INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

BUTLER COUNTY AUDITOR:

ENTERED FOR TRANSFER ON THIS ____ DAY OF _____, 2021.

_____
AUDITOR, BUTLER COUNTY, OHIO

_____
DEPUTY AUDITOR

BUTLER COUNTY RECORDER:

RECEIVED ON THIS ____ DAY OF _____, 2021. AT _____.

RECORDED ON THIS ___ DAY OF _____, 2021. AT _____.
PLAT ENVELOPE _____, PAGE _____, FILE NO. _____ FEE $_____.

_____
RECORDER, BUTLER COUNTY, OHIO

_____
DEPUTY RECORDER

BUTLER COUNTY COMMISSIONERS:

WE, THE BOARD OF 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 DEDICATION PLAT OF TRADE CENTER DRIVE AND BRATE DRIVE IN SECTIONS 4,10 AND 11 THIS _____ DAY OF _____, 2021. 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.

_____ _____
T.C. ROGERS DONALD DIXON

_____
CINDY CARPENTER

BUTLER COUNTY PLANNING COMMISSION:

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION
OHIO, THIS___ DAY OF____ A.D., 2021 .

BY:_____
CHAIRPERSON

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF 10.751 ACRES SITUATED IN SECTION 20 & 26, TOWN 2, RANGE 3, BTM, FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO AND BEING PART OF LOT 471 & PART OF LOT 679, AS KNOWN AND DESIGNATED ON THE REVISED LIST OF LOTS IN THE AUDITOR'S OFFICE OF BUTLER COUNTY, NOW TO BE KNOWN AS BRIDGEWATER CHURCH SUBDIVISION IS SAID TOWNSHIP, DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO THE PUBLIC FOREVER IN ACCORDANCE WITH LAW IN SUCH CASE MADE AND PROVIDED, PRINCETON ROAD AS SHOWN ON THIS PLAT AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

FIRST CHURCH OF GOD OF HAMILTON OHIO

BY: _____

ACKNOWLEDGEMENTS:

COUNTY OF BUTLER S.S.

BE IT REMEMBERED, THAT ON THIS_____ DAY OF_____ 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF FIRST CHURCH OF GOD OF HAMILTON OHIO FOR FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST SAID.

_____ _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

EASEMENTS ARE PROVIDED AS SHOWN ON SAID PLAT AND DESIGNATED "UTILITY EASEMENT" FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF POLES, WIRES, CONDUITS AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE OR UNDERGROUND STORM WATER DRAINS, SEWERS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTION, TOGETHER WITH THE NECESSARY LATERAL CONNECTION, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS AND TO TRIM TREES THEREON AS MAY BE REQUIRED.

UTILITY EASEMENTS ARE PROVIDED ON THIS PLAT AND DESIGNATED AS SUCH. NO IMPROVEMENT OR IMPEDIMENT OF ANY KIND SHALL BE MADE ON SAID UTILITY EASEMENT WHICH WILL INTERFERE WITH ACCESS TO THE SAID UTILITY. FAIRFIELD TOWNSHIP AND/OR THE UTILITY COMPANY SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNER(S) OF SAID LOT FOR ANY DAMAGES ON SAID EASEMENT TO SOD, SHRUBBERY, OR OTHER IMPROVEMENTS, NATURAL OR ARTIFICIAL, BY REASON OF ENTRY FOR PURPOSES OF CONSTRUCTING, MAINTAINING, REPLACING OR REPAIRING THE UTILITY. THE ERECTION OR PLACEMENT OF ANY STRUCTURE AND PLANTING OR PLACEMENT OF ANY TREES ON SAID UTILITY EASEMENT SHALL BE PROHIBITED.

VARIOUS EASEMENTS FOR PUBLIC AND QUASI-PUBLIC UTILITIES ARE ALSO DESIGNATED AND SHOWN ON THIS PLAT OUTSIDE THE DEDICATED STREET RIGHT-OF-WAY AREA OF THIS PLAT. SUCH EASEMENTS ARE ALSO HEREBY DEDICATED TO THE PUBLIC AND QUASI-PUBLIC USE SUBJECT TO ALL OTHER TERMS AND CONDITIONS OF THIS PLAT.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEW3ER 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 THEREFOR.

BUTLER COUNTY WATER AND 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 MAIN SEWER OR THIS PLAT IS SUBJECT TO COVENANTS AND DEED RESTRICTIONS OF RECORD.

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,K SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (10 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.

LOT 9196 AND LOT 9197 SHALL NOT HAVE DRIVEWAY ACCESS ONTO PRINCETON ROAD UNLESS OTHERWISE APPROVED BY BUTLER COUNTY ENGINEERS OFFICE. NOTE: LOT 9196 WAS APPROVED FOR A RIGHT IN / RIGHT OUT ACCESS FOR THIS DEVELOPMENT

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 PROPERTY SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE PROPERTY. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN IN WHICH MAY OBSTRUCT RETARD OR CHANGE THE DIRECTION OF ROW OF THE WATER.

CONSERVATION EASEMENT:

A 100' CONSERVATION EASEMENT IS SHOWN ON THE PLAT. THIS CONSERVATION EASEMENT IS ESTABLISHED IN THE AREA SHOWN ON THE PLAT WITH THE PURPOSE OF PRESERVING AND MAINTAINING THE EXISTING TREES AND OTHER VEGETATION TO PROVIDE FOR BUFFERING AND SCREENING OF THE DEVELOPMENT AREA AND THE ADJACENT RESIDENTIAL PARCELS. THIS AREA SHALL REMAIN UNDISTURBED EXCEPT FOR ROUTINE MAINTENANCE SUCH AS BRUSH CLEARING AND SIMILAR ACTIVITIES TO SUSTAIN AND PRESERVE HEALTHY VEGETATION. ANY REQUIRED SUSTAINABLE MAINTENANCE ACTIONS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO BUILDINGS, PARKING AREAS, OR STRUCTURES OF ANY KIND SHALL BE PLACED WITHIN THE CONSERVATION EASEMENT.

OWNER/DEVELOPER:

FIRST CHURCH OF GOD OF HAMILTON OHIO
3100 PRINCETON ROAD
HAMILTON OHIO 45011
CONTACT: DREW WILKERSON
513-867-9961



VICINITY MAP
N.T.S

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECTION.

_____ _____
RANDY C. WOLFE DATE
OHIO PROFESSIONAL SURVEYOR NO. 8033

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

STATE OF OHIO
RANDY C. WOLFE
8033
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1	12-14-20	RECORDED PLAT - KEK
2	12-16-20	REVISIONS - KEK

BRIDGEWATER CHURCH SUBDIVISION

PART LOT 471 AND PART LOT 679
SECTIONS 20 & 26, T-2, R-3, BTM
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO

PROJECT NO: **180075VRP000**
DATE: **12/14/2020**
SCALE:

SHEET NAME:

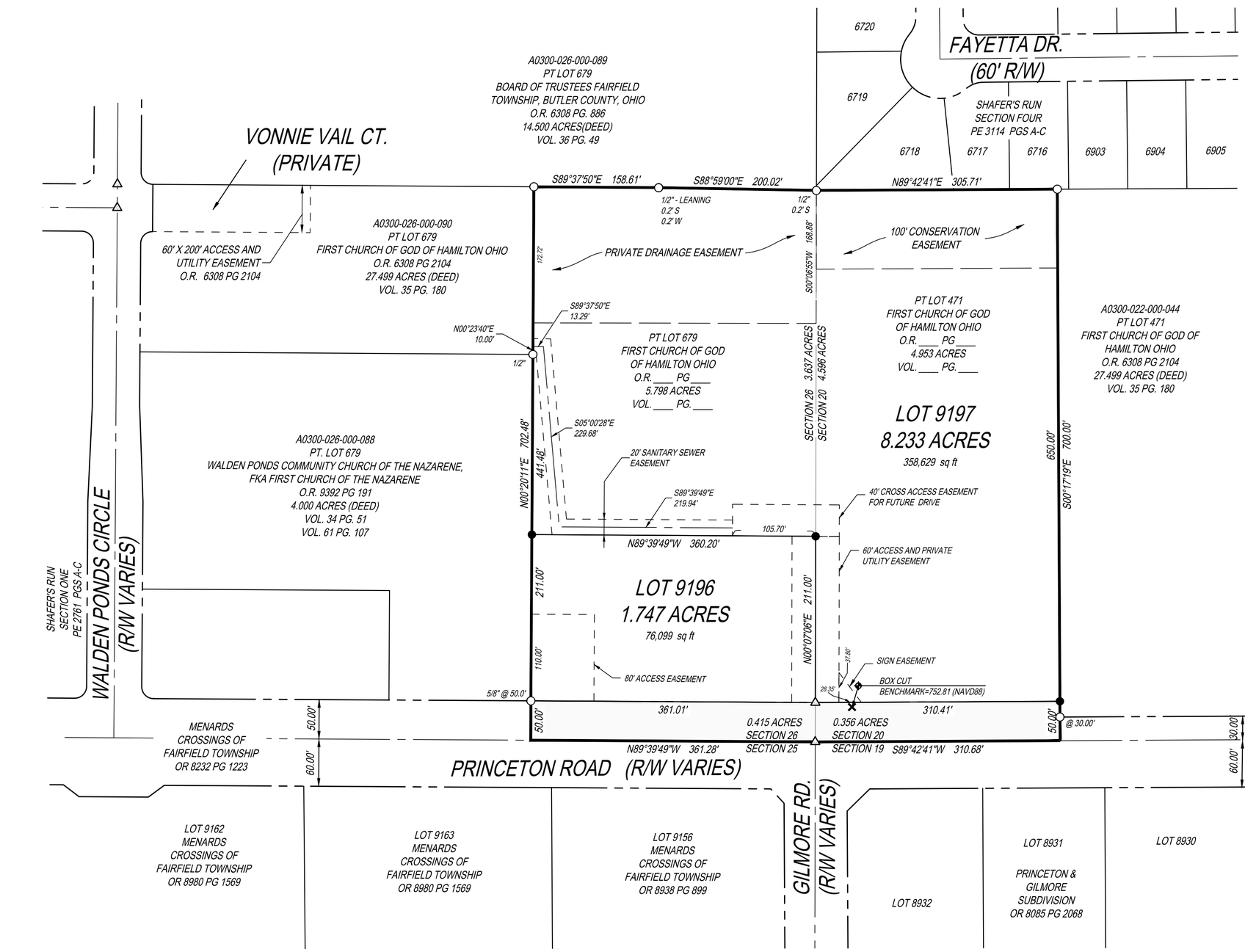
RECORD PLAT

SHEET NO.

1 OF 2

H:\2018\180075\DWG\000\180075VRP000 BRIDGEWATER CHURCH SUBDIVISION.dwg, 1/11/2021 9:49:04 AM, randyw

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



Point of Beginning
North: 13370.8503' East: 16922.0308'

Segment #1 : Line
Course: N89° 39' 49"W Length: 361.28'
North: 13372.9714' East: 16560.7570'

Segment #2 : Line
Course: N00° 20' 11"E Length: 702.48'
North: 14075.4392' East: 16564.8813'

Segment #3 : Line
Course: S89° 37' 47"E Length: 158.61'
North: 14074.4143' East: 16723.4780'

Segment #4 : Line
Course: S88° 59' 00"E Length: 200.02'
North: 14070.8653' East: 16923.4665'

Segment #5 : Line
Course: N89° 42' 41"E Length: 305.71'
North: 14072.4052' East: 17229.1726'

Segment #6 : Line
Course: S00° 17' 19"E Length: 700.00'
North: 13372.4141' East: 17232.6987'

Segment #7 : Line
Course: S89° 42' 41"W Length: 310.68'
North: 13370.8492' East: 16922.0326'

Perimeter: 2738.76' Area: 10.7512acres
Error Closure: 0.0021 Course: S59° 31' 31"E
Error North: -0.00108 East: 0.00183

Precision 1: 1304171.43

AREA BREAKDOWN:

BUILDABLE LOTS = 9.980 ACRES
RIGHT OF WAY = 0.771 ACRES
TOTAL AREA = 10.751 ACRES

LEGEND

- *5/8" IRON PIN TO BE SET*
- *IRON PIN FOUND (SIZE AS NOTED)*
- *MAGNAIL FOUND*
- *RIGHT OF WAY BEING DEDICATED BY THIS PLAT*

NOTES:

1. *SOURCE DOCUMENTS AS NOTED.*
2. *OCCUPATION IN GENERAL FITS SURVEY.*
3. *MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.*
4. *BEARINGS ARE BASED ON S.R. 35-180*

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SEAL:

STATE OF OHIO
RANDY C. WOLFE
8033
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1	12-14-20	RECORDED PLAT - KEK
2	12-16-20	REVISIONS - KEK

BRIDGEWATER CHURCH SUBDIVISION

PART LOT 471 AND PART LOT 679
SECTIONS 20 & 26, T-2, R-3, BTM
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO

PROJECT NO:	180075VRP000
DATE:	12/14/2020
SCALE:	1" = 100'

0 50 100 200

SHEET NAME:

RECORD PLAT

SHEET NO.

2 OF 2

M:\2018\180075\DWG\00\180075VRP000 BRIDGEWATER CHURCH SUBDIVISION.dwg, 1/11/2021 9:49:56 AM, rgeier