

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER OF 12.6779 ACRES OF LAND LOCATED IN SECTION 3, TOWN 2, RANGE 3, IN LIBERTY TOWNSHIP, BETWEEN THE MIAMIS BUTLER COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS CARRIAGE CROSSING, SECTION TWO AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND ENACTED AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY: OFFICIAL RECORD 8725, PAGE 2240.

OWNER: MILLIKIN ROAD, LLC

NAME: Adam M. Crisio
PRINTED NAME: Adam M. Crisio

TITLE: Member/owner

STATE OF: OH
COUNTY OF: Warren

BE REMEMBERED THAT ON THIS 14th DAY OF August, 2018, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME MILLIKIN ROAD, LLC, AS REPRESENTED BY Adam Crisio, ITS member/owner, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: Leah Grate
MY COMMISSION EXPIRES: July 13th, 2021

SHEET INDEX

- 1. TITLE
2. PLAT SHEET

OWNER

MILLIKIN ROAD, LLC
7594 TYLER'S PLACE BOULEVARD
WEST CHESTER, OHIO 45069
(513) 755-0570

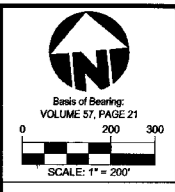
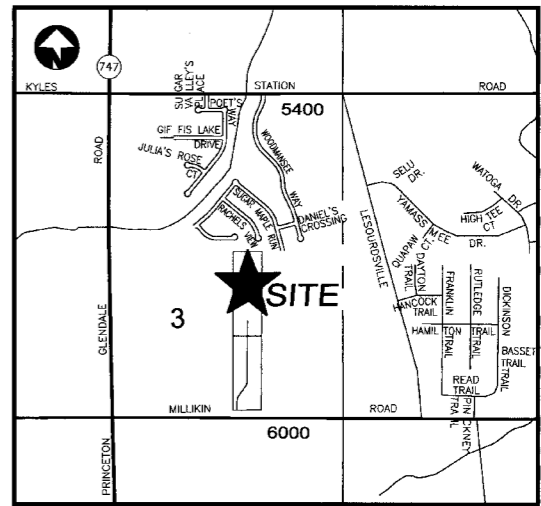
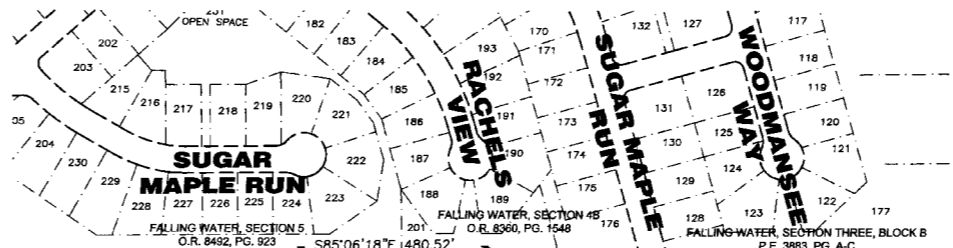
ENGINEER / SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OH, 45040
(513) 336-6600

Recorded: 05/06/2018 10:34 AM Page 1 of 2
File # 2018-00033634 Fee Amt: \$172.80
BUTLER County, Ohio DANNY N. CRANK, Recorder
64-9203 pg 1823

BENCHMARK

FOUND MAG SPIKE AT
INTERSECTION OF TILBURY
TRAIL & BROUGHAM LANE
ELEVATION = 788.90



WATER & SEWER:

IT IS UNDERSTOOD THAT BUTLER COUNTY WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (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.

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 FOOT (1') 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 & SEWER DEPARTMENT.

PRIVATE DRIVEWAYS, PARKING LOTS, AND OTHER PAVED AREAS 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, EARTHEN BERMS OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

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.

THE BUTLER COUNTY WATER & SEWER DEPARTMENT 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 SEWER MAIN OR WATER MAIN.

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.

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

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.

TYPICAL FIVE (5) FOOT PRIVATE DRAINAGE EASEMENT PROVIDED ON BOTH SIDES OF EVERY LOT LINE, INSIDE THE PLATTED AREA, NOT PRESENTLY LABELED WITH AN EASEMENT.

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

PLAT ALTERATIONS:

ANY CHANGE OR ALTERATION OF THIS PLAT, INCLUDING THE SPLITTING OF ANY LOT TO CREATE A NEW BUILDING SITE, SHALL REQUIRE PLANNING COMMISSION APPROVAL AS A REPLAT.

STREET CONSTRUCTION:

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.

COUNTY DITCH PETITION:

PUBLIC DRAINAGE EASEMENTS
EASEMENTS SHOWN ON THIS PLAT ARE FOR THE EXCLUSIVE USE OF BUTLER COUNTY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF STORM SEWER, MANHOLES, CATCH BASINS, CONCRETE CHANNELS, HEADWALLS, DETENTION BASINS, DITCHES OR OTHER STORM WATER FACILITIES UNLESS SPECIFIC PERMISSION IS GRANTED TO AN OUTSIDE AGENCY OR UTILITY.

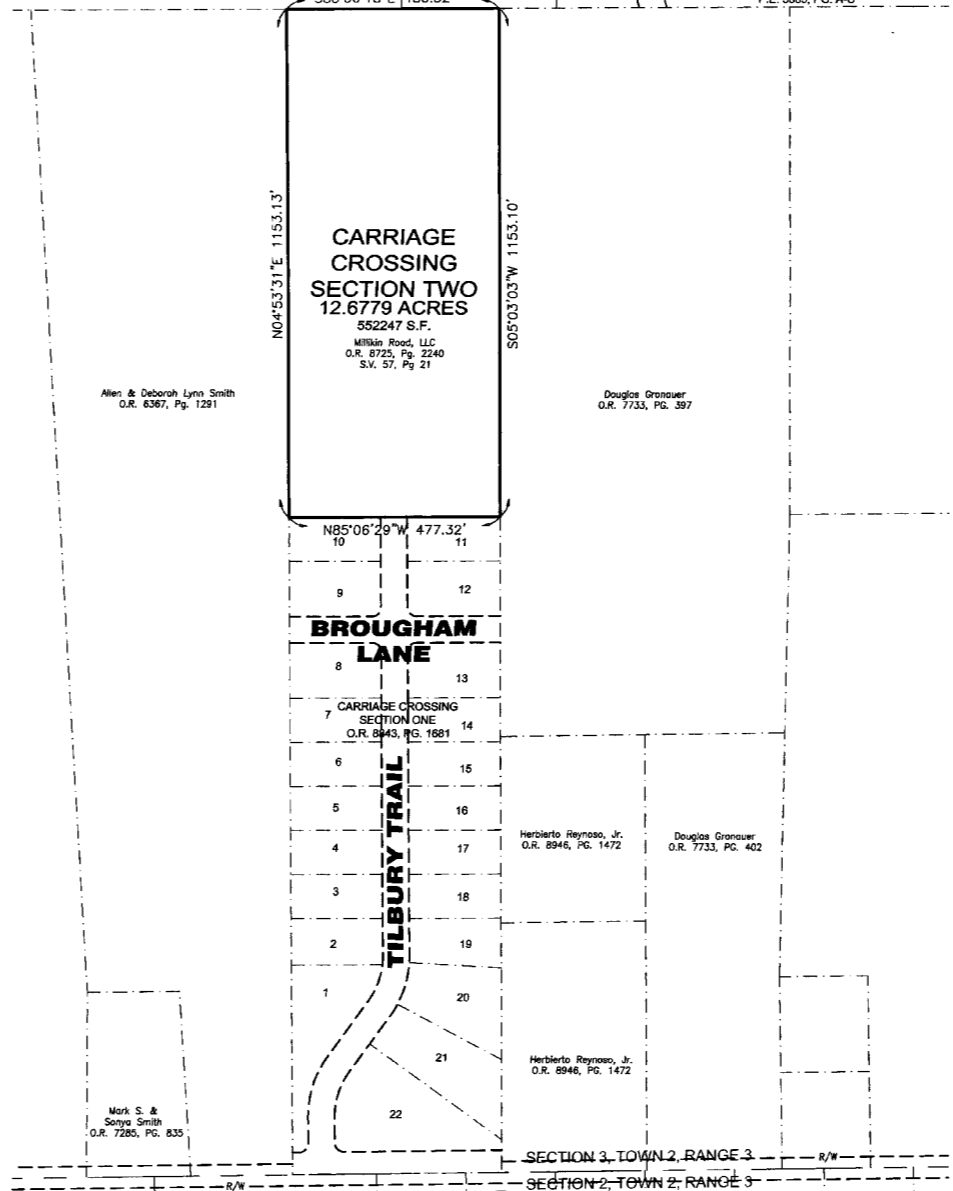
EASEMENTS ARE ALSO TO PROVIDE INGRESS AND EGRESS FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH.
NO ENCROACHMENTS, BUILDINGS, SHEDS, DECKS, PLAYGROUND OR SWING SETS, OR OTHER STRUCTURES SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENT.

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. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. 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 FLOW OF WATER.

MINIMUM OPENING ELEVATIONS

ON ANY LOTS WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (M.O.E.), NO DOOR, WINDOW, VENT, OR OTHER OPENING THROUGH THE WALL OF ANY STRUCTURE MAY BE LOCATED BELOW THE MINIMUM ELEVATION NOTED ON THE AFFECTED LOT(S). IF THE BASEMENT FLOOR IS BELOW THE NOTED ELEVATION, IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE A SUMP WELL AND SUMP PUMP, WHICH SHALL DISCHARGE ON THE LOT AT OR ABOVE THE NOTED ELEVATION.



PROPERTY MAP

1" = 200'

NOTES:

- 1. BASIS OF BEARINGS: VOLUME 57, PAGE 21.
- 2. PRIOR DEED REFERENCE O.R. 8725, PAGE 2240.
- 3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 4. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.
- 5. ALL DOCUMENTS USED AS SHOWN.
- 6. REFERENCES: OFFICIAL RECORD 6367, PAGE 1201
OFFICIAL RECORD 8725, PAGE 2240
OFFICIAL RECORD 7733, PAGE 397
OFFICIAL RECORD 8426, PAGE 1153
SURVEY VOLUME 17, PAGE 178
SURVEY VOLUME 18, PAGE 102
SURVEY VOLUME 31, PAGE 142
SURVEY VOLUME 36, PAGE 92
SURVEY VOLUME 49, PAGE 153
SURVEY VOLUME 49, PAGE 154
SURVEY VOLUME 54, PAGE 195
SURVEY VOLUME 57, PAGE 21

BUTLER COUNTY COMMISSIONERS

WE, THE COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AND OTHER PUBLIC IMPROVEMENTS AS SHOWN ON THIS PLAT OF CARRIAGE CROSSING, SECTION TWO THIS 21st DAY OF August, 2018. 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 THE APPROVAL OF THE BUTLER COUNTY ENGINEER AND/OR THE BUTLER COUNTY WATER & SEWER DEPARTMENT.

Cindy Carpenter
COMMISSIONER OF BUTLER COUNTY OHIO

BUTLER COUNTY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12th DAY OF June, 2018.

Bruce James / President

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER September 6, A.D., 2018.

TRANSFERRED September 6, A.D., 2018.

Roma Rumbold
AUDITOR, BUTLER COUNTY, OHIO

BUTLER COUNTY RECORDER

FILED FOR RECORD 9/6/18 AT 10:34 A.M.

RECORDED September 6, 2018 PAGES 2

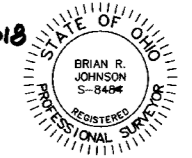
PLAT ENVELOPE 9203 PAGES 1823-1824

Danny N. Crank
RECORDER, BUTLER COUNTY, OHIO

FILE 2018-33934 FEE \$172.80

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR CARRIAGE CROSSING, SECTION TWO. MONUMENTS ARE 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.

Brian R. Johnson
BRIAN R. JOHNSON, P.E.
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO

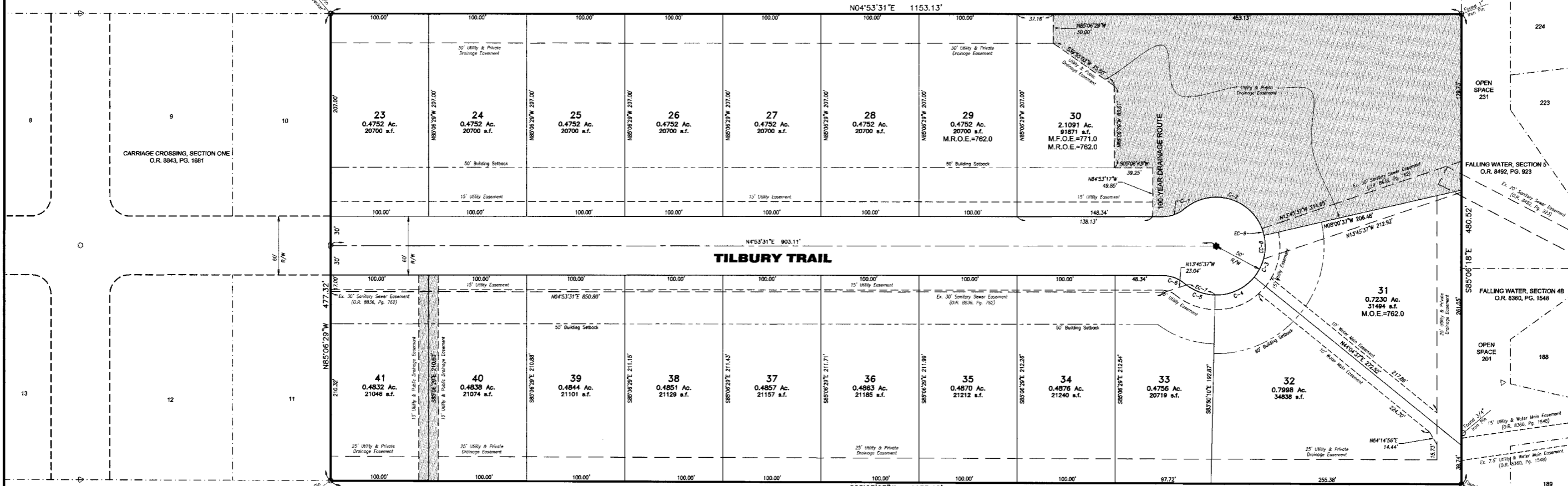
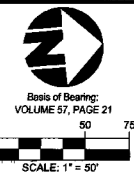


CARRIAGE CROSSING SECTION TWO
SECTION 3, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BETWEEN THE MIAMIS BUTLER COUNTY, OHIO



1/2

Allen & Deborah Lynn Smith
 O.R. 6367, Pg. 1291
 Vol. 18, Pg. 102
 Vol. 36, Pg. 92



CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	40°07'09"	35.00'	24.51'	N15°10'04"W 24.01'
C-2	117°13'01"	50.00'	102.29'	N23°22'50"E 85.36'
C-3	52°05'13"	50.00'	45.45'	S71°58'00"E 43.91'
C-4	52°05'13"	50.00'	45.45'	S19°52'47"E 43.91'
C-5	38°50'50"	50.00'	33.80'	S23°35'15"W 33.25'
C-6	40°07'09"	35.00'	24.51'	S24°57'05"W 24.01'

EASEMENT CURVE TABLE

Curve	Delta	Radius	Length	Chord
EC-7	36°17'37"	50.00'	31.67'	N24°18'38"E 31.15'
EC-8	52°05'13"	50.00'	45.45'	S71°58'00"E 43.91'
EC-9	8°16'12"	50.00'	7.22'	S77°51'17"W 7.21'

- LEGEND**
- △ Found P.K. Nail
 - Found 5/8" Iron Pin (unless otherwise noted)
 - △ Found MAG Nail
 - Found MAG Spike
 - Set MAG Spike
 - R/W-Ex Right of Way
 - M.R.O.E. - Minimum Rear Opening Elevation
 - M.F.O.E. - Minimum Front Opening Elevation
 - M.O.E. - Minimum Opening Elevation
 - ▨ Utility & Public Drainage Easement

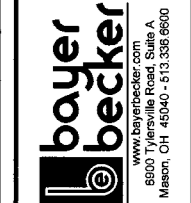
TOTAL CENTERLINE LENGTH
 TILBURY TRAIL = 903.11 L.F.

TOTAL ACREAGES
 TOTAL LOTS: 11.3170 ACRES
 TOTAL RW: 1.3609 ACRES
 TOTAL SUBDIVISION: 12.6779 ACRES

SET BACKS:
 FRONT YARD 50' UNLESS NOTED
 REAR YARD 45' UNLESS NOTED
 SIDE YARD 15' MINIMUM
 30' TOTAL
 (SIDE YARD SETBACKS MAY BE REDUCED TO 10' ON ONE SIDE TO ACCOMMODATE SIDE-ENTRY GARAGES.)

Item	Revision Description	Date	Drawn	Chk.
1	Revised per Staff Comments	8-1-18	TAC	

CARRIAGE CROSSING SECTION TWO
 SECTION 3, TOWN 2, RANGE 3
 LIBERTY TOWNSHIP
 BUTLER COUNTY, OHIO
 RECORD PLAT



Drawing:	10C010-000 RP2
Drawn by:	PAH
Checked by:	BRJ
Issue Date:	05-09-18
Sheet:	2/2