

BUTLER COUNTY AUDITOR:

ENTERED FOR TRANSFER ON THIS ____ DAY OF _____, 2022.

AUDITOR, BUTLER COUNTY, OHIO

DEPUTY AUDITOR

BUTLER COUNTY RECORDER:

RECEIVED ON THIS ____ DAY OF _____, 2022. AT _____.

RECORDED ON THIS ____ DAY OF _____, 2022. 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 PLAT NOW BEING KNOWN AS BRIDGEWATER CHURCH SUBDIVISION PHASE 2 THIS ____ DAY OF _____, 2022. 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., 2022 .

BY: _____ CHAIRPERSON

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF 11.566 ACRES SITUATED IN SECTION 20 & 26, TOWN 2, RANGE 3, BTM, FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO AND BEING PART OF LOT 471 & ALL OF LOT 9197, 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 PHASE 2 IN 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.

BRIDGEWATER CHURCH

BY: _____

ACKNOWLEDGEMENTS:

STATE OF OHIO

COUNTY OF BUTLER

THIS CERTIFICATE RELATES TO AN ACKNOWLEDGEMENT IN CONNECTION WITH WHICH NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE DOCUMENT SIGNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY AND STATE WRITTEN ABOVE, THIS ____ DAY OF _____, 2022, BY _____ THE _____ OF BRIDGEWATER CHURCH.

NOTARY PUBLIC

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 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 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.

ANY CHANGE TO 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

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER. THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE BUTLER COUNTY GENERAL HEALTH DISTRICT.

DRAINAGE EASEMENTS:

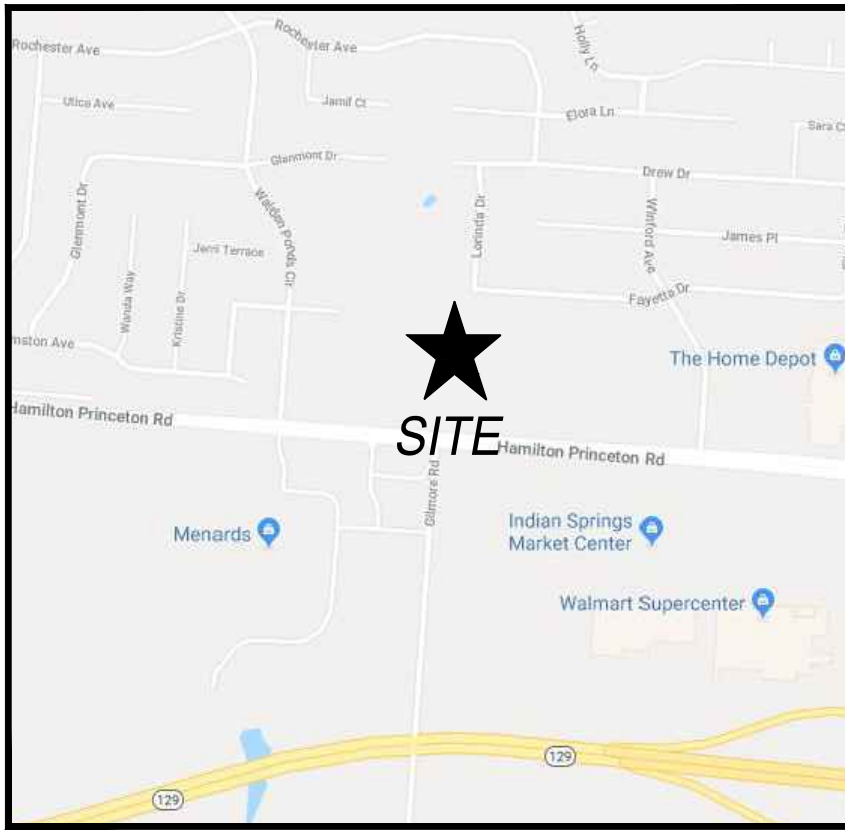
BUTLER COUNTY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS OR STORM SEWER EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND BUTLER COUNTY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH PROPERTY SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER 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.

BUFFERYARD EASEMENT:

THE BUFFERYARD EASEMENT IS ESTABLISHED IN THE AREA SHOWN ON THE PUD PLAN WITH THE PURPOSE OF PERSEVERING 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 MAINTENANCE ACTIONS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO BUILDINGS, PARKING AREAS OR STRUCTURES OF ANY KIND SHALL BE PLACED WITHIN THIS BUFFERYARD EASEMENT AREA. THIS BUFFERYARD EASEMENT SHALL RUN WITH THE PROPERTY IN PERPETUITY.

OWNER/DEVELOPER:

BRIDGEWATER CHURCH
3100 PRINCETON ROAD
HAMILTON OHIO 45011
CONTACT: DREW WILKERSON
513-867-9961



VICINITY MAP
N.T.S

TEMPORARY GRADING EASEMENT:

30' TEMPORARY GRADING EASEMENT SHOWN HEREON IS FOR THE CUTTING BACK OF SLOPES FOR THE INSTALLATION OF A NEW DRIVEWAY TO ACCESS THE REMAINING PROPERTY. THIS EASEMENT IS GRANTED FROM THE OWNER OF LOT 9196 TO THE OWNER OF LOT 9197. EASEMENT SHALL REMAIN IN PLACE UNTIL SUCH TIME AS ANY DRIVEWAY ACCESS IS CONSTRUCTED.

LOT #9619 NO-BUILD AREA EASEMENT GUIDELINES:

A NO-BUILD AREA EASEMENT IS HEREBY ESTABLISHED FOR LOT #9619 AS SHOWN ON THE APPROVED PRELIMINARY PUD PLAN AND SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND GUIDELINES ENFORCED UPON ALL SUBSEQUENT OWNERS AND/OR USERS OF THE LOT.

1. NO PERMANENT OR TEMPORARY STRUCTURES OR OBJECTS SHALL BE PERMITTED TO BE PLACED OR STORED IN THE NO-BUILD EASEMENT AREA INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: GARBAGE FACILITIES, GROUND MOUNTED MECHANICAL EQUIPMENT FACILITIES, BUSINESS INVENTORY AND GROUND MOUNTED SIGNAGE.
2. THE FOLLOWING ITEMS MAY BE PLACED IN THE EASEMENT AREA: PARKING LOT STALLS, PARKING LOT DRIVE AISLES, INTERNAL SITE DRIVEWAY, SIDEWALKS AND LANDSCAPING.
3. THE NO-BUILD EASEMENT AREA SHALL NOT BE USED FOR ANY OTHER PERMANENT OR TEMPORARY USE OF THE LAND OTHER THAN THOSE ITEMS PROVIDED FOR IN EASEMENT CONDITION #2 HEREIN.
4. THESE NO-BUILD EASEMENT CONDITIONS SHALL PREVAIL AND BE ENFORCEABLE AGAINST ANY CONFLICTS ARISING FROM AN APPROVED ZONING CERTIFICATE (SITE PLAN) OR OTHER ZONING ENTITLEMENT APPROVALS GRANTED FROM FAIRFIELD TOWNSHIP OR BUILDING PERMIT APPROVALS GRANTED BY BUTLER COUNTY.

CERTIFICATION:

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

RANDY C. WOLFE

OHIO PROFESSIONAL SURVEYOR NO. 8033

DATE



CIVIL ENGINEERING

www.kleingers.com

SURVEYING

LANDSCAPE

ARCHITECTURE

6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:



NO.	DATE	DESCRIPTION
1	6-8-2022	RECORD PLAT - KPR
2	7-18-2022	UPDATED EASEMENTS - ARI

BRIDGEWATER CHURCH SUBDIVISION PHASE 2

INCLUDING A REPLAT OF LOT 9197 OF BRIDGEWATER CHURCH SUBDIVISION SECTIONS 20 & 26, T-2, R-3, BTM FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO

PROJECT NO: 180075VRP002

DATE: 6/8/2022

SCALE:

1" = 100'



SHEET NAME:

RECORD PLAT

SHEET NO.

1 OF 2

CLOSURE: 11.566 ACRES

North: 12000.0040' East: 10612.6798'

Segment #1 : Line
Course: N00° 17' 19"W Length: 50.00'
North: 12050.0034' East: 10612.4279'

Segment #2 : Line
Course: S89° 42' 41"W Length: 310.41'
North: 12048.4399' East: 10302.0319'

Segment #3 : Line
Course: N00° 07' 06"E Length: 211.00'
North: 12259.4394' East: 10302.4676'

Segment #4 : Line
Course: N89° 39' 49"W Length: 360.20'
North: 12261.5542' East: 9942.2739'

Segment #5 : Line
Course: N00° 20' 11"E Length: 441.48'
North: 12703.0266' East: 9944.8551'

Segment #6 : Line
Course: S89° 37' 50"E Length: 158.61'
North: 12702.0039' East: 10103.4618'

Segment #7 : Line
Course: S88° 59' 00"E Length: 200.02'
North: 12698.4549' East: 10303.4503'

Segment #8 : Line
Course: N89° 42' 41"E Length: 513.14'
North: 12701.0397' East: 10816.5838'

Segment #9 : Line
Course: S00° 17' 19"E Length: 700.00'
North: 12001.0486' East: 10820.1099'

Segment #10 : Line
Course: S89° 42' 41"W Length: 207.43'
North: 12000.0037' East: 10612.6825'

Perimeter: 3152.28' Area: 11.566 acres
Error Closure: 0.0027 Course: S82° 51' 53"E
Error North: -0.00034 East: 0.00269

Precision 1: 1167511.11

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N05°00'28"W	5.02
L4	S89°39'47"E	92.39
L5	N86°57'53"E	119.00
L6	S00°01'10"W	12.00
L7	N89°39'49"W	210.79
L8	N89°52'49"W	5.00
L9	N00°07'11"E	103.53
L10	N10°09'25"E	28.69
L11	S00°07'11"W	131.78

SHAHER'S RUN
SECTION ONE
PE 2761 PGS A-C

WALDEN PONDS CIRCLE
(R/W VARIES)

MENARDS
CROSSINGS OF
FAIRFIELD TOWNSHIP
OR 8232 PG 1223

LOT 9162
MENARDS
CROSSINGS OF
FAIRFIELD TOWNSHIP
OR 8980 PG 1569

LOT 9163
MENARDS
CROSSINGS OF
FAIRFIELD TOWNSHIP
OR 8980 PG 1569

LOT 9156
MENARDS
CROSSINGS OF
FAIRFIELD TOWNSHIP
OR 8938 PG 899

LOT 8932

LOT 8931
PRINCETON &
GILMORE
SUBDIVISION
OR 8085 PG 2068

LOT 8930

A0300-026-000-089
PT LOT 679
BOARD OF TRUSTEES FAIRFIELD
TOWNSHIP, BUTLER COUNTY, OHIO
O.R. 6308 PG. 886
14.500 ACRES(DEED)
VOL. 36 PG. 49

VONNIE VAIL CT.
(PRIVATE)

A0300-026-000-090
PT LOT 679
FIRST CHURCH OF GOD OF HAMILTON OHIO
O.R. 6308 PG 2104
27.499 ACRES (DEED)
VOL. 35 PG. 180

A0300-026-000-088
PT. LOT 679
WALDEN PONDS COMMUNITY CHURCH OF THE NAZARENE,
FKA FIRST CHURCH OF THE NAZARENE
O.R. 9392 PG 191
4.000 ACRES (DEED)
VOL. 34 PG. 51
VOL. 61 PG. 107

EX. 20' SANITARY
SEWER EASEMENT

EX. 80' ACCESS EASEMENT

LOT 9615
3.637 ACRES
158,428 sq. ft.

PROPOSED 20'
STORM SEWER
EASEMENT

PROPOSED SANITARY
SEWER EASEMENT
L5
L6
L7

A0300-172-000-001
LOT 9196
BRIDGEWATER CHURCH
O.R. 9639 PG. 845
1.747 ACRES

PROPOSED ACCESS
EASEMENT

GILMORE RD.
(R/W VARIES)

PRINCETON ROAD (R/W VARIES)

LOT 9617
1.496 ACRES
65,166 sq. ft.

PROPOSED 5'
ACCESS EASEMENT

PROPOSED 15'
UTILITY EASEMENT

LOT 9618
1.170 ACRES
50,965 sq. ft.

PROPOSED 15'
UTILITY EASEMENT

LOT 9619
1.123 ACRES
48,918 sq. ft.

PROPOSED 15'
UTILITY EASEMENT

FAYETTA DR.
(60' R/W)

SHAHER'S RUN
SECTION FOUR
PE 3114 PGS A-C

LOT 9616
3.903 ACRES
170,015 sq. ft.

A0300-022-000-
PT LOT 471
FIRST CHURCH OF GOD OF
HAMILTON OHIO
O.R. PG
3.333 ACRES
VOL. PG.



LEGEND

- △ MAG NAIL TO BE SET
- IRON PIN FOUND (SIZE AS NOTED)
- △ MAGNAIL FOUND
- RIGHT OF WAY BEING DEDICATED BY THIS PLAT



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
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PHASE 2

INCLUDING A REPLAT OF LOT 9197 OF
BRIDGEWATER CHURCH SUBDIVISION
SECTIONS 20 & 26, T-2, R-3, BTM
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO

PROJECT NO: 180075VRP002

DATE: 6/8/2022

SCALE: 1" = 100'

SHEET NAME:

RECORD
PLAT

SHEET NO.

2 OF 2

NOTES:

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

AREA BREAKDOWN:

BUILDABLE LOTS = 11.329 ACRES
RIGHT OF WAY = 0.237 ACRES
TOTAL AREA = 11.566 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	113.50	53.54	27°01'37"	S76°29'11"W	53.04
C2	113.50	146.33	73°52'04"	N53°03'57"E	136.40