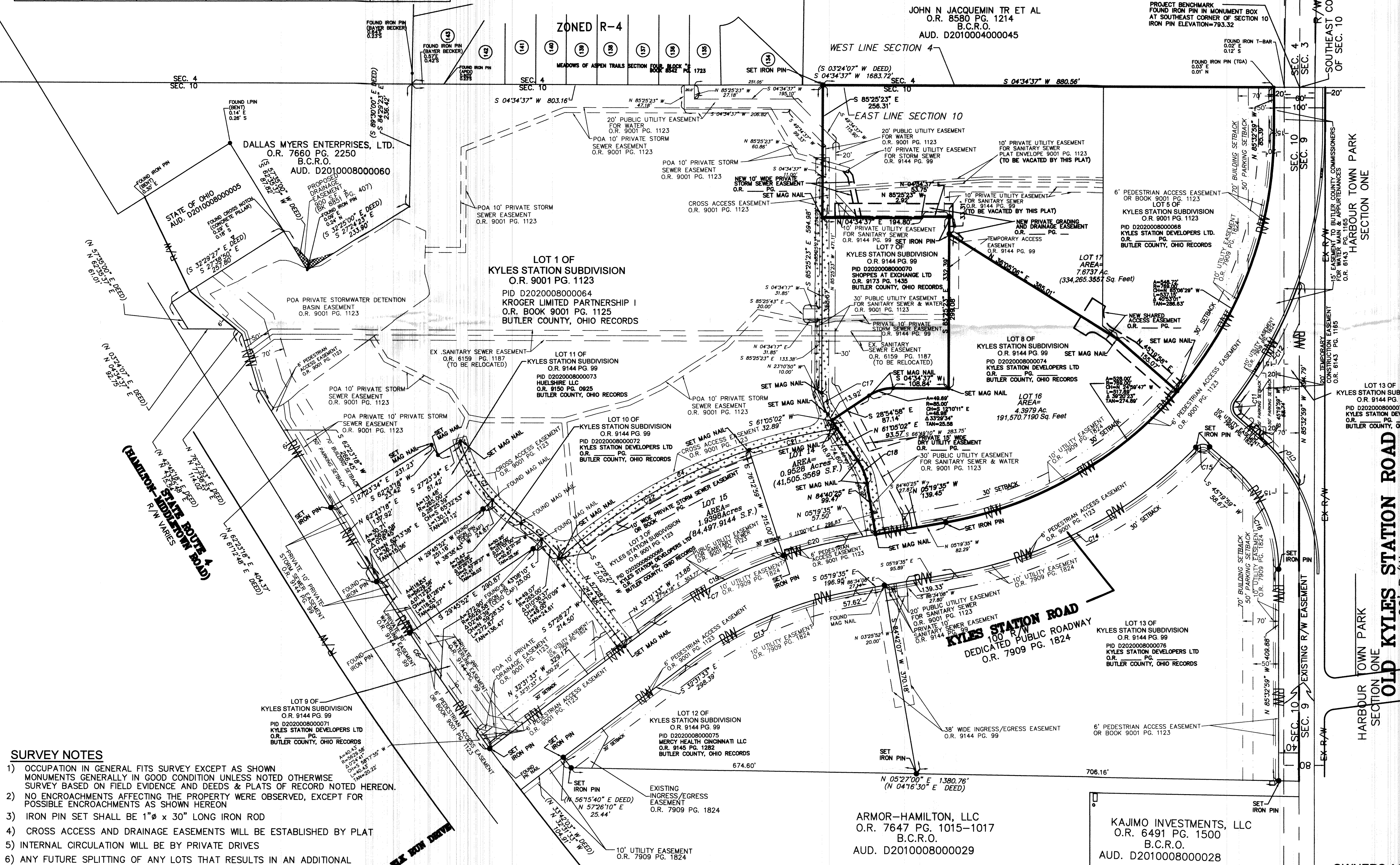
**OWNERS AGREEMENTS**

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

Job No: 7625



### 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" Ø 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.

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