



TRUSTEE MEETING AGENDA 7/21/2021

6:30 PM

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk's Journal and Accept the tapes as the Official Minutes of the July 7, 2021 Township Trustee Meeting
- Bills before the Board

HAMILTON TOWNSHIP ADMINISTRATION

Darryl Cordrey – *Board Chair*

Joe Rozzi – *Trustee*

Mark Sousa – *Trustee*

Kurt Weber - *Fiscal Officer*

7780 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-8520

Township Administrator

Brent Centers

(513) 239-2372

Police Department

Scott Hughes – Police Chief

Phone: (513) 683-0538

Fire and Emergency Services

Brian Reese – Fire Chief

7684 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-1622

Public Works

Kenny Hickey – Director

Phone: (513) 683-5320

Assist. Fiscal Officer

Ellen Horman

Phone: (513) 239-2377

Human Resources

Kellie Krieger

Phone: (513) 239-2384

Economic Development and Zoning

Alex Kraemer

Phone: (513) 239-2376

Community Development Coordinator

Nicole Early

(513) 683-5360

Presentation

- Swearing in Firefighter Koloszar

Public Comments

Human Resources

New Business

- Resolution 21-0721: Accepting public streets for maintenance and establishing speed limits in Section Eleven "B" and Eleven "C" in the Regency Park Subdivision

Work Session

- Discussion on CARES Funding expenses and closing fund

Fiscal Officer's Report

- Fiscal Report and Cash Flow Analysis

Administrator's Report

Trustee Comments

Executive Session

Adjournment

The agenda is to give an idea of the various discussions before the Board. The time and order of Agenda items is subject to change in order to maintain efficiency and timeliness of the meetings. Citizens may address the Board under the Public Comment section of the agenda.

The following guidelines protect your rights as well as those of others:

1. *Speakers must state their name and full address for the record.*
2. *The Board Chair will recognize each speaker, and only one person may speak at a time.*
3. *Speakers will address any and all comments to the Board of Trustees and Fiscal Officer. The Board may request further information from staff at their discretion.*
4. *Anyone who willfully disrupts a Board meeting may be barred from speaking further, or may be removed from the meeting and detained by officers of the Hamilton Township Police Department. (ORC 505.09; ORC 2917.12)*

Hamilton Township Trustee Meeting

July 7, 2021

Trustee Board Chairman, Darryl Cordrey, called the meeting to order at 6:30 p.m. Mr. Cordrey, Mr. Rozzi, and Mr. Sousa were present.

The *Pledge of Allegiance* was recited by all.

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve of the clerk's journal and accept the tapes as the Official Meeting Minutes of the July 7, 2021 Trustee Meeting.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve the bills as presented to the Board.

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes
	Darryl Cordrey	Yes

Public Comments

Mr. Cordrey opened the floor to public comments at 6:32 pm.

Ms. Misty Mowery expressed safety concerns about the current traffic flow at the intersection of 22/3 and State Route 48. She asked Chief Hughes if he could discuss which lane is supposed to yield and at which time.

Chief Hughes read aloud the Ohio Revised Code, Chapter 4511.42 which reviews Right-of-way Rule when turning left. He also discussed the contents of page 36 in the Ohio BMV Handbook. His belief is that there should be a dedicated arrow for turning left to prevent this confusion.

Mr. Kurt Weber spoke on this from the County Engineer's perspective; this intersection belongs to ODOT. All of these concerns are absolutely worth mentioning to ODOT as they are hoping this will change with the 2023 widening project of State Route 48.

Mr. Cordrey closed the floor to public comments at 6:54 pm.

New Business

-Resolution 21-0707: Authorizing removal of refuse and debris located at 3206 Shamrock Drive, Morrow, OH 45152.

This Resolution follows an initial letter sent to the resident of 3206 Shamrock Drive on April 6, 2021 and a follow-up letter sent on June 16, 2021 for removal of refuse and debris which is directed under the Hamilton Township Zoning Code Section 4.2.3.

The resident was given a “Notice of Violation” and given 30 days to remedy the violation. If passed, this property will have the refuse and debris removed or organized by the Hamilton Township Public Works Department and that cost will be assessed on the residential property tax.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0707.

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	Yes

-Resolution 21-0707A: Authorizing vegetation cutting at 676 Overbrook Avenue, Maineville, OH 45039.

This Resolution follows an initial letter sent to the resident of 676 Overbrook Ave. on May 18, 2021 and a follow-up letter sent on June 14, 2021 for vegetation cutting, which is directed under the Hamilton Township Zoning Code Section 4.2.3. If passed, this property will have the grass mowed by the Hamilton Township Public Works Department and that cost will be assessed on the residential property tax.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0707A.

Roll call as follows:

Darryl Cordrey	Yes
Joe Rozzi	Yes
Mark Sousa	Yes

-Resolution 21-0707B: Adopting the 2022 Annual Tax Budget

This Resolution will adopt the annual tax budget based upon the projections of each department-head and administrator. Mr. Centers and Ms. Horman sat down with each Department-head and went through each line item of all 15 budgets and justified each increase or decrease in funding. These projections are based upon last years spending and will generally be reflected in the Capital Budget once we get our second draw from Warren County. The Fast Cop and Loeb Grant Fund and the CARES Act Relief Fund are both projected to be dissolved by 2022; however, they are currently open thus reported in Exhibit A.

Mr. Centers mentioned that a copy of this preliminary budget was given to each Board member for review at the last meeting. This is the budget that will be sent to the County. We will meet with the Auditor in August to go over our revenues at which point we can set up work sessions to go over our Appropriation/Capital Budget to vote on that in October.

Mr. Cordrey mentioned that he reviewed it and we are doing well.

Mr. Kurt Weber questioned the closing of the CARES Act fund; if we get more, how do we handle that?

Mr. Centers stated that there is an American Rescue Relief Act that is separate from the Coronavirus Relief Funds. We would like to close CARES Act BC's in August; however we can still do purchase orders from that account. Whatever is left at the end of the year, we can move money into first responder salaries as previously discussed. The new funds will be set up completely different with help from Hurst Kelly LLC.

Mr. Sousa stated that it is pertinent to provide budget and planning numbers long term to accomplish the capital projects that we want to get done. It is great to be in a position of financial strength.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0707B.

Roll call as follows:

Mark Sousa	Yes
Joe Rozzi	Yes
Darryl Cordrey	Yes

-Resolution 21-0707C: Adopting Stormwater Management program

This Resolution will adopt the stormwater management program through the Warren County Storm and Water District. Districts that are included will be Erosion Prevention and Sediment Control, Post-Construction Storm Water Runoff Control, and Illicit Detections and Elimination.

Mr. Centers stated that this puts us in compliance with Warren County's regulations.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0707C.

Roll call as follows:

Joe Rozzi	Yes
Darryl Cordrey	Yes
Mark Sousa	Yes

Mr. Centers discussed the Warren County Water Softening Project. They are working on a north and south plant; once complete, residents can remove private home water softening devices or if they would like to keep their devices in service, they should lower their settings as to not over

soften their water. The treatment plant will soften using a non-filtration membrane from the County. They will also continue to add fluoride. October of 2022 is the in-service expectancy.

Mr. Rozzi asked how much of the Township is serviced By Warren County Water versus Western Water.

Mr. Hickey stated that the Township is divided by Zoar Road. A little over half is serviced by Warren County and approximately 40% is serviced by Western Water.

Mr. Sousa asked if we could share this information on the Township's social media sites and send this out to all of our HOA contacts.

Fiscal Report

Mr. Weber mentioned that the 2020 Audit is officially complete and clean with the Auditor of State. The report is available for public viewing.

Administrator's Report

Mr. Centers mentioned that the Freedom Parade was a great event. We had over 40 entries. Our Grand Marshall's were Richard and Kathy Oeder and they both dressed very festively! We had a large crowd in downtown Maineville and a separate large crowd at Testerman Park. There was a great sense of community and relationship with the Village of Maineville.

Next Mr. Centers stated that the excavators would be at the community center removing all bushes and footers for the foundation. There is roughly a 4-5-week process for the renovations.

The Baxter Road closure will begin next Monday, July 12th with a second closure on Friday, July 16th. We have been in contact with the homeowners since there is only one access point. Both days, the road will be closed from 8 am to 6:30 pm. We are prepared for all sides of this closure should there be an emergency. We understand that this is an inconvenience, but it is necessary.

The Warren County Commissioners approved a new tactical vehicle for our SWAT team. We have 3 members of our department that serve on this team, so we wanted to Thank them for the added layer of security.

Lastly, Mr. Centers mentioned that Mr. Sousa's son just graduated training for the United States Army last weekend. He graduated from Fort Benning and is now an infantryman with the Army so Congratulations to him!

Mr. Sousa stated that this is a huge commitment for his son, and it will continue to benefit him in the long run. They stayed on base and got to see some of the aspects that come along with serving our country.

Mr. Centers also thanked Mr. Rozzi for all his hard work over the holiday weekend stating.

Mr. Rozzi stated that it is all his family has ever done and known. He joked that he could not imagine attending a barbeque!

Trustee Comments

Mr. Rozzi apologized for missing the Freedom Parade but it was a busy weekend for his company. He thanked everyone for the shout out and for celebrating responsibly.

Mr. Sousa recognized Ms. Nicole Earley for all her hard work put into the parade. He also gave a little shout out to Mr. Weber about the Old 3C tree trimming delay; He was really responsive and reached out to some County folks to make sure that work would not continue into the next day and hold up more traffic during rush hour while we already have significant detours in place. Lastly, he mentioned that during his visit for his son's graduation, it was very refreshing to see the diversity in the individuals signing up to serve our Country.

Mr. Cordrey commented that the Freedom Parade was very well done. It was much different this time around and was probably the biggest and best yet. He is looking forward to next year's event. He thanked Maineville for the collaboration of the event. He reminded everyone that the next events are National Night Out in August as well as the Cardboard Boat Regatta.

Executive Session

Mr. Cordrey made a motion with a second from Mr. Rozzi to enter Executive Session in reference to O.R.C. 121.22 (G) (1); to consider the appointment, employment, or compensation of a public employee or official, at 7:31 pm.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

Mr. Cordrey made a motion with a second from Mr. Rozzi to come out of Executive Session at 8:14 pm.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

Adjournment

With no further business to discuss, Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn at 8:14 pm.

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes
	Darryl Cordrey	Yes

DRAFT

LEGISLATIVE COVER MEMORANDUM

Introduction: July 21, 2021

Effective Date: Next available date

Agenda Item: **Resolution 21-0721**
A Resolution accepting public streets from maintenance and setting speed limits on Sections Eleven “B” and Eleven “C”, in the Regency Subdivision, Hamilton Township, dispensing with the second reading and declaring and emergency.

Submitted By: Kenny Hickey

Scope / Description: This will allow Hamilton Township to accept Section Eleven “B” and Eleven “C” of the Regency subdivision from Warren County as Hamilton Township streets and establish the Township speed limit of 25 mph.

This Resolution is declared an emergency measure necessary for the immediate preservation of the peace, health, safety, and welfare of Hamilton Township. The reason for the emergency is provide an immediate establishment of a safe speed.

Budget Impact: \$0

Vote Required for Passage: 3 of 3

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30 p.m. on July 21, 2021, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey - Trustee
Joseph P. Rozzi – Trustee
Mark Sousa - Trustee

Mr. _____ introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 21-0721**

**A RESOLUTION ACCEPTING PUBLIC STREETS FOR MAINTENANCE AND
SETTING SPEED LIMITS ON SECTION ELEVEN "B" AND ELEVEN "C", IN THE
REGENCY SUBDIVISION, HAMILTON TOWNSHIP, DISPENSING WITH THE
SECOND READING AND DECLARING AN EMERGENCY**

WHEREAS, Warren County Commissioners have accepted the following streets in the Regency subdivision and approved them for maintenance by Hamilton Township and Hamilton Township is accepting the same for maintenance Section Eleven "B" (11B) and Eleven "C" (11C) shown on the attached Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Hamilton Township, Warren County, Ohio:

SECTION 1. Hamilton Township accepts Section Eleven "B" and Eleven "C" as shown on the attached Exhibit A of the Regency subdivision for maintenance.

SECTION 2. The speed limit in Section Eleven "B" (11B) and Eleven "C" of the Regency subdivision, Hamilton Township is hereby established at twenty-five (25) miles per hour.

SECTION 3. The Trustees of Hamilton Township, upon majority vote, do hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorize the adoption of this Resolution upon its first reading.

SECTION 4. This Resolution is hereby declared an emergency measure necessary for the immediate preservation of the peace, health, safety and welfare of Hamilton Township. The reason for the emergency is to provide for an immediate establishment of a safe speed limit.

SECTION 5. This Resolution shall take effect on the earliest date allowed by law.

Mr. _____ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Darryl Cordrey –	Aye _____	Nay _____
Joseph P. Rozzi –	Aye _____	Nay _____
Mark Sousa –	Aye _____	Nay _____

Resolution adopted this 21st day of July 2021.

Attest:

Kurt E. Weber, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Kurt E. Weber., Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on July 21, 2021.

Date: _____

Kurt E. Weber, *Fiscal Officer*

COMMENTS, CORRECTIONS AND REVISIONS

ALL THE UNDERSIGNED, BEING ALL THE OWNERS AND LESSORS OF THE LANDS HEREIN PLATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS RECORD PLAT AND TO THE ENTRY THEREON AS HEREIN SET FORTH TO THE PUBLIC RECORDS.

ANY PUBLIC UTILITY FACILITIES ARE SHOWN ON THIS PLAT FOR THE PLACEMENT OF PUBLIC UTILITIES, SEWERAGE AND FOR THE MAINTENANCE AND REPAIR OF ROAD UTILITIES. THE UNDERSIGNED HAVE AGREED TO PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR THE INSTALLATION OF SUCH UTILITIES AND TO MAINTAIN THE SAME IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS. THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF SUCH UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF SUCH UTILITIES AT ALL TIMES TO THE SATISFACTION OF THE PUBLIC UTILITIES COMPANY OR AGENCY. THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF SUCH UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF SUCH UTILITIES AT ALL TIMES TO THE SATISFACTION OF THE PUBLIC UTILITIES COMPANY OR AGENCY.

THE UNDERSIGNED PARTNER STATES THAT TO THE BEST OF HIS KNOWLEDGE ALL PERSONS AND CORPORATIONS INTERESTED IN THE DECEDENT EITHER AS OWNERS OR LEGAL HOLDERS HAVE BEEN NOTICED OF THE EXECUTION OF THIS RECORD PLAT.

ATTEST: My hand and seal this 12th day of June, 2015.

STATE OF OHIO, COUNTY OF WARREN, MISSOURI ENGINEERS, LLC, ENGINEERS, ARCHITECTS, SURVEYORS, AND LAND SURVEYORS, INC. MISSOURI ENGINEERS, LLC, MISSOURI ENGINEERS, ARCHITECTS, SURVEYORS, AND LAND SURVEYORS, INC.

STATE OF OHIO, COUNTY OF WARREN, MISSOURI ENGINEERS, LLC, ENGINEERS, ARCHITECTS, SURVEYORS, AND LAND SURVEYORS, INC. MISSOURI ENGINEERS, LLC, MISSOURI ENGINEERS, ARCHITECTS, SURVEYORS, AND LAND SURVEYORS, INC.

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RECORD PLAT
REGENCY PARK
SECTION 11B

CONTAINING 8.8258 ACRES

LOCATED IN

VIRGINIA MILITARY SURVEY NO. 3334
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

JUNE, 2015

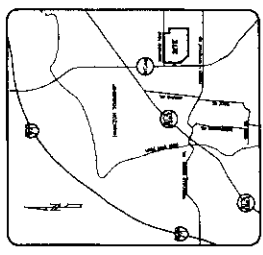


Table with columns: LOT #, AREA, and ACRES. Lists lots 1 through 100 with their respective areas and acreages.

SECTION 11B AREA SUMMARY table with columns: TYPE, ACRES, and PERCENT.

LENGTH OF ROADWAY PLATTED table with columns: ROADWAY TYPE and LENGTH.

COUNTY COMMISSIONERS
WARREN COUNTY, OHIO
HEREBY APPROVE THIS PLAT ON THE 23rd DAY OF JUNE, 2015.

COMMISSIONER
[Signature]

PLAT STATEMENT
I, MISSOURI ENGINEERS, ARCHITECTS, SURVEYORS, AND LAND SURVEYORS, INC., ENGINEERS, ARCHITECTS, SURVEYORS, AND LAND SURVEYORS, INC., DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OHIO.

THE UNDERSIGNED PARTNER STATES THAT TO THE BEST OF HIS KNOWLEDGE ALL PERSONS AND CORPORATIONS INTERESTED IN THE DECEDENT EITHER AS OWNERS OR LEGAL HOLDERS HAVE BEEN NOTICED OF THE EXECUTION OF THIS RECORD PLAT.

COUNTY RECORDER
I HEREBY APPROVE THIS PLAT ON THE 23rd DAY OF JUNE, 2015.

RECORDER
[Signature]

TOWNSHIP RECORDER
I HEREBY APPROVE THIS PLAT ON THE 23rd DAY OF JUNE, 2015.

RECORDER
[Signature]

COUNTY ENGINEER
I HEREBY APPROVE THIS PLAT ON THE 23rd DAY OF JUNE, 2015.

ENGINEER
[Signature]

WARREN COUNTY REGIONAL PLANNING COMMISSION
I HEREBY APPROVE THIS PLAT ON THE 23rd DAY OF JUNE, 2015.

COMMISSIONER
[Signature]

HAMILTON TOWNSHIP ZONING INSPECTOR
I HEREBY APPROVE THIS PLAT ON THE 23rd DAY OF JUNE, 2015.

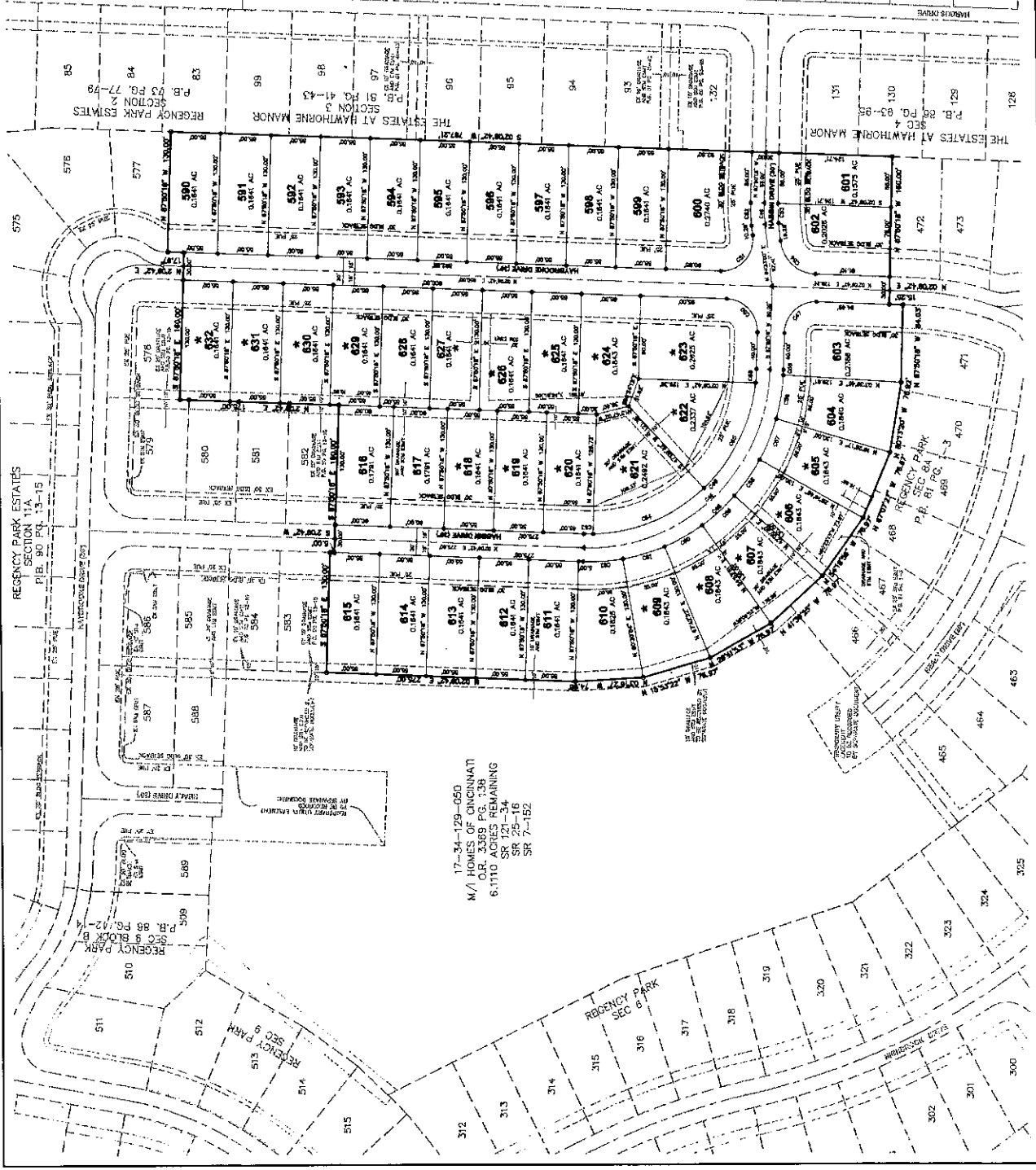
INSPECTOR
[Signature]

CERTIFICATE OF SURVEY
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

MISSOURI ENGINEERS, ARCHITECTS, SURVEYORS, AND LAND SURVEYORS, INC.
3300 Main Street, Columbus, Ohio 43221
(614) 298-1728

Scale: 1" = 100'

SR 12-34 PLAT NO. 3



OWNER	LENGTH	BREADTH	AREA	ACRES	CURVED	CONVD
500	31.16	126.00	3928.32	90.0000	5420.00	33.82
501	31.16	126.00	3928.32	90.0000	5420.00	33.82
502	31.16	126.00	3928.32	90.0000	5420.00	33.82
503	31.16	126.00	3928.32	90.0000	5420.00	33.82
504	31.16	126.00	3928.32	90.0000	5420.00	33.82
505	31.16	126.00	3928.32	90.0000	5420.00	33.82
506	31.16	126.00	3928.32	90.0000	5420.00	33.82
507	31.16	126.00	3928.32	90.0000	5420.00	33.82
508	31.16	126.00	3928.32	90.0000	5420.00	33.82
509	31.16	126.00	3928.32	90.0000	5420.00	33.82
510	31.16	126.00	3928.32	90.0000	5420.00	33.82
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515	31.16	126.00	3928.32	90.0000	5420.00	33.82
516	31.16	126.00	3928.32	90.0000	5420.00	33.82
517	31.16	126.00	3928.32	90.0000	5420.00	33.82
518	31.16	126.00	3928.32	90.0000	5420.00	33.82
519	31.16	126.00	3928.32	90.0000	5420.00	33.82
520	31.16	126.00	3928.32	90.0000	5420.00	33.82
521	31.16	126.00	3928.32	90.0000	5420.00	33.82
522	31.16	126.00	3928.32	90.0000	5420.00	33.82
523	31.16	126.00	3928.32	90.0000	5420.00	33.82
524	31.16	126.00	3928.32	90.0000	5420.00	33.82
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526	31.16	126.00	3928.32	90.0000	5420.00	33.82
527	31.16	126.00	3928.32	90.0000	5420.00	33.82
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530	31.16	126.00	3928.32	90.0000	5420.00	33.82
531	31.16	126.00	3928.32	90.0000	5420.00	33.82
532	31.16	126.00	3928.32	90.0000	5420.00	33.82
533	31.16	126.00	3928.32	90.0000	5420.00	33.82
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539	31.16	126.00	3928.32	90.0000	5420.00	33.82
540	31.16	126.00	3928.32	90.0000	5420.00	33.82
541	31.16	126.00	3928.32	90.0000	5420.00	33.82
542	31.16	126.00	3928.32	90.0000	5420.00	33.82
543	31.16	126.00	3928.32	90.0000	5420.00	33.82
544	31.16	126.00	3928.32	90.0000	5420.00	33.82
545	31.16	126.00	3928.32	90.0000	5420.00	33.82
546	31.16	126.00	3928.32	90.0000	5420.00	33.82
547	31.16	126.00	3928.32	90.0000	5420.00	33.82
548	31.16	126.00	3928.32	90.0000	5420.00	33.82
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550	31.16	126.00	3928.32	90.0000	5420.00	33.82
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556	31.16	126.00	3928.32	90.0000	5420.00	33.82
557	31.16	126.00	3928.32	90.0000	5420.00	33.82
558	31.16	126.00	3928.32	90.0000	5420.00	33.82
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560	31.16	126.00	3928.32	90.0000	5420.00	33.82
561	31.16	126.00	3928.32	90.0000	5420.00	33.82
562	31.16	126.00	3928.32	90.0000	5420.00	33.82
563	31.16	126.00	3928.32	90.0000	5420.00	33.82
564	31.16	126.00	3928.32	90.0000	5420.00	33.82
565	31.16	126.00	3928.32	90.0000	5420.00	33.82
566	31.16	126.00	3928.32	90.0000	5420.00	33.82
567	31.16	126.00	3928.32	90.0000	5420.00	33.82
568	31.16	126.00	3928.32	90.0000	5420.00	33.82
569	31.16	126.00	3928.32	90.0000	5420.00	33.82
570	31.16	126.00	3928.32	90.0000	5420.00	33.82
571	31.16	126.00	3928.32	90.0000	5420.00	33.82
572	31.16	126.00	3928.32	90.0000	5420.00	33.82
573	31.16	126.00	3928.32	90.0000	5420.00	33.82
574	31.16	126.00	3928.32	90.0000	5420.00	33.82
575	31.16	126.00	3928.32	90.0000	5420.00	33.82

* THE ABOVE SPACING DIMENSIONS AND STORM DRAINAGE INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE INFORMATION IS BASED ON THE SURVEY AND RECORDS ON FILE AT THE PUBLIC UTILITY ENGINEERING DIVISION OF THE CITY OF CINCINNATI, OHIO. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CITY OF CINCINNATI. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CITY OF CINCINNATI.

- NOTES:
- 0 - DIMENSIONS 5/8" FROM FIN W/ CAP SET PREVIOUSLY
 - 1 - DIMENSIONS 1" FROM FIN W/ CAP SET PREVIOUSLY
 - 2 - DIMENSIONS 1/2" FROM FIN W/ CAP SET PREVIOUSLY
 - 3 - DIMENSIONS 5/8" FROM FIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 4 - DIMENSIONS 1" FROM FIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 5 - DIMENSIONS 5/8" FROM FIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 6 - DIMENSIONS 1" FROM FIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 7 - DIMENSIONS 5/8" FROM FIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 8 - DIMENSIONS 1" FROM FIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 9 - OCCUPATION IN GENERAL FOR SURVEY
 - 10 - ALL FOUND MONUMENTATION WAS STAMPEL AND IS GOOD CONDITION UNLESS OTHERWISE NOTED.
 - 11 - ALL FOUND MONUMENTATION WAS STAMPEL AND IS GOOD CONDITION UNLESS OTHERWISE NOTED.
 - 12 - ALL FOUND MONUMENTATION WAS STAMPEL AND IS GOOD CONDITION UNLESS OTHERWISE NOTED.
 - 13 - ALL FOUND MONUMENTATION WAS STAMPEL AND IS GOOD CONDITION UNLESS OTHERWISE NOTED.
 - 14 - ALL FOUND MONUMENTATION WAS STAMPEL AND IS GOOD CONDITION UNLESS OTHERWISE NOTED.

FOR BENCHMARK, GRADE AND STORM DRAINAGE INFORMATION SEE THE ABOVE REFERENCED IMPROVEMENT PLAN.

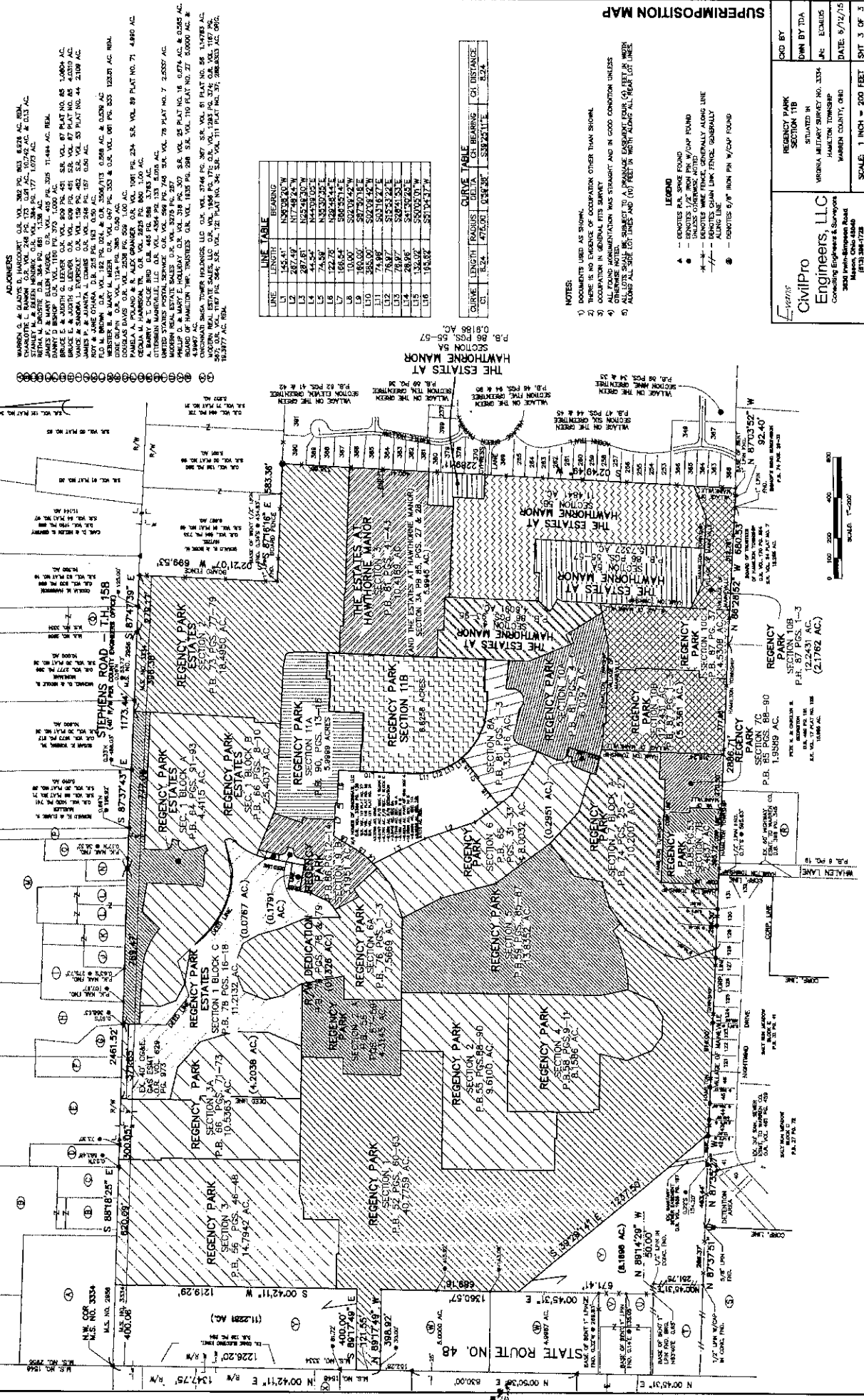
REGENCY PARK SEC 11B
SITUATED IN
VIENNA MILITARY SURVEY NO. 3304
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

DATE: 5/12/15
SHEET 2 OF 3

SCALE: 1 INCH = 50 FEET

91-84

CivilPro
Engineers, LLC
Civil Engineering & Surveying
3800 W. Chester Road
Mason, Ohio 45040
(513) 948-1728



ADJACENT OWNERS

BARBARA G. & GLENDA B. HARGREAVES, O.R. VOL. 382, P.C. 863, 863.6 AC. B.M. CHARLOTTE L. BARNUM, O.R. VOL. 248, P.C. 173, 173.0 AC. & 613.3 AC. NETAH M. BROSCHER, D.B. 384, P.C. 87, 177.103 AC. JAMES F. & MARY ELLEN VAUGHN, O.R. VOL. 405, P.C. 295, 31.444 AC. REA. BRUCE E. & MURTHY G. LEVIER, O.R. VOL. 409, P.C. 451, 54. VOL. 87, PLAT NO. 85, 1.004 AC. BRUCE E. & MURTHY G. LEVIER, O.R. VOL. 409, P.C. 451, 54. VOL. 87, PLAT NO. 85, 4.531 AC. JAMES P. & JANITA L. CHAMBERS, O.R. VOL. 248, P.C. 87, 177.103 AC. BOY & JANE OGDEN, D.B. 205, P.C. 183, 1.030 AC. JAMES P. & JANITA L. CHAMBERS, O.R. VOL. 248, P.C. 87, 177.103 AC. MONSTER M. & MARY M. HERR, O.R. VOL. 409, P.C. 303 & 325, VOL. 87, PLAT NO. 85, 10.231 AC. REA. JANE OGDEN, O.R. VOL. 134, P.C. 380, 0.340 AC. PAULA A. POLANO & ALX. GRANIZER, O.R. VOL. 100, P.C. 234, 53. VOL. 89, PLAT NO. 71, 4.890 AC. CECILIA M. HARRISON, O.R. VOL. 222, P.C. 890, 1.100 AC. A. BARBARA MACHOLSKI, D.B. 445, 445.886 AC. & 339.3 AC. MURPHY REAL ESTATE SERVICE, O.R. VOL. 568, P.C. 748, 54. VOL. 78, PLAT NO. 7, 2.653 AC. BOARD OF HAMILTON TWP. TRUSTEES, O.R. VOL. 183, P.C. 298, 54. VOL. 79, PLAT NO. 27, 50.000 AC. & 4.847 AC. SAGA TOWER HOLDINGS, L.L.C., O.R. VOL. 374, P.C. 307, 8.8. VOL. 110, PLAT NO. 88, 4.383 AC. WORKING REAL ESTATE SALES, L.L.C., O.R. VOL. 184, P.C. 176, 0.1. VOL. 1283, PLAT NO. 174, O.R. VOL. 110, PLAT NO. 88, 11.973 AC. WORKING REAL ESTATE SALES, L.L.C., O.R. VOL. 184, P.C. 176, 0.1. VOL. 1283, PLAT NO. 174, O.R. VOL. 110, PLAT NO. 88, 11.973 AC. REA. 10.777 AC. REA.

LINE TABLE

LINE	LENGTH	BEARING
L1	4527.40'	N 77°24'24" W
L2	287.61'	N 62°48'20" W
L3	44.54'	N 44°59'05" E
L4	74.59'	N 83°20'25" E
L5	122.76'	N 82°54'14" E
L6	10.00'	S 82°03'42" W
L7	180.00'	S 87°20'18" W
L8	355.00'	S 92°16'27" E
L9	74.99'	S 57°32'24" E
L10	78.87'	S 57°32'24" E
L11	248.98'	S 50°05'01" W
L12	154.92'	S 87°14'27" W

CURVE TABLE

CURVE	LENGTH	TRADIUS	DELTA	OR BEARING	CH DISTANCE
C1	8.24'	474.00'	1.03430°	S 82°21'11" E	8.24'

- NOTES:**
- 1) DOCUMENTS USED AS REFERENCE
 - 2) THERE IS NO EXHAUSTION OF OCCUPATION OTHER THAN SHOWN
 - 3) OCCUPATION IN GENERAL FITS SURVEY
 - 4) ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS NOTED OTHERWISE
 - 5) ALL LOTS SHALL BE SUBJECT TO A DRAINAGE EASEMENT FOUR (4) FEET IN WIDTH ALONG ALL FEET IN WIDTH AND (10) FEET IN WIDTH ALONG ALL FEET IN WIDTH

LEGEND

- ▲ DENOTES P.A. SPOKE FOUND
- DENOTES 1/2" IRON PIN W/OUT FOUND
- DENOTES WIRE FENCE, GENERALLY ALONG LINE
- DENOTES CHAIN LINK FENCE, GENERALLY ALONG LINE
- DENOTES 9/8" IRON PIN W/OUT FOUND

CivilPro Engineers, LLC
 Consulting Engineers & Surveyors
 2525 North Main Street
 Columbus, Ohio 43260
 (614) 294-1728

SUPERIMPOSITION MAP

DATE: 8/12/15
 SHEET 3 OF 3
 SCALE: 1 INCH = 200 FEET

REGENCY PARK SECTION 11B
 SITUATED IN
 VINCENNA METROPOLITAN SURVEY NO. 3334
 HAMILTON TOWNSHIP
 HAMILTON COUNTY, OHIO

OWNED BY
 DOWN BY TDA
 ARE: EASIMES
 DATE: 8/12/15
 SHEET 3 OF 3

PLAT NO. 1566
 M.S. NO. 3384
 U.S. NO. 3384
 S 88°10'25" E
 400.08'

STATE ROUTE NO. 45
 STATE ROUTE NO. 46
 STATE ROUTE NO. 47

91-83

COUNTY COMMISSIONERS AND RESOLUTION

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

COUNTY ENGINEER
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

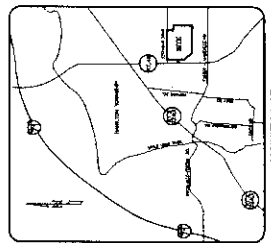
COUNTY AUDITOR
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

TOWNSHIP ENGINEER
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

TOWNSHIP CLERK
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

REGENCY PARK SECTION 11C

CONTAINING 6.1110 ACRES
LOCATED IN
VIRGINIA MILITARY SURVEY NO. 3334
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
MAY, 2017



CELT	LOT #	ESTIMATE
NEW1	830	1734
NEW1	831	1734
NEW1	832	1734
NEW1	833	1734
NEW1	834	1734
NEW1	835	1734
NEW1	836	1734
NEW1	837	1734
NEW1	838	1734
NEW1	839	1734
NEW1	840	1734
NEW1	841	1734
NEW1	842	1734
NEW1	843	1734
NEW1	844	1734
NEW1	845	1734
NEW1	846	1734
NEW1	847	1734
NEW1	848	1734
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NEW1	866	1734
NEW1	867	1734
NEW1	868	1734
NEW1	869	1734
NEW1	870	1734
NEW1	871	1734
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NEW1	994	1734
NEW1	995	1734
NEW1	996	1734
NEW1	997	1734
NEW1	998	1734
NEW1	999	1734
NEW1	1000	1734

SECTION 11B AREA SUMMARY	
LOTS	51 PARCELS
OR PARCELS	0.2645 AC
OR PARCELS	0.0000 AC
OR PARCELS	0.0000 AC
TOTAL	0.2645 AC

LENGTH OF ROADWAY PLATTED	
WETTER GABLE	18242
HELY GABLE	7234P
TOTAL	



OWNER DEVELOPER
 MICHAEL J. CONRAD, LLC
 4170 Dunes Drive, Suite 100
 Cincinnati, Ohio 45244
 937.348-8800

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

COUNTY ENGINEER
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

COUNTY AUDITOR
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

TOWNSHIP ENGINEER
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

TOWNSHIP CLERK
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

PLANNING AND DESIGN SERVICES

THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

COUNTY ENGINEER
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

COUNTY AUDITOR
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

TOWNSHIP ENGINEER
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

TOWNSHIP CLERK
 I HEREBY APPROVE THIS PLAN ON THIS 11th DAY OF August, 2017 AT 2:30 P.M. IN PUBLIC SESSION AT THE WARREN COUNTY COURTHOUSE, WARREN, OHIO.

CIVIL ENGINEERS, LLC
 4170 Dunes Drive, Suite 100
 Cincinnati, Ohio 45244
 937.348-8800

REGISTRY PARK SECTION 11C
 SITUATED IN
 VIRGINIA MILITARY SURVEY NO. 3334
 HAMILTON TOWNSHIP
 WARREN COUNTY, OHIO

DATE: 5/26/17
 SHEET 1 OF 3

SCALE: 1" = 50'

STATION	CHANGING ELEVATION	EXISTING ELEVATION	FINISH ELEVATION
1+00	100.00	100.00	100.00
1+10	100.00	100.00	100.00
1+20	100.00	100.00	100.00
1+30	100.00	100.00	100.00
1+40	100.00	100.00	100.00
1+50	100.00	100.00	100.00
1+60	100.00	100.00	100.00
1+70	100.00	100.00	100.00
1+80	100.00	100.00	100.00
1+90	100.00	100.00	100.00
2+00	100.00	100.00	100.00
2+10	100.00	100.00	100.00
2+20	100.00	100.00	100.00
2+30	100.00	100.00	100.00
2+40	100.00	100.00	100.00
2+50	100.00	100.00	100.00
2+60	100.00	100.00	100.00
2+70	100.00	100.00	100.00
2+80	100.00	100.00	100.00
2+90	100.00	100.00	100.00
3+00	100.00	100.00	100.00
3+10	100.00	100.00	100.00
3+20	100.00	100.00	100.00
3+30	100.00	100.00	100.00
3+40	100.00	100.00	100.00
3+50	100.00	100.00	100.00
3+60	100.00	100.00	100.00
3+70	100.00	100.00	100.00
3+80	100.00	100.00	100.00
3+90	100.00	100.00	100.00
4+00	100.00	100.00	100.00
4+10	100.00	100.00	100.00
4+20	100.00	100.00	100.00
4+30	100.00	100.00	100.00
4+40	100.00	100.00	100.00
4+50	100.00	100.00	100.00
4+60	100.00	100.00	100.00
4+70	100.00	100.00	100.00
4+80	100.00	100.00	100.00
4+90	100.00	100.00	100.00
5+00	100.00	100.00	100.00
5+10	100.00	100.00	100.00
5+20	100.00	100.00	100.00
5+30	100.00	100.00	100.00
5+40	100.00	100.00	100.00
5+50	100.00	100.00	100.00
5+60	100.00	100.00	100.00
5+70	100.00	100.00	100.00
5+80	100.00	100.00	100.00
5+90	100.00	100.00	100.00
6+00	100.00	100.00	100.00
6+10	100.00	100.00	100.00
6+20	100.00	100.00	100.00
6+30	100.00	100.00	100.00
6+40	100.00	100.00	100.00
6+50	100.00	100.00	100.00
6+60	100.00	100.00	100.00
6+70	100.00	100.00	100.00
6+80	100.00	100.00	100.00
6+90	100.00	100.00	100.00
7+00	100.00	100.00	100.00
7+10	100.00	100.00	100.00
7+20	100.00	100.00	100.00
7+30	100.00	100.00	100.00
7+40	100.00	100.00	100.00
7+50	100.00	100.00	100.00
7+60	100.00	100.00	100.00
7+70	100.00	100.00	100.00
7+80	100.00	100.00	100.00
7+90	100.00	100.00	100.00
8+00	100.00	100.00	100.00
8+10	100.00	100.00	100.00
8+20	100.00	100.00	100.00
8+30	100.00	100.00	100.00
8+40	100.00	100.00	100.00
8+50	100.00	100.00	100.00
8+60	100.00	100.00	100.00
8+70	100.00	100.00	100.00
8+80	100.00	100.00	100.00
8+90	100.00	100.00	100.00
9+00	100.00	100.00	100.00
9+10	100.00	100.00	100.00
9+20	100.00	100.00	100.00
9+30	100.00	100.00	100.00
9+40	100.00	100.00	100.00
9+50	100.00	100.00	100.00
9+60	100.00	100.00	100.00
9+70	100.00	100.00	100.00
9+80	100.00	100.00	100.00
9+90	100.00	100.00	100.00
10+00	100.00	100.00	100.00
10+10	100.00	100.00	100.00
10+20	100.00	100.00	100.00
10+30	100.00	100.00	100.00
10+40	100.00	100.00	100.00
10+50	100.00	100.00	100.00
10+60	100.00	100.00	100.00
10+70	100.00	100.00	100.00
10+80	100.00	100.00	100.00
10+90	100.00	100.00	100.00
11+00	100.00	100.00	100.00
11+10	100.00	100.00	100.00
11+20	100.00	100.00	100.00
11+30	100.00	100.00	100.00
11+40	100.00	100.00	100.00
11+50	100.00	100.00	100.00
11+60	100.00	100.00	100.00
11+70	100.00	100.00	100.00
11+80	100.00	100.00	100.00
11+90	100.00	100.00	100.00
12+00	100.00	100.00	100.00
12+10	100.00	100.00	100.00
12+20	100.00	100.00	100.00
12+30	100.00	100.00	100.00
12+40	100.00	100.00	100.00
12+50	100.00	100.00	100.00
12+60	100.00	100.00	100.00
12+70	100.00	100.00	100.00
12+80	100.00	100.00	100.00
12+90	100.00	100.00	100.00

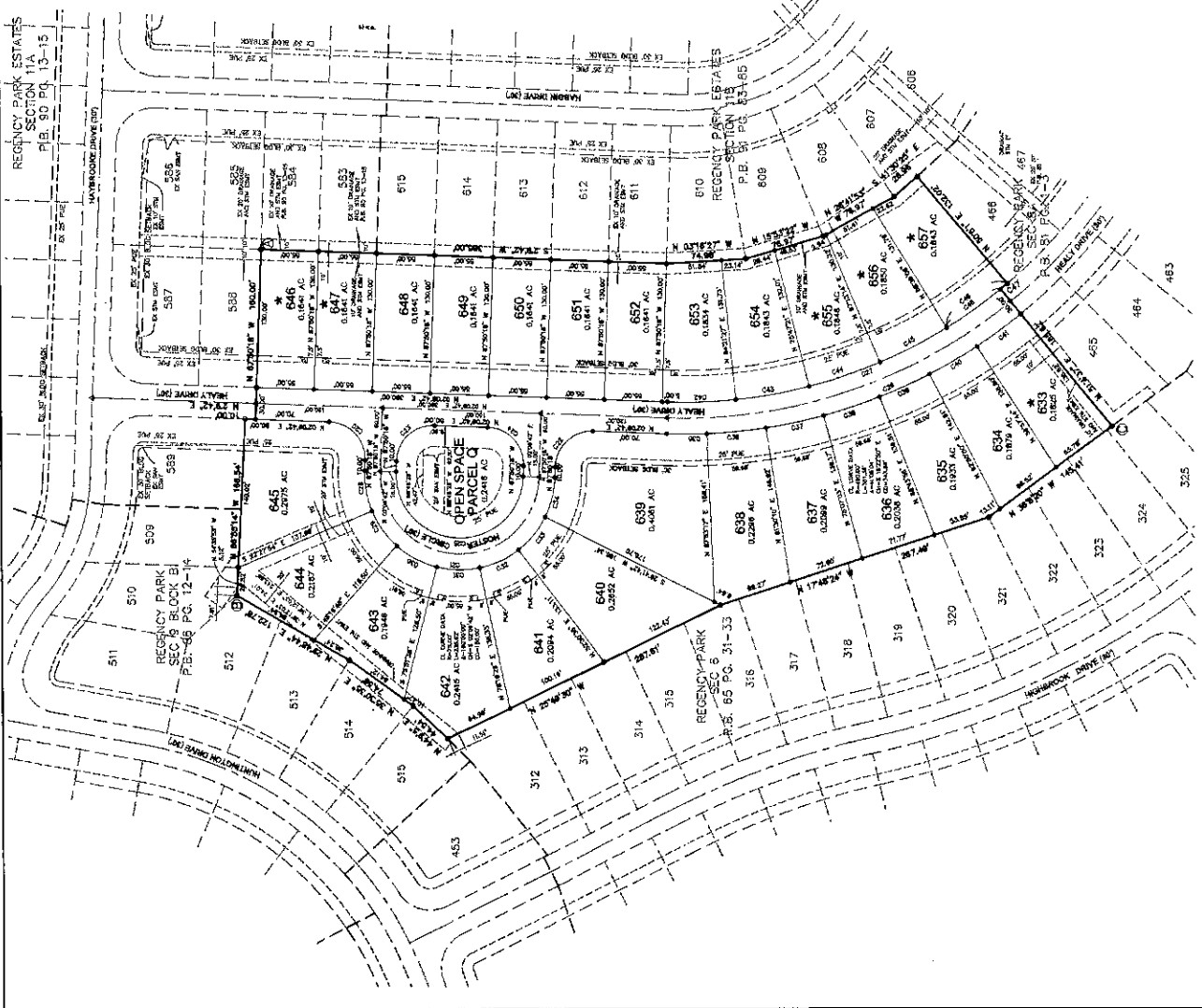
THE MINIMUM FINISH ELEVATIONS (AS SHOWN) SHALL BE MAINTAINED AT ALL TIMES AS SHOWN ON THE APPROVED IMPROVEMENT PLANS FOR REVISION. THESE ELEVATIONS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. PROPER DRAINAGE AWAY FROM THE FOUNDATION, FINAL FLOOR ELEVATIONS AND BUILDING SPECIFIC BUILDING DESIGN AND THE GRADING AND DRAINAGE FOR THE SITE AND INDIVIDUAL LOTS.

LOT NO.	REAR YARD OTHER
633	REAR YARD
644	REAR YARD
645	REAR YARD
652	REAR YARD
647	REAR YARD
657	REAR YARD

FOR BENCHMARK GRADING AND STORM DRAINAGE INFORMATION, SEE THE ABOVE REFERENCED IMPROVEMENT PLANS.

- NOTES:
- 1) ○ - DENOTES 5/8" IRON PIN W/ CAP SET PERMANENTLY
 - 2) ⊕ - DENOTES 1" IRON PIN W/ CAP SET PERMANENTLY
 - 3) ⊖ - DENOTES 5/8" IRON PIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 4) ⊙ - DENOTES 1" IRON PIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 5) ⊕ - DENOTES 5/8" IRON PIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 6) ⊙ - DENOTES 1" IRON PIN WITH CAP TO BE SET IN SECTION 11B, UNLESS OTHERWISE NOTED.
 - 7) DIMENSIONS UNDER AS SHOWN.
 - 8) THERE IS NO EVIDENCE OF OCCUPANCY OTHER THAN STORAGE.
 - 9) OCCUPANCY IN GENERAL ITS SURVEY.
 - 10) ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - 11) ALL LOTS SHALL BE 25 FEET WIDE TO A MINIMUM FROM SIDE DRIVEWAYS.
 - 12) ALL LOTS SHALL BE SUBMITTED TO A DRAINAGE ENGINEER FOR FOUR (4) FEET IN WIDTH ADJACENT ALL SIDE LOT LINES AND TEN (10) FEET IN WIDTH ALONG ALL REAR LOT LINES. EXCLUSION OF GARAGE PARCELS.
 - 13) ALL LOTS SHALL PROVIDE TWO (2) UNOBSTRUCTED OFF STREET PARKING SPACES.
 - 14) PILE - INDICATES PUBLIC UTILITY EASEMENT

REGENCY PARK ESTATES SECTION 11A P.L. 80 P.C. 10-15



CivilPro Engineers, LLC Consulting Engineers & Surveyors 4790 Duke Drive, Suite 100 Raleigh, NC 27603 (919) 348-7238	REGENCY PARK SECTION 11C SITUATED IN WILKINA HIGHWAY SURVEY, AC. 3334 JAMESON TOWNSHIP WAREN COUNTY, NC DATE: 5/11/17	CND BY DIVN BY TDA IN: ECHMIS SCALE: 1" = 50 FEET SHEET 2 OF 3
	REGENCY PARK SECTION 11A P.L. 80 P.C. 10-15	

ADJACENT OWNERS

MARY & JUDITH L. HANCOCK, LLC, VOL. 302, PG. 683, 6.026 AC. REM.
 STANLEY & BELEN TRUSTS, O.R. VOL. 294, PG. 344, 177.1207 AC.
 JAMES P. & MARY ELLEN ZIGLER, O.R. VOL. 455, PG. 305, 11.484 AC. REM.
 REBECCA L. HANCOCK, O.R. VOL. 292, PG. 426, 1.000 AC.
 BRUCE E. & SANDRA L. EVERSOLE, O.R. VOL. 308, PG. 451, 1.000 AC.
 VANCE & SANDRA L. EVERSOLE, O.R. VOL. 159, PG. 457, 5.3 AC. VOL. 87, PLAT NO. 85, 4.020 AC.
 BOYD & JANE OVANA, D.B. 225, PG. 103, 0.50 AC.
 MICHAEL ALAN DODD, D.B. 2015-024186, 0.506 AC. & 0.239 AC.
 NISSERLY, S. & MARY L. WADSWORTH, O.R. VOL. 340, PG. 305 & O.R. VOL. 381, PG. 833, 132.81 AC. REM.
 TERRY L. HOWARD, O.R. VOL. 474, PG. 163, 1.00 AC.
 TULLER TRUSTS, DOCUMENT NO. 2015-024181, S.B. VOL. 89, PLAT NO. 71, 4.980 AC.
 OTERBERN MARSHVILLE, LLC, O.R. VOL. 455, PG. 332, 5.00 AC.
 ANDREW REAL ESTATE SALES, O.R. VOL. 2279, PG. 257.
 PHILIP D. & MARY E. HOLEWY, O.R. VOL. 318, PG. 307, S.B. VOL. 28, PLAT NO. 19, 0.574 AC. & 0.562 AC.
 CHRONWAT DAMA TOWER HOLDINGS, LLC, O.R. VOL. 294, PG. 387, S.B. VOL. 31, PLAT NO. 58, 1.147 AC.
 PHILIP D. & MARY E. HOLEWY, O.R. VOL. 318, PG. 307, S.B. VOL. 28, PLAT NO. 19, 0.574 AC. & 0.562 AC.
 50.0 AC. VOL. 1107, PG. 584, S.B. VOL. 107, PLAT NO. 11, PLAT NO. 107, 59.846 AC. REM.
 19.297 AC. REM.

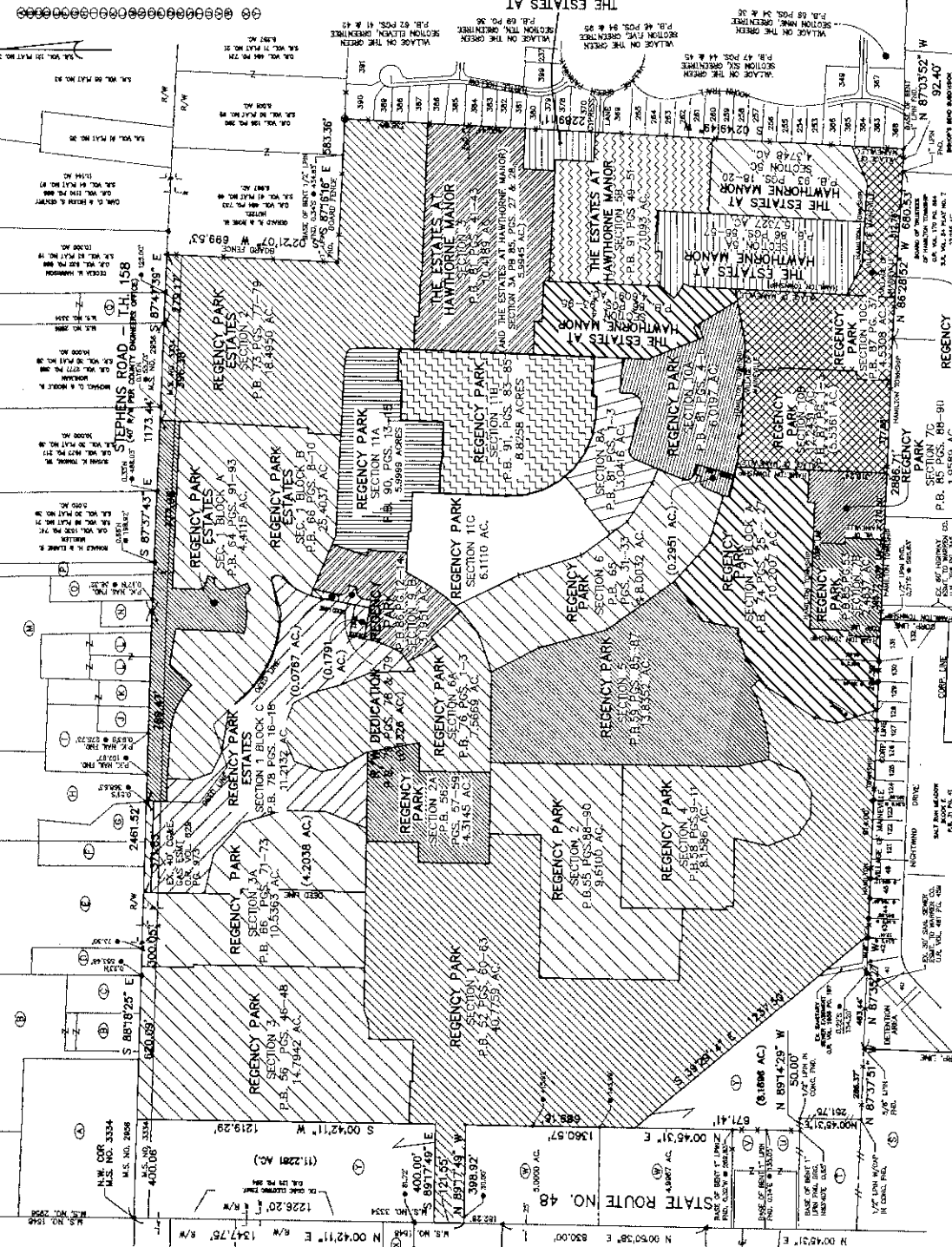
NOTES:

- 1) NOTED REFS. AS SHOWN.
- 2) THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN.
- 3) OCCUPATION IS GENERAL FITS SURVEY.
- 4) ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 5) ALONG ALL-STATE LOT LINES AND (6) FEET IN WIDTH ALONG ALL-STATE LOT LINES.

LEGEND:

- - DENOTES B.M. SPOKE FOUND
- ▲ - DENOTES 1/2" IRON PIN W/CAP FOUND
- - DENOTES WIRE FENCE GENERALLY ALONG LINE
- — - DENOTES CHAIN LINK FENCE, GENERALLY ALONG LINE
- - DENOTES 3/8" IRON PIN W/CAP FOUND

MT. HOMES OF CHRONWAT, LLC
 S.B. VOL. 111, PLAT NO. 39
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CivilPro Engineers, LLC
 Consulting Engineers & Surveyors
 4790 Dana Drive, Suite 100
 Mason, Ohio 45040
 (615) 344-7777

DATE: 5/28/17
 SHEET: 3 OF 3
 SCALE: 1" = 200 FEET

REGENCY PARK SECTION 11C
 SITUATED IN
 VIRGINIA MILITARY SURVEY NO. 3354
 HAWTHORNE TOWNSHIP
 WARREN COUNTY, OHIO

9583

SUPERIMPOSITION MAP

Evans
CivilPro
Engineers, LLC
Consulting Engineers & Surveyors

October 20, 2016

Ms. Sheliah K. Withrow
Warren County Engineer's Office
105 Markey Road
Lebanon, Ohio 45036

Re: Regency Park Section 11B
(ECMI05)

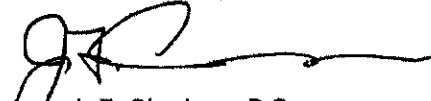
Dear Ms. Withrow:

Please accept this letter as certification that all monuments and lot corner pins as shown on the record plat for the above referenced subdivision have been set.

If you have any questions, please call our office at 513-398-1728.

Regards,

Evans CivilPro Engineers, LLC



Joseph F. Charlson, P.S.

Enclosures
JFC/ekr

P:\ECMI05\Correspondence\Letters\ECMI05 Sec 11B IP ltr 2016-10-20.doc

Evans

CivilPro

Engineers, LLC

Consulting Engineers & Surveyors

July 20, 2017

Ms. Sheliah Withrow
Warren County Engineer's Office
105 Markey Road
Lebanon, Ohio 45036

Re: Regency Park, Section 11C
(ECMI05)

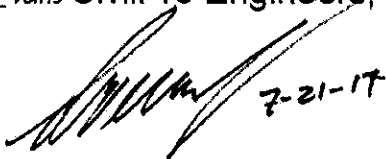
Dear Ms. Withrow:

Please accept this letter as certification that all monuments and lot corner pins as shown on the record plat for the above referenced subdivision have been set.

If you have any questions, please call our office at 513-398-1728

Sincerely,

Evans CivilPro Engineers, LLC



7-21-17

Scott R. Lindgren, P.S.

Enclosures

C:\Job Docs\ECMI05\ECMI05 WarCo Sec 11C IP ltr 2017-07-20.doc



July 7, 2021

Hamilton Township
Attn: Kenny Hickey
7780 South State Route 48
Hamilton Township, Ohio 45039

Re: Regency Park, Sections 11B & 11C

Dear Hamilton Township,

Please be advised that the punch list items compiled by inspections for the above have been completed and inspected and found to be satisfactory per Warren County Engineer Regulations.

Your acceptance letter will allow this office to release bonds and turn the streets over for public maintenance.

Per Hamilton Township request our office will e-mail a copy of the Survey Certificate and As-Builts (if required) to your office upon receipt as required prior to issuance of your acceptance letter.

Upon your Subdivision Inspector's report of our final review being acceptable and you concur then please send a letter or e-mail that you are willing to accept the street for public maintenance. In the same token we ask that the township forward any objections to our office within 30-days from the date of this letter.

Sincerely,

Neil F. Tunison, P.E., P.S.
Warren County Engineer

Jason Fisher

Jason Fisher
Subdivision Inspection

Cc: M/I Homes of Cincinnati, LLC -- Bobby Tyra & Zach Toebben (E-Mail only)
Hamilton Twp -- Brent Centers, Administrator (E-Mail only)
Soil & Water -- (E-Mail only)
File

WARREN COUNTY ENGINEER'S OFFICE

ADMINISTRATION and ENGINEERING
210 W Main St. Lebanon, OH 45036
Telephone (513) 695-3301 Fax (513) 695-7714

HIGHWAY MAINTENANCE, PERMITS, and INSPECTION
105 Markey Rd. Lebanon, OH 45036
Telephone (513) 695-3336 Fax (513) 695-3323