

THE UNDERSIGNED, BEING THE OWNERS/LIEN HOLDERS OF 10.6002 ACRES OF LAND LOCATED IN SECTION 2, TOWN 2, RANGE 3, LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO, DO HEREBY ADOPT AND PUBLISH THIS PLAT OF SUBDIVISION OF SAME TO BE KNOWN AS WINDING CREEK, SECTION SEVENTEEN, AKA - CARRIAGE HILL, SECTION SEVENTEEN 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 LIBERTY LAND COMPANY, LLC, BY DEED RECORDED IN O.R. 9091 PAGE 1722, BUTLER COUNTY, OHIO RECORDER'S OFFICE.

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES").

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED.

THE ABOVE EASEMENTS ARE ALSO PROVIDED, FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER: PARCEL D2010-002-000-118

LIBERTY LAND COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: P. RANDY TERRY, MANAGER

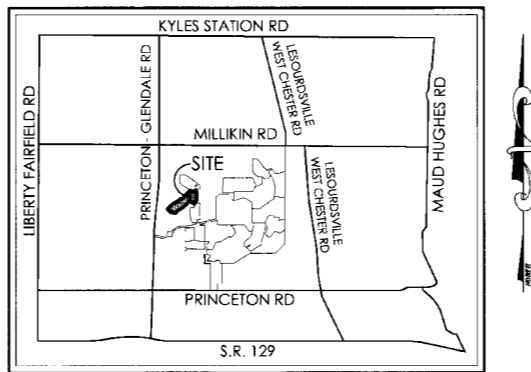
STATE OF OHIO COUNTY OF BUTLER, S.S.

BE IT KNOWN THAT ON THIS 17th DAY OF October 2017 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED P. RANDY TERRY, MANAGER, MEMBER OF LIBERTY LAND COMPANY, LLC., AN OHIO LIMITED LIABILITY COMPANY, WHO THEN AND THERE, DID ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIX NOTARIAL SEAL, ON THE DAY AND YEAR LAST AFORESAID.

Richard T. L. Jensen, NOTARY PUBLIC, MY COMMISSION EXPIRES

THERE ARE NO LIEN HOLDERS:



VICINITY MAP NOT TO SCALE



RECEIVED FOR TRANSFER 11-27-17
TRANSFERRED 11-28-17
BY: K. Wilson, Roger Reynolds, Auditor, Butler County, Ohio

FILED FOR RECORD November 28, 2017, AT 10:57 AM
RECORDED November 28, 2017, IN PLAT BOOK 9106, PAGE 195
Dann M. Crank, Recorder, Butler County, Ohio

BY: G. Ponder, Deputy Recorder
FILE NO. 2017-17044, FEE \$259.20

APPROVED BY THE PLANNING COMMISSION, BUTLER COUNTY, OHIO, THIS 10th DAY OF October 2017, A.D.

PRESIDENT Beth Ambrose, BY: [Signature]

THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE BUTLER COUNTY BOARD OF HEALTH, ACCEPTED BY THE BOARD OF HEALTH, BUTLER COUNTY, OHIO, THIS 17th DAY OF November, 2017, A.D.

REGISTERED SANHARIAN

WE, THE COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF WINDING CREEK, SECTION SEVENTEEN, AKA - CARRIAGE HILL, SECTION SEVENTEEN THIS 17th DAY OF November, A.D. 2017.

[Signatures of County Commissioners]

THE STREETS AS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE IN THE OFFICE OF THE BUTLER COUNTY ENGINEER. THE STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE YEAR AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE BUTLER COUNTY ENGINEER.

THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE COUNTY BOARD OF HEALTH.

THE LOTS NUMBERED 447-472 SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS AND RESTRICTIONS FOR WINDING CREEK AS RECORDED IN OFFICIAL RECORD BOOK 7915, PAGE 2178, BUTLER COUNTY, OHIO RECORDS AND SUBJECT TO ALL RECORDED AMENDMENTS AND SUPPLEMENTS TO THE WINDING CREEK DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

Table with 2 columns: Area Type and Area Value. Rows include Area in Lots (5.7415 Ac.), Area in Open Space (2.7895 Ac.), Area in R/W (2.0692 Ac.), and Total Area (10.6002 Ac.).

OWNER/DEVELOPER
LIBERTY LAND COMPANY, LLC,
5342 CARRIAGE HOUSE BLVD.
LIBERTY TOWNSHIP, OHIO 45011
PH: 513-894-4455

WINDING CREEK SECTION SEVENTEEN AKA - CARRIAGE HILL SECTION SEVENTEEN

SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE TO BE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO INSURE THE BASEMENT STAYS DRY.

PRIVATE DRAINAGE EASEMENTS

BUTLER COUNTY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS OR STORM SEWER EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND BUTLER COUNTY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS.

HOME OWNERS ASSOCIATION (H.O.A.) DRAINAGE EASEMENTS

BUTLER COUNTY DOES NOT ACCEPT ANY HOA DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND BUTLER COUNTY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS.

IT IS UNDERSTOOD THAT BUTLER COUNTY WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO EPA HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

NOTE: THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE BUTLER COUNTY BOARD OF HEALTH. ANY FUTURE SPLITTING OF ANY LOT THAT RESULTS IN ANY ADDITIONAL BUILDING SITE BEING CREATED SHALL BE BY REPLAT ONLY.

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES 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.

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 THE EASEMENT AREAS FOR THE PUBLIC UTILITIES.

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.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR FEET (4') 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 FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION, THAT THE MONUMENTS HAVE BEEN SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT, AND THAT THE BUTLER COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

Jerry L. Keller, Professional Surveyor, Ohio Registration No. 7584, dated 10/16/2017



McGill Smith Punshon, Inc. logo and contact information: 3700 Park 42 Drive • Suite 1908, Cincinnati, Ohio 45241-2097, Tel 513.759.0004 • Fax 513.563.7099, www.mcgillsmithpunshon.com

Table with 5 columns: Drawn By, Date, Project No., Sheet No., and File No. Values include JLK, 03/15/2017, 04476.06, 1/3, and 04476.

BEARINGS BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM - OHIO SOUTH ZONE

LEGEND
MONUMENTS
(UNLESS NOTED OTHERWISE)
○ EX. 5/8" IRON PIN
✕ EX. SPIKE
⊕ EX. NATCH
△ EX. NAIL
★ EX. STONE
□ EX. CONC. MON.
— EX. FENCE LINE
● 5/8" IRON PIN SET
⊙ 1" IRON PIN SET
SPIKE SET
⊕ NATCH SET
★ NAIL SET
■ CONC. MON. SET



LINE TABLE			LINE TABLE		
Line #	BEARING	LENGTH	Line #	BEARING	LENGTH
L1	N38°46'02"W	1.63'	L21	S39°42'54"E	161.92'
L2	N48°46'18"E	61.33'	L22	S50°17'06"W	20.00'
L3	N44°17'08"W	49.96'	L23	N39°42'54"W	15.17'
L4	S40°40'05"E	8.06'	L24	S51°10'06"W	20.00'
L5	N33°55'09"E	18.31'	L25	N40°40'05"W	42.50'
L6	N33°30'55"E	60.00'	L26	N49°19'55"E	20.00'
L7	N56°04'51"W	43.79'	L27	S40°40'05"E	42.50'
L8	S40°40'05"E	11.12'	L28	N38°46'02"W	27.27'
L9	N40°40'05"W	19.21'	L29	N51°13'58"E	20.00'
L10	S40°40'05"E	19.21'	L30	S38°46'02"E	27.27'
L11	N40°40'05"W	19.21'	L31	S56°04'51"E	20.00'
L12	S56°04'51"E	9.90'	L32	N33°55'09"E	14.13'
L13	N56°04'51"W	69.00'	L33	S56°04'51"E	20.00'
L14	N56°04'51"W	40.00'	L34	S38°49'54"E	39.02'
L15	S56°04'51"E	136.42'	L35	N51°10'06"E	20.00'
L16	S33°55'09"W	35.62'	L36	S38°49'54"E	39.02'
L17	S33°55'09"W	49.75'	L37	N51°13'58"E	7.08'
L18	N33°55'09"E	31.58'	L38	N51°44'14"E	1.29'
L19	S47°05'49"W	20.00'	L39	S81°29'18"E	40.63'
L20	N49°19'55"E	25.69'	L40	N40°04'41"W	33.71'

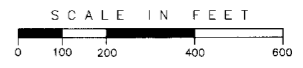
THE OWNERS OF LOTS 447-459 AND 468-471 ARE SUBJECT TO AN ENCROACHMENT AGREEMENT BETWEEN THE LOT OWNERS, THEIR HEIRS, SUCCESSORS, ADMINISTRATORS AND FOR ASSIGNORS AND THE BOARD OF COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO ("BOARD"), FOR THE PLACEMENT OF IMPROVEMENTS ACROSS THE PUBLIC SANITARY SEWER EASEMENT LYING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT.

BOARD AGREES THAT THE PORTION OF THE LOT OWNER'S IMPROVEMENTS THAT MAY BE CONSTRUCTED OR CURRENTLY CONSTRUCTED THAT ENCLOSED BY THE BOARD'S PUBLIC SANITARY SEWER EASEMENT MAY REMAIN WITHIN BOARD'S EASEMENT UNLESS OR UNTIL IT IS DETERMINED BY THE BOARD THAT THE ENCROACHMENT WILL INTERFERE WITH OR OBSTRUCT BOARD'S USE AND/OR ENJOYMENT OF ITS EASEMENT.

THE LOT OWNERS AGREE FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, TO HOLD BOARD HARMLESS FOR ANY INJURIES OR DAMAGES OF ANY KIND THAT MAY RESULT TO THAT PORTION OF THE LOT OWNER'S PROPERTY ENCROACHING UPON THE BOARD'S EASEMENT FROM THE BOARD'S USE AND ENJOYMENT OF SAID EASEMENT AND THE USE OF, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID SANITARY SEWER PIPE.

THE LOT OWNERS AGREE, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT IN THE EVENT THAT THE BOARD DETERMINES THE SAID ENCROACHMENT DOES OR WILL INTERFERE WITH THE BOARD'S USE OR ENJOYMENT OF THE EASEMENT, THE LOT OWNER'S WILL, AT THE BOARD'S DISCRETION, REMOVE THE ENCROACHMENT OR PAY THE COSTS ASSOCIATED WITH THE RELOCATION OF BOARD'S FACILITIES SO AS TO ABATE THE OBSTRUCTION OR INTERFERENCE.

Image ID: 00000982574 Type: OFF
Page 2 of 3
File# 2017-00047014
9106 PG106



WINDING CREEK SECTION SEVENTEEN AKA - CARRIAGE HILL SECTION SEVENTEEN

SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

mSP McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 1908
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcgillsmithpunshon.com
Engineers • Architects • Surveyors • Landscape Architects
Planners • Information Technology Planners

Drawn By	JLK	Date	09/07/2017	Project No.	04476.06	Sheet No.	2/3
Project Mgr.	JLK	Scale	1" = 200'	Points D.B.	04476		
CAD	04476013-REC-Section17	X-Ref.	N/A				04476

N:\land projects\0400104706\mgil\047603-REC-Section17.dwg, SHEET 2, 10/16/2017 9:32:35 AM, Jerry, L1

LANDS OF THE DEDICATORS 1" = 200'

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	1030.00'	10.42'	10.42'	S55°47'28"E	000°34'46"
C2	570.00'	50.71'	50.69'	S38°23'24"W	005°05'49"
C3	240.00'	162.56'	159.47'	N03°01'11"W	038°48'33"
C4	230.00'	108.23'	107.23'	S02°54'17"W	026°57'37"
C5	170.00'	45.83'	45.69'	N02°51'08"W	015°26'46"
C6	270.00'	136.89'	135.43'	N19°23'42"E	029°02'55"
C7	14.00'	21.99'	19.80'	N78°55'09"E	090°00'00"
C8	1000.00'	269.00'	268.19'	N48°22'28"W	015°24'45"
C9	1000.00'	171.00'	170.79'	N51°10'55"W	009°47'51"
C10	1000.00'	98.00'	97.96'	N43°28'32"W	005°36'54"
C11	750.00'	246.86'	245.75'	S53°08'44"W	018°51'32"
C12	600.00'	279.94'	277.41'	S49°12'27"W	026°43'56"
C13	800.00'	118.76'	118.57'	S56°54'12"W	011°20'27"
C14	600.00'	161.18'	160.89'	S43°32'14"W	015°23'29"
C15	14.00'	21.40'	19.38'	N87°30'33"E	087°35'04"
C16	1030.00'	122.29'	122.22'	S52°06'00"E	006°48'10"
C17	780.00'	38.10'	38.09'	N45°06'58"E	002°47'54"
C18	780.00'	61.65'	61.63'	N48°46'46"E	004°31'42"
C19	780.00'	61.65'	61.63'	N53°18'27"E	004°31'42"
C20	780.00'	61.65'	61.63'	N57°50'09"E	004°31'42"
C21	780.00'	33.69'	33.69'	N61°20'15"E	002°28'29"
C22	570.00'	36.32'	36.31'	S60°44'55"W	003°39'02"
C23	570.00'	89.55'	89.46'	S54°25'21"W	009°00'04"

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C24	570.00'	89.37'	89.28'	S45°25'49"W	008°59'01"
C25	14.00'	21.03'	19.11'	N04°16'26"E	086°04'56"
C26	630.00'	126.16'	125.95'	S41°34'42"W	011°28'25"
C27	630.00'	67.35'	67.32'	S58°12'48"W	006°07'32"
C28	14.00'	21.03'	19.11'	S81°48'30"E	086°04'56"
C29	630.00'	14.27'	14.27'	S61°55'30"W	001°17'52"
C30	720.00'	58.20'	58.19'	N60°15'33"E	004°37'53"
C31	720.00'	76.84'	76.80'	N54°53'10"E	006°08'52"
C32	720.00'	76.84'	76.80'	N48°46'18"E	006°08'52"
C33	1030.00'	57.52'	57.51'	S42°16'04"E	003°11'58"
C34	14.00'	21.40'	19.38'	N00°04'31"W	087°05'04"
C35	720.00'	25.10'	25.10'	N44°42'56"E	001°59'51"
C36	825.00'	43.49'	43.48'	S42°10'41"E	003°01'12"
C37	970.00'	51.13'	51.12'	S42°10'41"E	003°01'12"
C38	970.00'	73.05'	73.04'	S45°50'45"E	004°18'54"
C39	825.00'	62.13'	62.12'	S45°50'45"E	004°18'54"
C40	825.00'	62.13'	62.12'	S50°09'39"E	004°18'54"
C41	970.00'	73.05'	73.04'	S50°09'39"E	004°18'54"
C42	825.00'	54.17'	54.16'	S54°11'58"E	003°45'44"
C43	970.00'	63.70'	63.68'	S54°11'58"E	003°45'44"
C44	825.00'	221.92'	221.26'	N48°22'28"W	015°24'45"
C45	720.00'	20.00'	20.00'	N44°58'07"E	001°35'30"

- LEGEND
MONUMENTS (UNLESS NOTED OTHERWISE)
- EX. 5/8" IRON PIN
 - ⊕ EX. SPIKE
 - ⊕ EX. NOTCH
 - ☆ EX. NAIL
 - △ EX. STONE
 - EX. CONC. MON.
 - X — EX. FENCE LINE
 - 5/8" IRON PIN SET
 - 1" IRON PIN SET
 - ⊕ SPIKE SET
 - ⊕ NOTCH SET
 - ☆ NAIL SET
 - CONC. MON. SET



MINIMUM OPENING ELEVATION (M.O.E.):

NO GRAVITY FLOW STORM DRAIN FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT, PATIO OR ANY OTHER SOURCE WILL BE PERMITTED TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER AND/OR EXISTING OR PROPOSED WATERCOURSE BELOW THE ELEVATIONS SHOWN ON THE AFFECTED LOTS.

IF THE BASEMENT FLOOR IS BELOW THE NOTED ELEVATION, THE BASEMENT SHALL BE PROVIDED WITH A SUMP PUMP WELL AND SUMP PUMP. THE SUMP PUMP SHALL BE DISCHARGED ON THE LOT AT OR ABOVE THE NOTED ELEVATION.

A GRAVITY FLOW STORM SYSTEM MAY BE DISCHARGED ON THE LOT AT A POINT WHERE THE OUTLET IS NOT AFFECTED BY FLOODING FROM THE PROPOSED STORM SEWER SYSTEM AND/OR EXISTING OR PROPOSED WATERCOURSE.

BENCHMARK: BUTLER COUNTY CONTROL MONUMENT No. 99FC 61, LOCATED AT THE NORTHEAST CORNER OF HAMILTON-MASON ROAD AND LIBERTY-FAIRFIELD ROAD. ELEVATION=721.15 (NAVD 88).

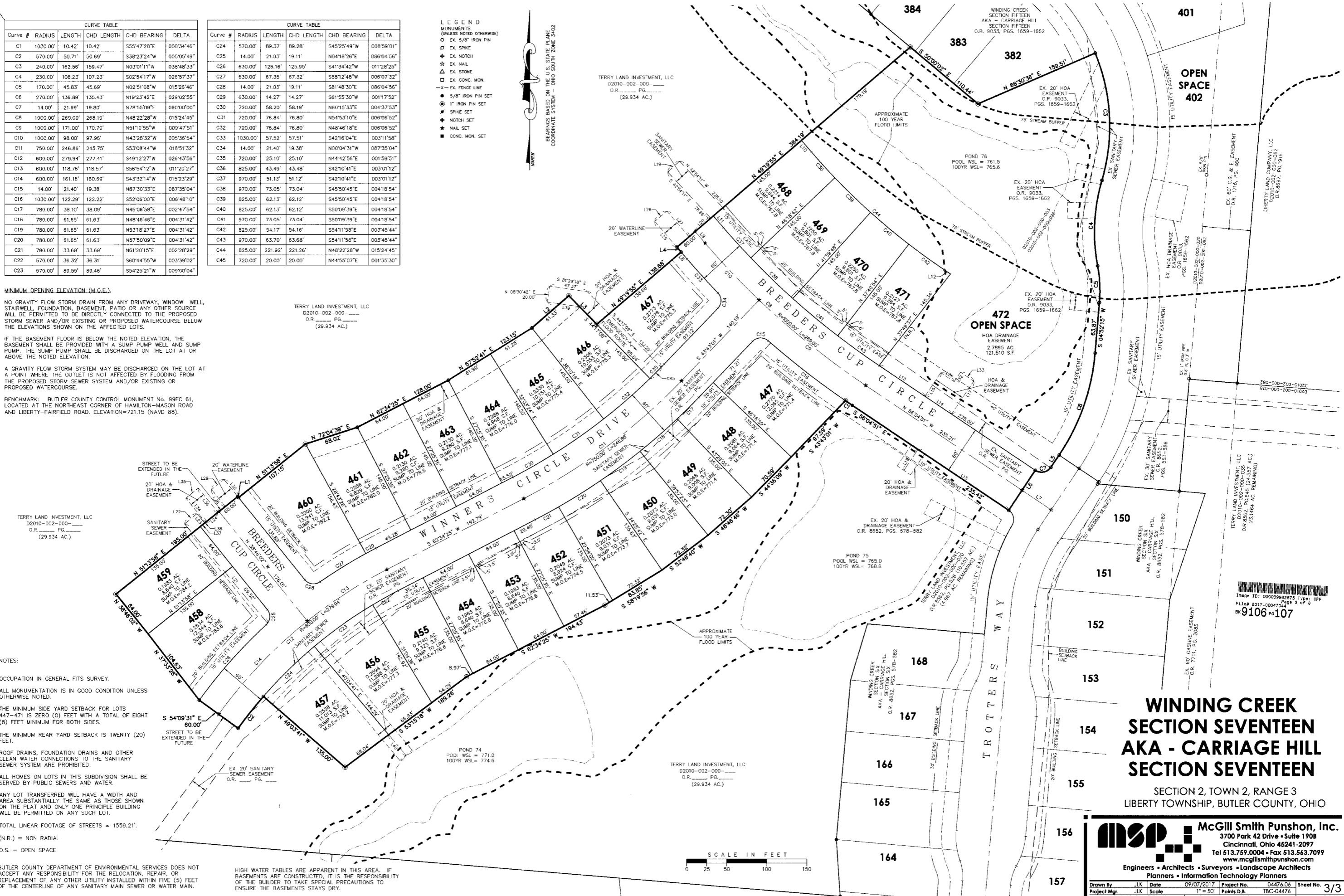
TERRY LAND INVESTMENT, LLC
D2010-002-000
O.R. PG. (29.934 AC.)

TERRY LAND INVESTMENT, LLC
D2010-002-000
O.R. PG. (29.934 AC.)

- NOTES:
- OCCUPATION IN GENERAL FITS SURVEY.
 - ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - THE MINIMUM SIDE YARD SETBACK FOR LOTS 447-471 IS ZERO (0) FEET WITH A TOTAL OF EIGHT (8) FEET MINIMUM FOR BOTH SIDES.
 - THE MINIMUM REAR YARD SETBACK IS TWENTY (20) FEET.
 - ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
 - ALL HOMES ON LOTS IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWERS AND WATER.
 - ANY LOT TRANSFERRED WILL HAVE A WIDTH AND AREA SUBSTANTIALLY THE SAME AS THOSE SHOWN ON THE PLAN AND ONLY ONE PRINCIPLE BUILDING WILL BE PERMITTED ON ANY SUCH LOT.
 - TOTAL LINEAR FOOTAGE OF STREETS = 1559.21'.
 - (N.R.) = NON RADIAL
 - O.S. = OPEN SPACE

BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES 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.

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 STAY DRY.



WINDING CREEK SECTION SEVENTEEN AKA - CARRIAGE HILL SECTION SEVENTEEN

SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

mSP McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 190B
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcgillsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects
Planners • Information Technology Planners

Drawn By: JLK Date: 09/07/2017 Project No.: 04476.06 Sheet No.: 3/3
Project Mgr: JLK Scale: 1" = 50' Points D.B.: TBC-04476
CAD: 04476013-REC-Section 17 X-Ref: N/A File No.: 04476

Image ID: 00000982575 Type: OFF
Page 3 of 3
File# 2017-00047044
BK 9106 Pg 107