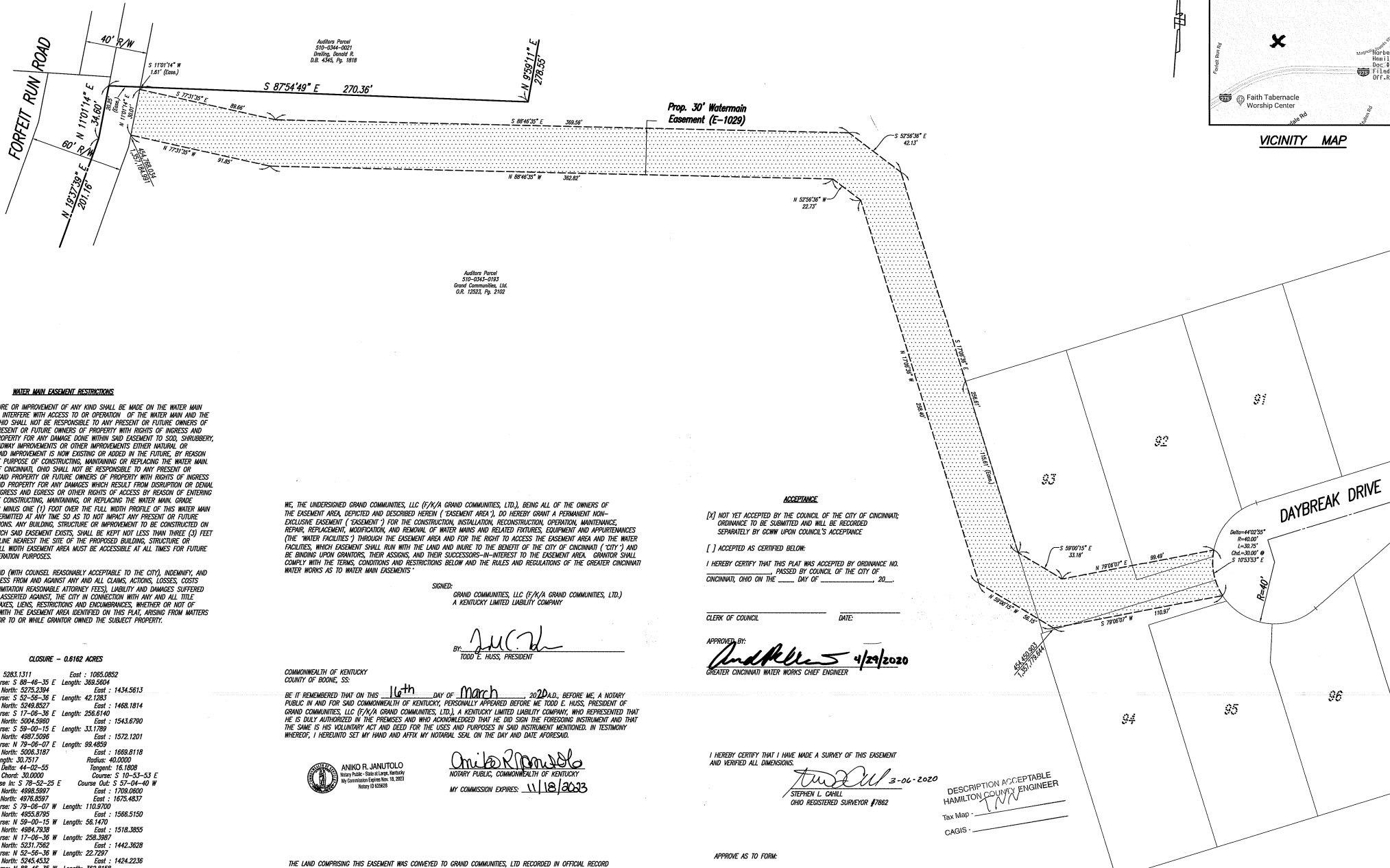


NOTED BASED ON HAMILTON COUNTY COORDINATE SYSTEM - SOUTH ZONE  
BASED ON OBSERVATIONS OF HAMILTON COUNTY, OHIO GEODETIC CONTROL MONUMENTS



Recorder's Office  
200-0054892 Type: PLNC  
Doc # 1  
File # 17120 071234 M 40.00  
OFF. REC. # 14191 00001 F F1  
#1419100001#

MAGNOLIA WOODS SUBDIVISION  
PHASE 3 - WSL #5587

3-6-20  
G.R.  
D.P.  
1" = 30'

REVISIONS  
DATE DESCRIPTION  
06-05-2017 06-CERT-14

WSL #5587-MAGNOLIA WOODS P3-E-1029  
WATERLINE EASEMENT PLAT  
SECTION-26, TOWN-2, E-RANGE-1  
COLERAIN TOWNSHIP  
HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.  
Civil Engineering + Surveying  
3917 Columbia Road, Suite 120  
Cincinnati, OH 45231  
513-963-9377  
www.aberacrombie-associates.com  
1-800-362-2764  
811  
Call before you dig.

**WATER MAIN EASEMENT RESTRICTIONS**

NO BUILDING, STRUCTURE OR IMPROVEMENT OF ANY KIND SHALL BE MADE ON THE WATER MAIN EASEMENT WHICH WILL INTERFERE WITH ACCESS TO OR OPERATION OF THE WATER MAIN AND THE CITY OF CINCINNATI, OHIO SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY OR PRESENT OR FUTURE OWNERS OF PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGE DONE WITHIN SAID EASEMENT TO SOIL, SHRUBBERY, TREES, PAVEMENT, ROADWAY IMPROVEMENTS OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL WHETHER SAID IMPROVEMENT IS NOW EXISTING OR ADDED IN THE FUTURE, BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING OR REPLACING THE WATER MAIN. FURTHER, THE CITY OF CINCINNATI, OHIO SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY OR FUTURE OWNERS OF PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGES WHICH RESULT FROM DISRUPTION OR DENIAL OF SAID RIGHTS OF INGRESS AND EGRESS OR OTHER RIGHTS OF ACCESS BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OR REPLACING THE WATER MAIN, GRADE CHANGES OF PLUS OR MINUS ONE (1) FOOT OVER THE FULL WIDTH PROFILE OF THIS WATER MAIN EASEMENT ARE NOT PERMITTED AT ANY TIME SO AS TO NOT IMPACT ANY PRESENT OR FUTURE WATER WORKS OPERATIONS. ANY BUILDING, STRUCTURE OR IMPROVEMENT TO BE CONSTRUCTED ON THE PROPERTY, IN WHICH SAID EASEMENT EXISTS, SHALL BE KEPT NOT LESS THAN THREE (3) FEET FROM THE EASEMENT LINE NEAREST THE SITE OF THE PROPOSED BUILDING, STRUCTURE OR IMPROVEMENT. THE FULL WIDTH EASEMENT AREA MUST BE ACCESSIBLE AT ALL TIMES FOR FUTURE MAINTENANCE AND OPERATION PURPOSES.

GRANTOR SHALL DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE CITY), INDEMNIFY, AND HOLD THE CITY HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, LOSSES, COSTS (INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEY FEES), LIABILITY AND DAMAGES SUFFERED OR INCURRED BY, OR ASSERTED AGAINST, THE CITY IN CONNECTION WITH ANY AND ALL TITLE MATTERS, INCLUDING TAXES, LIENS, RESTRICTIONS AND ENCUMBRANCES, WHETHER OR NOT OF RECORD, ASSOCIATED WITH THE EASEMENT AREA IDENTIFIED ON THIS PLAT, ARISING FROM MATTERS WHICH OCCURRED PRIOR TO OR WHILE GRANTOR OWNED THE SUBJECT PROPERTY.

**CLOSURE - 0.6162 ACRES**

- North: 5283.1311 East: 1065.0852
- Line Course: S 89-46-35 E Length: 369.5904
- North: 5275.2394 East: 1434.5813
- Line Course: S 52-59-36 E Length: 42.1283
- North: 5248.8527 East: 1468.1814
- Line Course: S 17-08-36 E Length: 256.6140
- North: 5204.5960 East: 1543.6790
- Line Course: S 69-40-15 E Length: 33.1789
- North: 4987.5096 East: 1572.1201
- Line Course: N 79-06-07 E Length: 99.4859
- North: 5005.3167 East: 1668.8118
- Curve Length: 30.7917 Radius: 40.0000
- Delta: 44-02-55 Tangent: 16.1808
- Chord: 30.0000 Course: S 10-53-53 E
- Course: S 78-52-25 E Course: S 57-04-00 W
- RP North: 4998.5987 East: 1709.0800
- End North: 4976.8597 East: 1675.4837
- Line Course: S 79-09-07 W Length: 110.9700
- North: 4955.8753 East: 1568.5150
- Line Course: N 59-00-15 W Length: 56.1470
- North: 4984.7938 East: 1518.3855
- Line Course: N 17-09-36 W Length: 228.3887
- North: 5231.7562 East: 1442.3628
- Line Course: N 52-56-36 W Length: 22.7297
- North: 5245.4532 East: 1424.2236
- Line Course: N 89-46-35 W Length: 362.8158
- North: 5253.2010 East: 1061.4905
- Line Course: N 77-31-35 W Length: 91.8528
- North: 5231.0402 East: 971.8259
- Line Course: N 11-01-14 E Length: 30.0097
- North: 5302.4965 East: 977.5426
- Line Course: S 77-31-35 E Length: 89.8591
- North: 5283.1311 East: 1065.0853

Perimeter: 1854.3020 Area: 26,844.28 Sq. Ft. 0.6162 Acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0001  
Error North: -0.00005 Course: S 69-03-44 E East: 0.00013  
Precision: 1: 18,535,503.0000

WE, THE UNDERSIGNED GRAND COMMUNITIES, LLC (F/A GRAND COMMUNITIES, LTD.), BEING ALL OF THE OWNERS OF THE EASEMENT AREA, DEPICTED AND DESCRIBED HEREIN ("EASEMENT AREA"), DO HEREBY GRANT A PERMANENT NON-EXCLUSIVE EASEMENT ("EASEMENT") FOR THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, MODIFICATION, AND REMOVAL OF WATER MAINS AND RELATED FIXTURES, EQUIPMENT AND APPURTENANCES ("WATER FACILITIES") THROUGH THE EASEMENT AREA AND FOR THE RIGHT TO ACCESS THE EASEMENT AREA AND THE WATER FACILITIES, WHICH EASEMENT SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF CINCINNATI ("CITY") AND BE BINDING UPON GRANTORS, THEIR ASSIGNS, AND THEIR SUCCESSORS-IN-INTEREST TO THE EASEMENT AREA. GRANTOR SHALL COMPLY WITH THE TERMS, CONDITIONS AND RESTRICTIONS BELOW AND THE RULES AND REGULATIONS OF THE GREATER CINCINNATI WATER WORKS AS TO WATER MAIN EASEMENTS.

SIGNED: GRAND COMMUNITIES, LLC (F/A GRAND COMMUNITIES, LTD.)  
A KENTUCKY LIMITED LIABILITY COMPANY

BY: *TUC*  
TODD E. HUSS, PRESIDENT

COMMONWEALTH OF KENTUCKY  
COUNTY OF BOONE, SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF March 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF KENTUCKY, PERSONALLY APPEARED BEFORE ME TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LLC (F/A GRAND COMMUNITIES, LTD.), A KENTUCKY LIMITED LIABILITY COMPANY, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED, IN TESTIMONY WHEREOF, I HEREAUTO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.



*Aniko R. Janutolo*  
NOTARY PUBLIC, COMMONWEALTH OF KENTUCKY  
MY COMMISSION EXPIRES: 11/18/2023

**ACCEPTANCE**

NOT YET ACCEPTED BY THE COUNCIL OF THE CITY OF CINCINNATI. ORDINANCE TO BE SUBMITTED AND WILL BE RECORDED SEPARATELY BY COUNCIL UPON COUNCIL'S ACCEPTANCE.

ACCEPTED AS CERTIFIED BELOW:

I HEREBY CERTIFY THAT THIS PLAT WAS ACCEPTED BY ORDINANCE NO. \_\_\_\_\_ PASSED BY COUNCIL OF THE CITY OF CINCINNATI, OHIO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CLERK OF COUNCIL \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY: *Andrew...* 4/29/2020  
GREATER CINCINNATI WATER WORKS CHIEF ENGINEER

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THIS EASEMENT AND VERIFIED ALL DIMENSIONS.

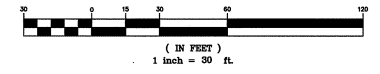
*Stephen L. Cahill* 3-06-2020  
STEPHEN L. CAHILL  
OHIO REGISTERED SURVEYOR #7862

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER  
Tax Map: 17M  
CAGIS: \_\_\_\_\_

APPROVE AS TO FORM: *CRH* 3/20/2020  
ASSISTANT CITY SOLICITOR DATE

THE LAND COMPRISING THIS EASEMENT WAS CONVEYED TO GRAND COMMUNITIES, LTD RECORDED IN OFFICIAL RECORD BOOK 12523, PG. 2102 OF THE HAMILTON COUNTY, OHIO RECORDS. AUDITORS REFERENCE 510-0343-0193.

**GRAPHIC SCALE**



PROPERTY NOT NECESSARY  
COUNTY AUDITOR  
BUSBY RHODES

OWNER/DEVELOPER:  
GRAND COMMUNITIES, LLC  
3940 OLYMPIC BOULEVARD  
ERLANGER, KENTUCKY 41018  
(859) 344-4709

PB 480 PG 62