

THE UNDERSIGNED, BEING THE OWNER OF LOTS 28 AND 29 OF FORT HAMILTON ESTATES SUBDIVISION #1, SECTION 31, TOWN 3, RANGE 3, WAYNE TOWNSHIP, BUTLER COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS REPLAT OF LOTS 28, 29 OF FORT HAMILTON ESTATES SUBDIVISION #1, AND DO HEREBY DEDICATE TO THE PUBLIC IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, IN STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED BOOK _____, PAGE _____.

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 SUBDIVISIONS.

IN WITNESS WHEREOF, WE HAVE UNTO SET OUR HANDS ON THIS _____ DAY OF _____ A.D., 20 _____.

WITNESS OWNER

DONALD EARL & MARY ELLEN McDANIEL
3676 EATON ROAD, HAMILTON, OHIO 45013

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, AND OTHER PURPOSE FOR CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS AND TO CUT, TRIM, OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATE ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENT, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; 4) CREATE A HAZARD.

STATE OF OHIO S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20 _____, BEFORE ME A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY CAME OWNER'S NAME, TRUSTEE, WHO ACKNOWLEDGED THAT THE FOREGOING INSTRUMENT MENTIONED AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY UNTO SUBSCRIBE MY NAME AND AFFIX MY NOTORIAL SEAL THIS DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES _____

ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT. ANY SPLITS OR FURTHER SUBDIVIDING SHALL BE DONE BY REPLAT ONLY, IF AN ADDITIONAL BUILDING SITE IS CREATED.

ALL HOMES SHALL BE CONNECTED TO PUBLIC SEWER AND WATER.

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 (1) FOOT ABOVE THE LOWEST POINT OF FREE FLOW (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 DEVELOPEMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY SANITARY ENGINEER.

PUBLIC DRAINAGE EASEMENTS

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE EXCLUSIVE USE OF BUTLER COUNTY FOR THE CONSTRUCTION, OPERATION, 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 PURPOSE.

BUTLER COUNTY DOES NOT ACCEPT ANY PRIVATE DRAINAGE 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. NO STRUCTURE MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT WHICH WILL CHANGE THE DIRECTION OF WATER FLOW.

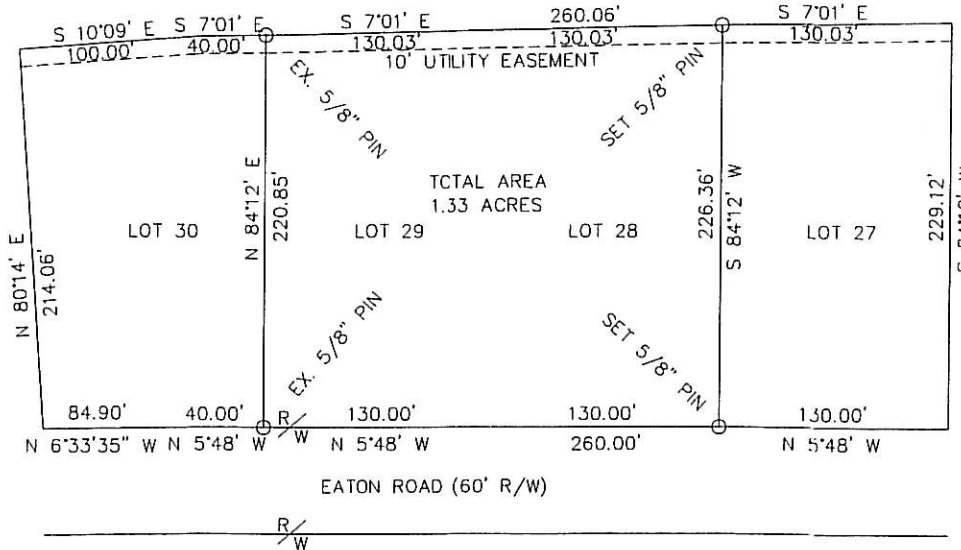
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION ON THIS PLAT IS THE CORRECT RETURN OF A SURVEY WHILE UNDER MY DIRECT SUPERVISION FOR FORT HAMILTON ESTATES SUBDIVISION AND MONUMENTS HAVE BEEN SET AT THE CORNERS OF THE LOT(S) AND THEIR LOCATIONS ARE CORRECT, ACTUALLY EXIST, AND THEIR SIZE AND MATERIAL ARE CORRECTLY SHOWN. ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

Gregory A. Koopman
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REPLAT OF LOTS 28, 29 FORT HAMILTON ESTATES SUBDIVISION SECTION 31, TOWN 3, RANGE 3 WAYNE TOWNSHIP, BUTLER COUNTY, OHIO

BURGESS AND ROSE BACH



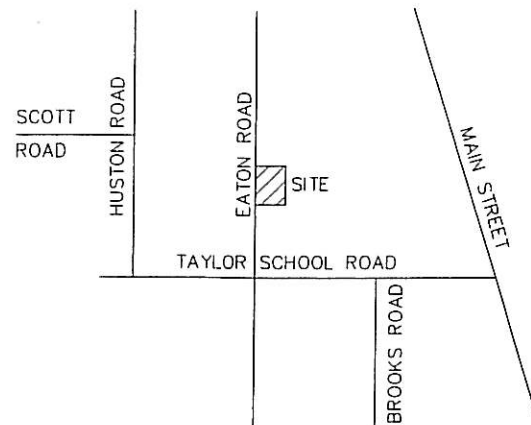
GRAPHIC SCALE



SCALE: 1"=50'

VICINITY MAP

SCALE: 1"=1000'



BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N 5°48' W	260.00'	258.669			26.275
N 84°12' E	220.85'	22.318		219.719	
S 7°01' E	260.06'		258.112	31.768	
S 84°12' W	226.36'		22.875		225.201
	967.27'	280.987	280.987	251.487	251.476
		DIFFERENCE IN LAT.		DIFFERENCE IN DEP.	
		280.987 - 280.987 = 0.000		251.487 - 251.476 = 0.011	
LINEAR ERROR OF CLOSURE = 0.011				PRECISION = 967.27/0.011 = 1:87,934	

BASIS OF BEARING
PLAT BOOK 23, PAGE 21
BUTLER COUNTY, OHIO
RECORDER'S OFFICE

CONTROL NO. 2011-83
JULY 30, 2011

REFERENCES

DEED BOOK 1463, PAGE 446
BUTLER COUNTY, OHIO
RECORDER'S OFFICE

DEED BOOK 7943, PAGE 763
BUTLER COUNTY, OHIO
RECORDER'S OFFICE

PLAT BOOK 23, PAGE 21
BUTLER COUNTY, OHIO
RECORDER'S OFFICE

RECEIVED
AUG 08 2011
BUTLER COUNTY
PLANNING COMMISSION

REPLAT SURVEY
3676 EATON ROAD
HAMILTON, OHIO
DEED BOOK 1463, PAGE 446
DEED BOOK 7943, PAGE 763
LOT 28, 29
FORT HAMILTON ESTATES SUBDIVISION
NUMBER ONE
PLAT BOOK 23, PAGE 21
BUTLER COUNTY, OHIO
RECORDER'S OFFICE

THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS BY THE BOARD OF HEALTH APPROVED FOR HEALTH AND SANITATION BY THE BOARD OF HEALTH, BUTLER COUNTY, OHIO, ON THIS _____ DAY OF _____, 20 _____.

ENVIRONMENTALIST

CHIEF OF ENVIRONMENTAL SERVICES

APPROVED BY THE PLANNING COMMISSION OF BUTLER COUNTY, OHIO,
ON THIS _____ DAY OF _____, 20 _____.

PRESIDENT

WE, THE COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO DO APPROVE AND ACCEPT THE ACCOMPANYING PLAT OF SUBDIVISION, REPLAT OF LOTS 28, 29 ON THIS _____ DAY OF _____, 20 _____.

COMMISSIONERS, BUTLER COUNTY, OHIO

ENTERED FOR TRANSFER _____ A.D., 20 _____
TRANSFERED _____ A.D., 20 _____

BY: _____
AUDITOR, BUTLER COUNTY, OHIO DEPUTY

FILE FOR RECORD _____ AT _____

RECORDED _____ A.D., 20 _____

PLAT ENVELOPE _____ PAGES _____

BY: _____
RECORDER, BUTLER COUNTY, OHIO DEPUTY

FILE _____ FEE _____