

Final
Final

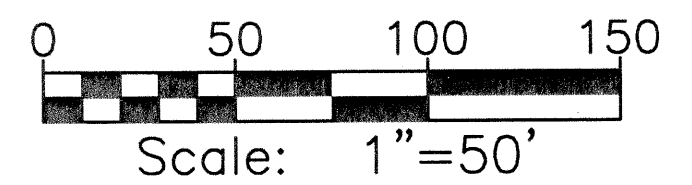
- LEGEND**
- Set Iron Pin
 - Set PK Nail
 - Found Iron Pin
 - Found Iron Pipe
 - Found PK Nail
 - △ Found Stone
 - Found Concrete Monument
 - Set Concrete Monument
 - U.E. Utility Easement
 - B.L. Building Line
 - S.S.E. Sanitary Sewer Easement
 - H.O.A. Home Owners Association
 - Prv.Dr.E. Private Drainage Easement
 - Pub.Dr.E. Public Drainage Easement

***NOTE:**
There shall be NO driveway access along Van Gordon Road for lots 1, 4, 5, 6, 44, 45, 46, and 58.

NOTE:
Soils on this Plat contain high water tables and care should be taken in regards to the construction of basements.

PROVIDENCE MEADOWS

SECTION 1, TOWN 2, RANGE 3,
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

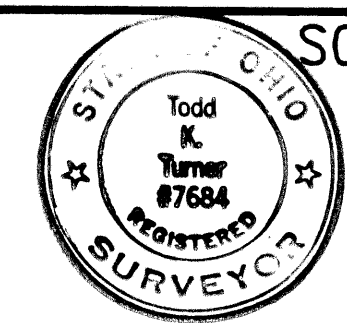


OCTOBER 1, 1999

bayer becker engineers
engineers
planners
architects
surveyors
700 Niles Rd. Fairfield, OH 45014 513-829-2149

I hereby state to the best of my knowledge, information and belief that the accompanying plat is the correct return of a survey made under my direction for PROVIDENCE MEADOWS, monuments have been set and their location and size are correct as shown on the plat and that the Butler County Subdivision Regulations have been complied with to the best of my knowledge.

Todd K. Turner
Todd K. Turner, P.S.
Registered Surveyor #7684 in Ohio



VAN GORDON ROAD

Sec. 1,T2,R3
Sec. 31,T3,R3
FOX, ROBERT P.

BUTLER COUNTY
TRANS. IMP. DIST.
BUTLER COUNTY
TRANS. IMP. DIST.

The undersigned, being the owners of 30.594 Acres of land in Section 1, Town 2, Range 3, in Liberty Township, Butler County, Ohio, do hereby assent to and adopt the accompanying plat of subdivision to be known as PROVIDENCE MEADOWS SUBDIVISION, and do hereby dedicate to the public forever, 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.

Easements in said plat, designated as (utility easement) 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 purposes for the construction and maintenance of service and underground storm water drains, 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 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 easements, 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 or 4) create a hazard.

The above public utility easements are for the benefit of all public utility service providers including, but not limited to Cincinnati Gas & Electric, Cincinnati Bell and Time Warner Cable.

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 thereof.

All streets in said subdivision shall be constructed in accordance with approved plans on file in the office of the Butler County Engineer, Street name signs erected, and Drainage structures constructed as per approved plans on file in the Butler County Engineer's office. All streets shall be constructed within one year from the date 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.

HOME OWNERS ASSOCIATION DRAINAGE EASEMENTS
Butler County does not accept any private drainage easements (utility, Home Owners Association drainage, and or access) 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 of all improvements within Home Owners Association drainage easements shall be the responsibility of the Providence Meadows 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 in which may obstruct, retard or change the direction of flow of the water.

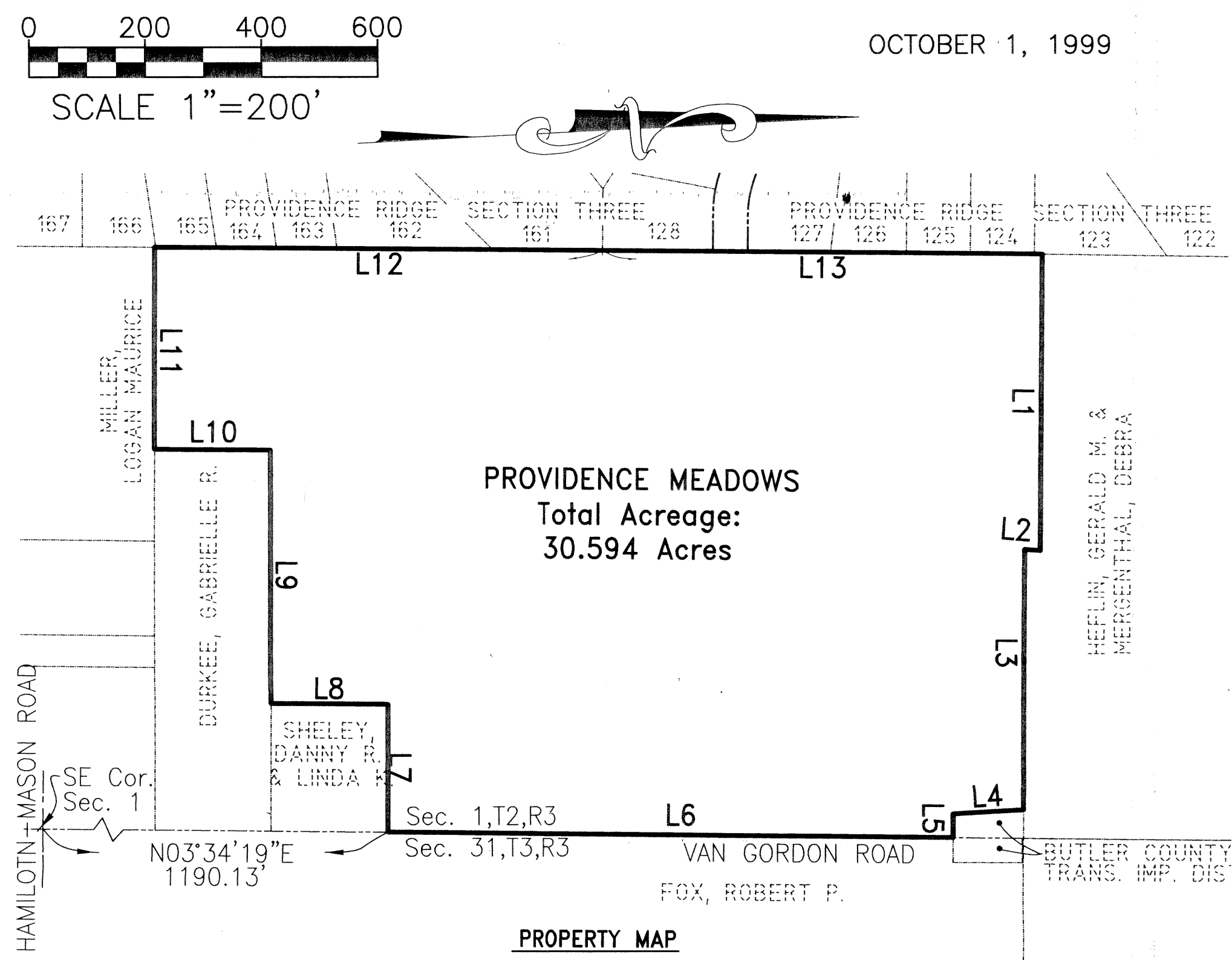
All buildings to be served by the public sewer system shall be constructed so as to provide a minimum of four feet (4') of vertical separation between the public sanitary sewer, at the point of connection, and the lowest building level served by a gravity sewer connection. In addition, said building 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 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.

Private driveways, 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 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.

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 by replat only, if an additional building site(s) is created.

PROVIDENCE MEADOWS

SECTION 1, TOWN 2, RANGE 3,
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO



INDEX TO PROPERTY MAP

#	DIRECTION	DISTANCE
L1	S86°18'44"E	503.32'
L2	S07°06'57"W	26.65'
L3	S86°31'06"E	451.55'
L4	S00°04'04"E	121.99'
L5	S86°32'31"E	40.00'
L6	S03°37'54"W	975.57'
L7	N86°39'57"W	218.00'
L8	S03°34'09"W	201.96'
L9	N86°39'57"W	436.18'
L10	S03°30'47"W	200.15'
L11	N86°29'46"W	343.40'
L12	N03°28'17"E	773.40'
L13	N03°28'41"E	755.97'

It is understood that Butler County will not be able to issue any connection permits or building permits until the Ohio E.P.A. has approved the plans for the proposed extensions of the public water and sewer systems within this subdivision, unless on-site systems are proposed and approved.

Typical five foot private drainage easement to be provided on both sides of every lot line, inside the platted area, not presently labeled with an easement.

Easements outside platted area will become null and void when said area is platted.

PRIVATE DRAINAGE EASEMENTS

The Board of County Commissioners of Butler County does not accept any Home Owners Association drainage easements shown on this plat and the County of Butler 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 owner of the lot. Within these easements, no structure, planting or material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the flow of water through the drainage channel in the easement.

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 purposes and are to be maintained as such forever. Within these easements, no structure, planting or material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the flow of water through the drainage channel in the easement.

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 water main.

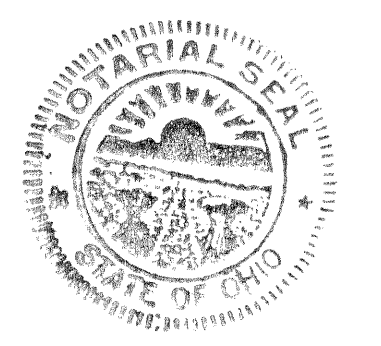
In witness whereof, we have unto set our hand on this 3rd day of October A.D., 1999.

Witness
James P. Maloney
David W. Winkler
Providence Meadows L.L.C. Ltd.
James M. Dixon, Trustee
Managing Member

STATE OF OHIO S.S.

Be it remembered that on this 3rd day of October, 1999, before me a Notary Public, in and for the State of Ohio, personally came James M. Dixon Trustee, who acknowledged that he did sign 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 hereunto subscribe my name and affix my Notarial seal on this day and year aforesaid.

James P. Maloney
Notary Public, State of Ohio
My Commission Expires



We, the County Commissioners of Butler County, Ohio do approve and accept the dedication of the streets as shown on this plat of PROVIDENCE MEADOWS subdivision this 10th day of February 1999.

Charles E. Paul
Charles R. Furmon
Michael H. Fox
Commissioners,
Butler County, Ohio

Approved by the planning Commission of Butler County, Ohio, this 10th day of February A.D., 1999.

Kenneth Reed
President
by: Michael H. Fox

Approved for health and sanitation by the Board of Health, Butler County, Ohio, on this 23rd day of November 1999.

Environmentalist
Jeff Hume
Chief of Environmental Services

Entered for Transfer November 29 A.D., 1999
Transferred November 29 A.D., 1999
By: C. Melis
Auditor, Butler County, Ohio Deputy

Filed for Record November 29 1999 at 2:32 p.m.
Recorded November 29 A.D., 1999
Plat Envelope 3094 Pages A-B

James B. Shall Recorder, Butler County, Ohio
By: DeWanna Vierling Deputy
File 88155 Fee \$86.40

bayer becker engineers
engineers
planners
architects
surveyors
700 Niles Rd. Fairfield, OH 45014 513-829-2149
File Name: J:\98\98179\RP98179