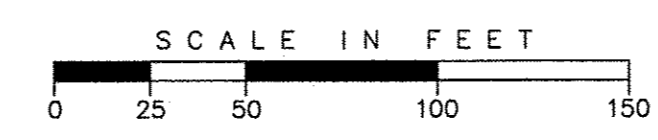
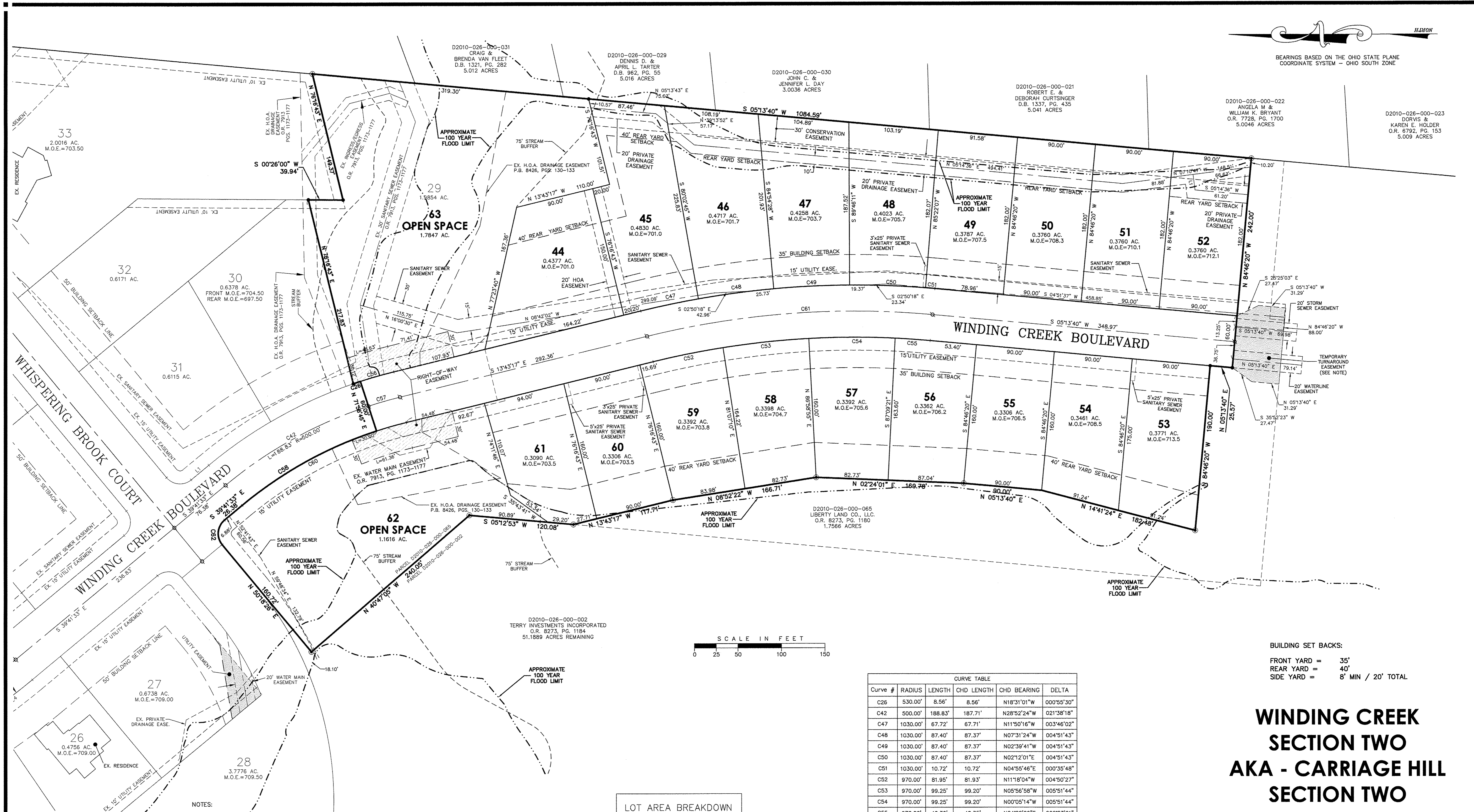




BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE



BUILDING SET BACKS:
FRONT YARD = 35'
REAR YARD = 40'
SIDE YARD = 8' MIN / 20' TOTAL

WINDING CREEK SECTION TWO AKA - CARRIAGE HILL SECTION TWO

INCLUDING A REPLAT OF LOT 29 OF WINDING CREEK - SECTION ONE - A AS RECORDED IN O.R. 8426, PAGES 130-133 BUTLER COUNTY, OHIO RECORDER'S OFFICE

SECTION 32, TOWN 3, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO

LOT AREA BREAKDOWN

LOT	PARCEL	TOTAL
44-60	D2010-026-000-065	6.4660
61		0.3090
63		1.7847
62		1.1616
R/W		1.1905
TOTAL		11.1125

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C26	530.00'	8.56'	8.56'	N18°31'01"W	000°55'30"
C42	500.00'	188.83'	187.71'	N28°52'24"W	021°38'18"
C47	1030.00'	67.72'	67.71'	N11°50'16"W	003°46'02"
C48	1030.00'	87.40'	87.37'	N07°31'24"W	004°51'43"
C49	1030.00'	87.40'	87.37'	N02°39'41"W	004°51'43"
C50	1030.00'	87.40'	87.37'	N02°12'01"E	004°51'43"
C51	1030.00'	10.72'	10.72'	N04°55'46"E	000°35'48"
C52	970.00'	81.95'	81.93'	N11°18'04"W	004°50'27"
C53	970.00'	99.25'	99.20'	N05°56'58"W	005°51'44"
C54	970.00'	99.25'	99.20'	N00°05'14"W	005°51'44"
C55	970.00'	40.36'	40.35'	N04°02'09"E	002°23'01"
C56	531.07'	48.64'	48.62'	N16°20'58"W	005°14'52"
C57	500.00'	37.81'	37.80'	N15°53'16"W	004°19'57"
C58	470.00'	177.50'	176.45'	N28°52'24"W	021°38'19"
C59	390.00'	110.09'	109.72'	N58°23'38"E	016°10'24"
C60	470.00'	213.04'	211.22'	N26°42'25"W	025°58'17"
C61	1000.00'	330.72'	329.22'	N04°14'49"W	018°56'57"
C62	20.01'	31.41'	28.29'	N84°40'36"W	089°56'27"

LINE	BEARING	DISTANCE
L1	N82°29'13"E	18.04'

- LEGEND
- MONUMENTS (UNLESS NOTED OTHERWISE)
 - EX. 5/8" IRON PIN
 - ⊙ EX. SPIKE
 - ⊕ EX. NOTCH
 - ⊖ EX. NAIL
 - △ EX. STONE
 - EX. CONC. MON.
 - X- EX. FENCE LINE
 - 5/8" IRON PIN SET
 - ⊙ 1" IRON PIN SET
 - ▲ SPIKE SET
 - ⊕ NOTCH SET
 - ★ NAIL SET
 - CONC. MON. SET

NOTES:

OCCUPATION IN GENERAL FITS SURVEY.

ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

EACH LOT SHALL HAVE A 5 FOOT UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT ALONG EACH SIDE LINE AND A 10 FOOT WIDE UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT ALONG EACH REAR LOT LINE UNLESS OTHERWISE NOTED.

ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

ALL HOMES ON LOTS IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWERS AND WATER.

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 TEMPORARY TURNAROUND EASEMENT TO BE AUTOMATICALLY VACATED UPON THE DEDICATION AND EXTENSION OF THE STREET IN THE FUTURE.

PROJECT BENCHMARK = CENTERLINE NAIL LOCATED AT THE INTERSECTION OF WINDING CREEK BOULEVARD AND WHISPERING BROOK COURT. ELEVATION = 708.34

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Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: JLK Date: 04-10-12 Project No.: 04476.01 Sheet No.: 3/3
 Project Mgr.: JJK Scale: 1" = 50' Points D.B.: 04476
 CAD: 04476013-Section2-C3D X-Ref: N/A File No.: 04476