

A REPLAT OF LOTS 28, 29, 30 AND PART LOT 27 OF GREEN MEADOWS ACRES SUBDIVISION AND ADJACENT ACRES

PROVIDENCE MANOR SUBDIVISION

Know all men by these presents:

That the undersigned, being the owners of 10.0465 Acres of Land and part lot 27 and entire lots 28, 29, and 30 of Green Meadows Acres Subdivision 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 SEVEN.

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 excepting lot 255 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 subdivisions.

In witness whereof we have set our hand this 26th day of September, A. D., 1991.

Owners of lots 243 to 254 inclusive:

Witnesses: Candace Wilson
James P. Miller

David J. Clinton
DAVID J. CLINTON & CO. INC.
3045 SYMMES ROAD
HAMILTON, OHIO 45015

owners of lot 255:

Witnesses: as to all:

Candace Wilson
James P. Miller

James P. Miller
James P. Miller
Lorri R. Miller
Lorri R. Miller

Notary Public, S. S.

This instrument was acknowledged before me this 26th day of September, A.D. 1991 by David J. Clinton, President of David J. Clinton & Co. Inc., an Ohio corporation, on behalf of the corporation.

My Commission Expires

Sam J. Weaver
Notary Public, State of Ohio

State of Ohio, S. S.

This instrument was acknowledged before me this 26th day of September, A.D. 1991 by James P. Miller and Lorri R. Miller.

My Commission Expires

Sam J. Weaver
Notary Public, State of Ohio

SECTION SEVEN
SECTION 6 T2 R2, UNION TOWNSHIP
BUTLER COUNTY, OHIO

SCALE 1" = 100'

DATE JULY, 1991

Private driveway, 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 for 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 or structures that may result from the future operation, maintenance, repair or replacement of said service lines and appurtenances.

BUTLER COUNTY WATER AND SEWER DEPARTMENT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

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. There shall be no driveway access to Hamilton Mason Rd. excepting lot 254. 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 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. Maintenance within private drainage easements shall be the responsibility of the PROVIDENCE MANOR Home Owners Association as provided for in the declaration and in accordance with the standards and specifications of the Butler County Engineer. 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.

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 water 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 Sanitary Engineer.

Maintenance of all improvements within private drainage easements shall be the responsibility of the PROVIDENCE MANOR Home Owners Association as provided for in the declaration and in accordance with the standards and specifications of the Butler County Engineer.

Accepted for health and sanitation by the Board of Health, Butler County, Ohio this 27th day of October, A.D. 1991.
Alton S. B. Swartz
Environmentalist

Approved by the Butler County Planning Commission on this 28th day of September, A.D. 1991.

A. Jeff Johnston Chairman
Michael J. Young Secretary

We the County Commissioners of Butler County do hereby approve and accept the accompanying plat of PROVIDENCE MANOR SUBDIVISION SECTION SEVEN, this 3rd day of October, A.D. 1991.

Commissioners, Butler County, Ohio.

James M. Ransom
James Zacher

Received for transfer 10/31/91 A.D. 1991
Transferred 10/31/91 A.D. 1991

Auditor, Butler County, Ohio

James M. Ransom
James Zacher

Filed for Record October 31, 1991 3:08 P.M.

Recorded October 31, 1991 A.D. 1991

James M. Ransom
Auditor, Butler County, Ohio
J. Zacher
Deputy

Plat Envelope 2063 Pages 1
File 38779 Fee 143.20

I hereby certify that the accompanying plat is the correct return of a survey made under my direction, 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 #6215 in Ohio

DAVID J. CLINTON & CO. INC.
3045 SYMMES RD.
HAMILTON, OHIO 45015

