

PROVIDENCE MANOR SUBDIVISION, SECTION FIVE, BLOCK 'B'

SECTION 6 TOWN 2, RANGE 2 UNION TOWNSHIP

BUTLER COUNTY, OHIO

Know all men by these presents:

That the undersigned, being the owners of Lots 23, 24, 25, 26 and part of Lot 27 of Green Meadows Acres Subdivision and 20.997 acres of land in Section 6 Town 2, Range 2, Union Township, Butler County, Ohio does hereby assent to and adopt this plat of subdivision to be known as Providence Manor Subdivision, Section 5, Block 'B'.

SCALE 1" = 100'

MARCH 1987

Easements on said plat designated as "Utility Easement" are provided for the construction, maintenance and operation of poles, wires, conduits and the necessary attachments in connection therewith, for the transmission of electricity, telephone, and other purposes, for the construction of surface and underground storm drains, sanitary sewers, pipelines for supplying gas, water, heat and other public or quasi public utility functions, together with the necessary lateral connections, and also the right of ingress to and egress from said easements and to trim trees thereon as may be necessary is hereby reserved for those persons engaged in such operation or maintenance.

The owners 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.

All streets in said subdivision shall be constructed in accordance with approved plans on file in the office of the Butler County Engineer, with street name signs erected and drainage structures constructed as per approved plans.

All streets shall be constructed within one year from the date that the plat is approved by the Butler County Commissioners, and shall be maintained and kept in repair for a period of one year from the date the constructed streets are approved and accepted by the Butler County Engineer.

All lots shown on the accompanying plat shall be subject to the same protective covenants and restrictive provisions as set forth in Deed Book Page of the Butler County, Ohio Records, which covenants are hereby made a part of this deed of Subdivision.

In witness whereof we have set our hand this 29th day of May A.D. 1987

witnesses Geri L. Weber to all David J. Clinton, Jr. WITNESS AS TO ALL

owner and developer.

David J. Clinton, Jr.
David J. Clinton, Jr.
813 Broadview Dr.
Fairfield, Ohio 45014

State of Ohio S.S.

Be it known that on this 29th day of May A.D. 1987 before me a notary public in and for said State came David J. Clinton, Trustee who then and there acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

GERI L. WEBER
Notary Public, State of Ohio
My Commission Expires Nov. 4, 1991

My Commission Expires

Geri L. Weber
Notary Public, State of Ohio

Notes:

This Plat as approved is subject to present and future regulations of the Butler County Board of Health.

All homes shall be connected to public sewer and water.

All lots transferred shall have a minimum width and area substantially the same as those shown on the plat, and only one principal building will be permitted on any such lot.

Any future splitting of any lot that results in an additional building site being created shall be by replat only.

Butler County does not accept any drainage easements shown on this plat, and Butler County is not obligated to maintain or repair any channels or installations in said easements. The easement area of each lot, and all improvements in it shall be maintained continuously by the home owners association of said subdivision. Within the easements, no structures, planting or other material shall be placed or permitted to remain which may obstruct, retard or change the direction of the flow of water.

There shall be no driveway access to Hamilton-Mason Road from any lot.

All lot owners of said subdivision shall be members of the home owners association.

Approved for health and sanitation by the Board of Health, Butler County, Ohio this 2nd day of June A.D. 1987

General Administrator _____

Environmentalist _____

Approved by the Butler County Planning Commission this 2nd day of June A.D. 1987

James B. Thaler Chairman
James B. Thaler Secretary

We the County Commissioners of Butler County do hereby approve and accept the accompanying plat of Providence Manor Subdivision Section Five, Block 'B' this 2nd day of June A.D. 1987

Commissioners, Butler County, Ohio:

James B. Thaler
James B. Thaler

Received for transfer Aug. 31, A.D. 1987

Transferred Sept. 1, A.D. 1987

Auditor, Butler County, Ohio

Daniel S. Wurst
by Carol Keene
Deputy

Filed for Record Sept. 2, 1987 3:00 P.M.
Date Time

Recorded Sept. 2, 1987 A.D. 1987

James B. Thaler
Recorder, Butler County, Ohio
by James B. Thaler
Deputy

Plat Envelope 1562 Pages A+B

File 36419 Fee \$4.20

TRANSFERRED

DAVID J. CLINTON
BUTLER CO. AUDIT
DANIEL S. WURST

DAVID J. CLINTON, SURVEYOR
813 BROADVIEW DR.
FAIRFIELD, OHIO, 45014

Sheet 2 of 2

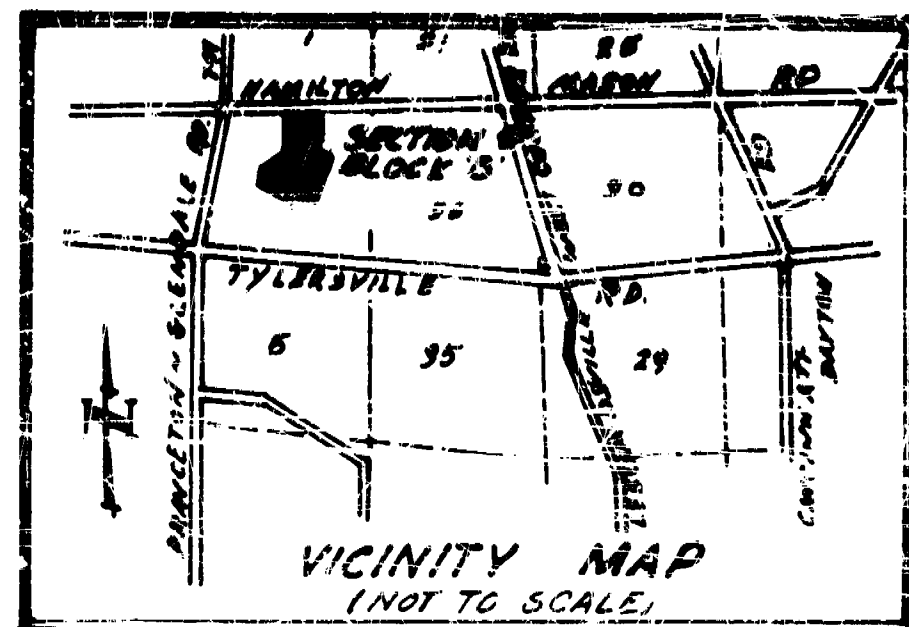
A REPLAT OF LOTS 23, 24, 25, 26, and part of LOT 27 OF GREEN MEADOWS ACRES SUBDIVISION, AND ADJACENT ACREAGE **PROVIDENCE MANOR SUBDIVISION, SECTION FIVE BLOCK B.**

SECTION 6 TOWN 2, RANGE 2 UNION TOWNSHIP
 BUTLER COUNTY, OHIO

DAVID J. CLINTON, SURVEYOR

MARCH 1987

SCALE 1" = 100'



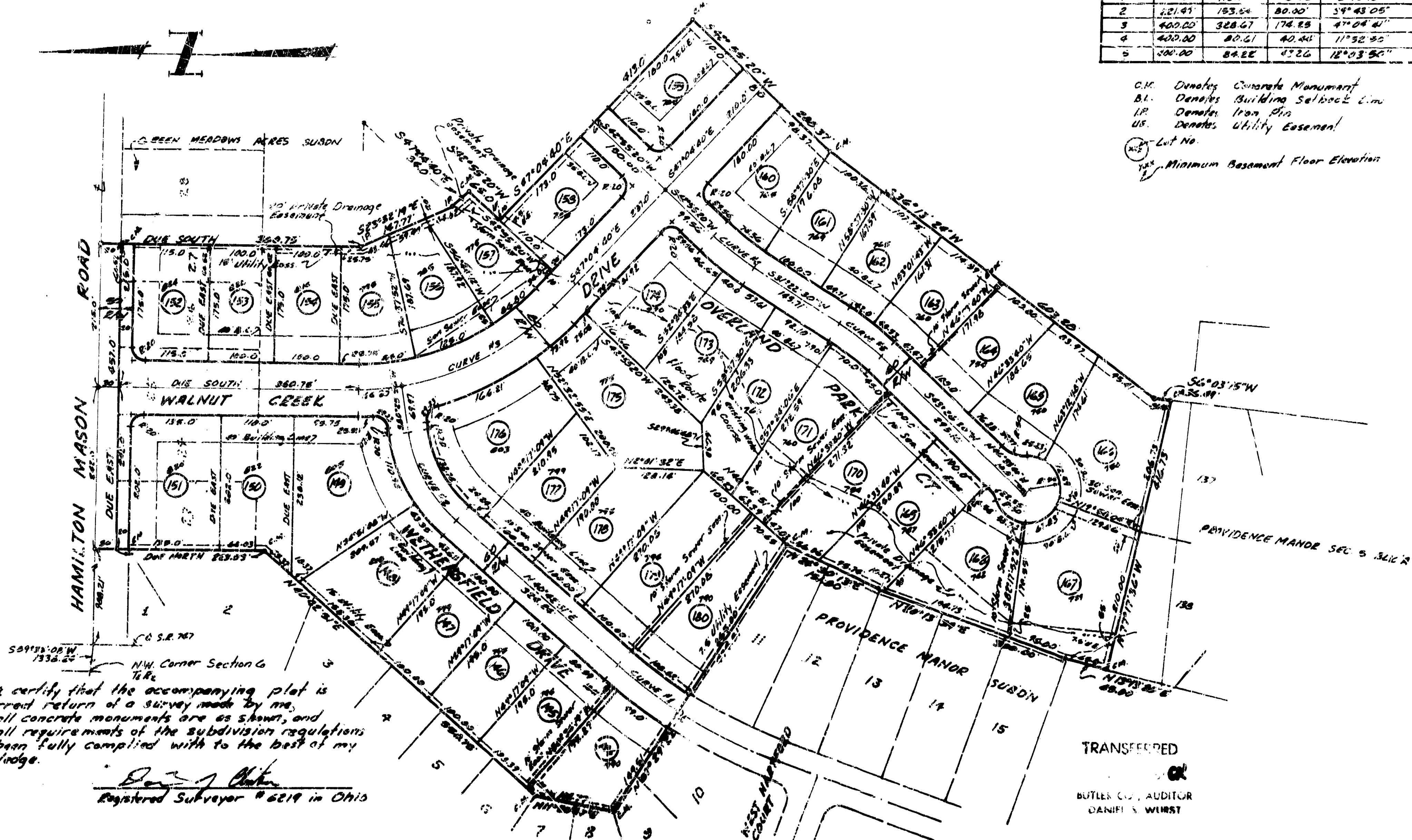
Conveyed To: Jeffrey McCracken & Co.

Curve Data

CURVE	RADIUS	ARC	TAN.	Δ
1	792.00	113.1'	56.65	8°18'13"
2	221.41	153.24	80.00	34°43'05"
3	400.00	328.67	174.23	47°04'41"
4	400.00	80.61	40.44	11°52'50"
5	500.00	84.22	43.26	12°03'50"

C.M. Denotes Concrete Monument
 B.L. Denotes Building Setback Line
 I.P. Denotes Iron Pin
 U.E. Denotes Utility Easement

Lot No.
 Minimum Basement Floor Elevation



I certify that the accompanying plat is the correct return of a survey made by me, that all concrete monuments are as shown, and that all requirements of the subdivision regulations have been fully complied with to the best of my knowledge.

David J. Clinton
 Registered Surveyor # 6219 in Ohio

TRANSEFERRED
 BUTLER CO. AUDITOR
 DANIEL S. WURST