

THE UNDERSIGNED, BEING THE OWNERS/LIEN HOLDERS OF OLD LOT NUMBERS #465 AND #466 OF WEST CHESTER STATION SUBDIVISION SECTION VIII BLOCK "B" LOCATED IN SECTION 21, TOWN 3, RANGE 2, WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO AND RECORDED IN P.B. 2945 PAGE A-B AT THE BUTLER COUNTY RECORDERS OFFICE BUTLER COUNTY OHIO AND DO HEREBY AGREE TO THE NEW DIVISION LINE BETWEEN THE LOTS AND THE NEW LOT NUMBERS TO BE #471 AND #472 OF THE WEST CHESTER STATION SUBDIVISION SECTION VIII BLOCK "B" AS SHOWN ON THIS PLAT.

OLD LOT # 465 OWNER
 IN WITNESS WHEREOF,
 I HAVE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2011

OWNER: CATHY L. & ERIC D. HENIZE
 WITNESS TO ALL: _____ BY: _____

ERIC D. HENIZE
 WITNESS TO ALL: _____ BY: _____

CATHY L. HENIZE
 STATE OF _____, SS
 COUNTY OF _____, SS

BE IT KNOWN THAT ON THIS _____ DAY OF _____ 2011 BEFORE ME, THE A, NOTARY PUBLIC IN AND FOR THE SAID STATE PERSONALLY APPEARED CATHY L. & ERIC D. HENIZE WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT, TO BE THEIR VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIX NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OLD LOT # 465 LIEN HOLDER
 IN WITNESS WHEREOF,
 I HAVE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2011

LIEN HOLDER: _____
 WITNESS TO ALL: _____ BY: _____

STATE OF _____, SS
 COUNTY OF _____, SS

BE IT KNOWN THAT ON THIS _____ DAY OF _____ 2011 BEFORE ME, THE A, NOTARY PUBLIC IN AND FOR THE SAID STATE PERSONALLY APPEARED _____ AS DULY AUTHORIZED REPRESENTATIVES OF WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT, TO BE THEIR VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIX NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OLD LOT # 466 OWNER
 IN WITNESS WHEREOF,
 I HAVE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2011

OWNER: JUDITH MILES MARSHALL
 WITNESS TO ALL: _____ BY: _____

JUDITH MILES MARSHALL

STATE OF _____, SS
 COUNTY OF _____, SS

BE IT KNOWN THAT ON THIS _____ DAY OF _____ 2011 BEFORE ME, THE A, NOTARY PUBLIC IN AND FOR THE SAID STATE PERSONALLY APPEARED CATHY L. & ERIC D. HENIZE WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT, TO BE THEIR VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIX NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OLD LOT # 466 LIEN HOLDER
 IN WITNESS WHEREOF,
 I HAVE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2011

LIEN HOLDER: _____
 WITNESS TO ALL: _____ BY: _____

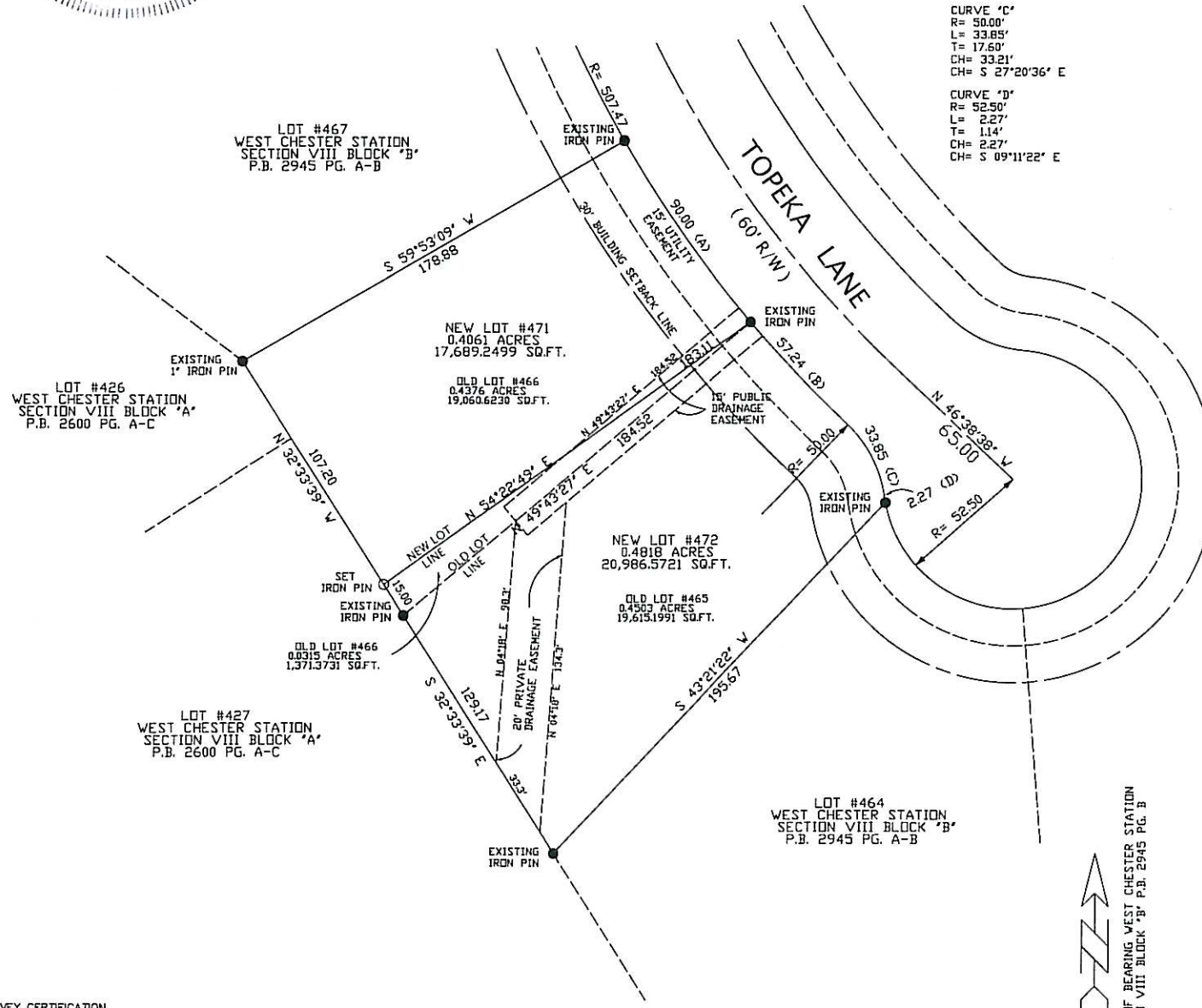
STATE OF _____, SS
 COUNTY OF _____, SS

BE IT KNOWN THAT ON THIS _____ DAY OF _____ 2011 BEFORE ME, THE A, NOTARY PUBLIC IN AND FOR THE SAID STATE PERSONALLY APPEARED _____ AS DULY AUTHORIZED REPRESENTATIVES OF WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT, TO BE THEIR VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIX NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

WEST CHESTER STATION SECTION VIII- BLOCK B REPLAT OF LOTS #465 AND #466 SECTION 21, TOWN3, RANGE 2 WEST CHESTER TOWNSHIP, BUTLER COUNTY STATE OF OHIO



CURVE "A"
 R=507.47'
 L= 90.00'
 T= 45.12'
 CH= 89.88'
 CH= S 35°11'42" E

CURVE "B"
 R=507.47'
 L= 57.24'
 T= 28.65'
 CH= 57.21'
 CH= S 43°30'25" E

CURVE "C"
 R= 50.00'
 L= 33.85'
 T= 17.60'
 CH= 33.21'
 CH= S 27°20'36" E

CURVE "D"
 R= 52.50'
 L= 2.27'
 T= 114'
 CH= 2.27'
 CH= S 09°11'22" E

APPROVED BY THE PLANNING COMMISSION, BUTLER COUNTY, OHIO
 THIS _____ DAY OF _____ 2011

PRESIDENT _____ BY _____

WE THE COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE ACCOMPANYING PLAT OF WEST CHESTER STATION SECTION VIII BLOCK "B" REPLAT OF LOTS #465 AND #466, THIS _____ DAY OF _____ 2011.

COMMISSIONERS, BUTLER COUNTY, OHIO

RECEIVED FOR TRANSFER _____

TRANSFERRED _____

BY: _____ AUDITOR, BUTLER COUNTY OHIO

FILED FOR RECORD _____

RECORDED _____ IN PLAT BOOK _____ PAGE _____

RECORDER, BUTLER COUNTY OHIO

BY: _____ DEPUTY _____

FILE NO. _____ FEE: _____

ANY LOT TRANSFERRED WILL HAVE A WIDTH AND AREA SUBSTANTIALLY THE SAME AS THOSE SHOWN ON THE PLAT AND ONLY ONE PRINCIPLE BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

THE LOTS ARE NUMBERED #471 AND #472 SHALL BE SUBJECT TO PROTECTIVE COVENANTS AND RESTRICTIVE PROVISIONS AS SET FORTH IN DEED BOOK 5472 PAGE 300 OF THE BUTLER COUNTY, OHIO RECORDS.

EASEMENTS ARE PROVIDED, AS SHOWN ON SAID PLAT, FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF POLES, WIRES, CADDIS AND NECESSARY PHONE AND OTHER PURPOSES, FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF STORM WATER DRAINS, PUBLIC AND PRIVATE SEWERS, PIPE LINES FOR SUPPLYING GAS, WATER, HEAT AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTION, TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO TRIM TREES ON SAID EASEMENTS AS MAY BE NECESSARY, IS HEREBY RESERVED FOR THOSE ENGAGED IN SUCH WORK.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE EXCLUSIVE USE OF BUTLER COUNTY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, 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 PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A 10 FOOT DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

* SETBACKS ARE OFF THE BACK OF CURB

PER WEST CHESTER TOWNSHIP ZONING RESOLUTION, ANY PROPERTY THAT ABUTS A LEGALLY DEDICATED PUBLIC STREET RIGHT-OF-WAY IS CONSIDERED FRONTAGE THEREFORE, CERTAIN LOTS HAVE DOUBLE FRONTAGE AND WILL HAVE TWO FRONT YARDS AND TWO SIDE YARDS, FENCES AND WALLS MAY BE LOCATED IN SIDE AND REAR YARDS ONLY.

LEGEND

* EXISTING IRON PINS ARE CAPPED AND ARE 5/8" DIA. BY 36" LONG (EXCEPT AS NOTED) AND ARE GENERALLY IN GOOD CONDITION.

* IRON PINS SET ARE CAPPED AND ARE 5/8" DIA. BY 36" LONG

* A REPRESENTATIVE GEOTECHNICAL SOILS REPORT IS TO BE SUBMITTED TO THE BUTLER COUNTY DEPARTMENT OF DEVELOPMENT AND THE BUTLER COUNTY SOIL AND WATER CONSERVATION DISTRICT PRIOR TO OBTAINING A BUILDING PERMIT FOR LOTS #471 AND #472.

SURVEY CERTIFICATION

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND THAT THE MONUMENTS SHOWN THEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT AND THAT THE BUTLER COUNTY SUBDIVISION REGULATION ARE COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

R. Michael Dettmer
 R. MICHAEL DETTMER, REGISTERED SURVEYOR #8078



↑
 BASIS OF BEARING WEST CHESTER STATION SECTION VIII BLOCK "B" P.B. 2945 PG. B

BY:	
DATE:	
REVISIONS:	

WEST CHESTER STATION
 SECTION VIII BLOCK "B"
 REPLAT OF LOTS #465 AND #466

DETTMER
 ENGINEERING - SURVEYING
 4069 BRAMBLE COURT HAMILTON, OHIO 45011 (513) 742-9890
 www.dettmersurveying.com

JOB No.	20110126
DATE:	8/12/2011
SCALE:	1" = 30'
DRAWN BY:	RMD