

VICINITY MAP
n.l.s.

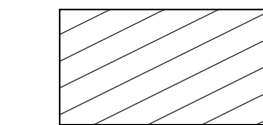
SANITARY SEWER EASEMENT DEDICATION PLAT FOR GARDEN GROVE DEVELOPMENT 643 COVEDALE AVENUE

SECTION 12, TOWN 3, F. RANGE 1, BTM
DELHI TOWNSHIP
HAMILTON COUNTY, OHIO

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	51°59'32"	37.50'	34.03'	562°35'26"E 32.87'
C-2	38°00'28"	37.50'	24.88'	S17°35'26"E 24.42'

LEGEND

- Found 5/8" Iron Pin (Cap as noted)
- Set 5/8" Iron Pin (5/8"x30" capped "BayerBecker")
- ⊗ Found Iron Pipe
- Found Conc. Mon.



Proposed 20' Sanitary Sewer Easement

EASEMENT TABLE

- 540-0050-0084 Permanent Sanitary Sewer Easement #1 0.1385 Ac.
- 540-0050-0567 Permanent Sanitary Sewer Easement #2 0.2591 Ac.

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT, WE THE UNDERSIGNED IN CONSIDERATION OF (\$1,000) AND OTHER CONSIDERATIONS TO US PAID BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO, FOR THE USE AND BENEFIT OF THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI, RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED DO HEREBY GRANT, BARGAIN, SELL, AND CONVEY TO THE SAID BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, A PERMANENT EASEMENT TOGETHER WITH THE RIGHT OF ENTRY AND RE-ENTRY FOR THE CONSTRUCTION, PERPETUAL MAINTENANCE, RECONSTRUCTION, REPAIR, AND OPERATION OF A SEWER AND SEWER APPURTENANCES IN AND UPON THE LANDS SHOWN ON THIS PLAT INCLUDING BUT NOT LIMITED TO DRIVEWAY AND PARKING AREA, SAID PERMANENT SEWER EASEMENT TO BE 20-FEET IN WIDTH AND BEING 10-FEET ON EACH SIDE OF THE CENTERLINE OF THE SAID SEWER AS CONSTRUCTED OR AS SHOWN ON THIS PLAT. THE PERMANENT SEWER EASEMENTS ARE SUBJECT TO THE FOLLOWING RESTRICTIONS:

RESTRICTIONS ON SEWER EASEMENTS

NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH THE CONSTRUCTION OR PERPETUAL ACCESS TO SAID PUBLIC SEWER SHALL BE PLACED IN OR UPON THE PERMANENT SEWER EASEMENT, EXCEPTING ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS, OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, LANDSCAPING OR OTHER SIMILAR ITEMS BEING NATURAL OR ARTIFICIAL.

ANY OF THE AFORESAID SURFACES, PAVED AREAS, PLANTS, TREES, SHRUBBERY, LANDSCAPING OR OTHER SIMILAR ITEMS WHICH MAY BE PLACED IN OR UPON THE PERMANENT SEWER EASEMENT SHALL BE SO PLACED AT THE SOLE EXPENSE OF THE PROPERTY OWNER, AND THE GRANTEE OR ASSIGNS OF ANY PERMANENT EASEMENT, HENCEFORTH SHALL NOT BE RESPONSIBLE TO ANY PRESENT OWNERS OF THE PROPERTY, NOR TO THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS, FOR THE CONDITIONS, DAMAGE TO, OR REPLACEMENT OF ALL SUCH AFORESAID ITEMS, OR ANY OTHER ITEMS PLACED UPON THE EASEMENT RESULTING FROM THE EXISTENCE OR USE OF THE SAID PERMANENT OR TEMPORARY CONSTRUCTION SEWER EASEMENT BY THE GRANTEE OR ASSIGNS. ANY STRUCTURE CONSTRUCTED ON SAID PROPERTY IN WHICH SAID SEWER EASEMENT EXISTS SHALL BE KEPT NOT LESS THAN THREE (3) FEET OUTSIDE THE PERMANENT EASEMENT LINE NEAREST THE SITE OF THE PROPOSED STRUCTURE.

IT SHALL BE THE OBLIGATION OF THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI AT ITS EXPENSE TO REPAIR THE EXISTING FENCE IN A WORKMANLIKE MANNER, TO THE CONDITION AS NEAR AS PRACTICABLE TO THE EXISTING CONDITION PRIOR TO ANY CONSTRUCTION, MAINTENANCE, REPLACEMENT OR REPAIR WORK TO THE SANITARY SEWER, WITHIN THE LIMITS OF THE EASEMENT DESCRIBED ON THIS PLAT.

ANY DEVIATION FROM THE AFORESAID RESTRICTIONS SHALL BE PETITIONED BY WRITTEN REQUEST TO THE GRANTEE OR THEIR ASSIGNS. EACH SUCH REQUEST SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. THE OWNERS OF ALL PROPERTIES SHOWN ON THIS PLAT SHALL BE SUBJECT TO ALL APPLICABLE SANITARY SEWER CHARGES, ASSESSMENTS, TARIFF CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY.

HAMILTON COUNTY AUDITORS PARCEL(S) 540-0050-0567

OWNER: 643 COV LLC, AN OHIO LIMITED LIABILITY COMPANY

NAME:

PRINTED NAME:

TITLE:

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF: OHIO
COUNTY OF: HAMILTON

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME _____ (TITLE) OF 643 COV LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

HAMILTON COUNTY AUDITORS PARCEL(S) 540-0050-0084

CITY OF CINCINNATI

BY: _____
CINCINNATI CITY MANAGER

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY THE CITY MANAGER OF THE CITY OF CINCINNATI, AN OHIO MUNICIPAL CORPORATION, ON BEHALF OF THE MUNICIPAL CORPORATION BY APPROVED ORDINANCE _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE RETURN OF A SURVEY MADE UNDER MY DIRECTION.

JEFFREY O. LAMBERT, P.S.
REGISTERED SURVEYOR #7968 STATE OF OHIO

UNLESS THE EASEMENTS ARE EXPRESSLY DESCRIBED HEREON, THE SEWER EASEMENTS SHALL BE GRANTED IN THE LOCATIONS AND AS DESCRIBED HEREON OR WITHIN A REASONABLE DISTANCE AND DIRECTION TO FACILITATE ACTUAL INSTALLATION OF THE SEWERS. SANITARY SEWER EASEMENTS ARE FOR THE USE AND BENEFIT OF ADJACENT LOTS AND/OR FUTURE DEVELOPMENTS FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXTENSION, OR REPLACEMENT OF SANITARY SEWER BUILDING CONNECTIONS AND/OR SANITARY MAINLINE SEWERS APPROVED BY M.S.D.

APPROVED:

SEWERS CHIEF ENGINEER - MSD

SANITARY SEWER ACCEPTANCE

THE COUNTY OF HAMILTON, OHIO HEREBY APPROVES BY, FOR, ON BEHALF OF AND IN THE NAME OF THE COUNTY OF HAMILTON AND UNDER THE AUTHORITY OF ITS BOARD OF COUNTY COMMISSIONERS BY VIRTUE OF R.C. SECTION 305.30 AND THE RESOLUTION ADOPTED APRIL 20, 2016 AND ENTERED INTO THE JOURNAL OF SAID BOARD.

COUNTY ADMINISTRATOR

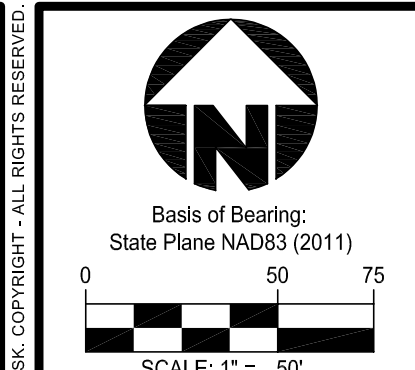
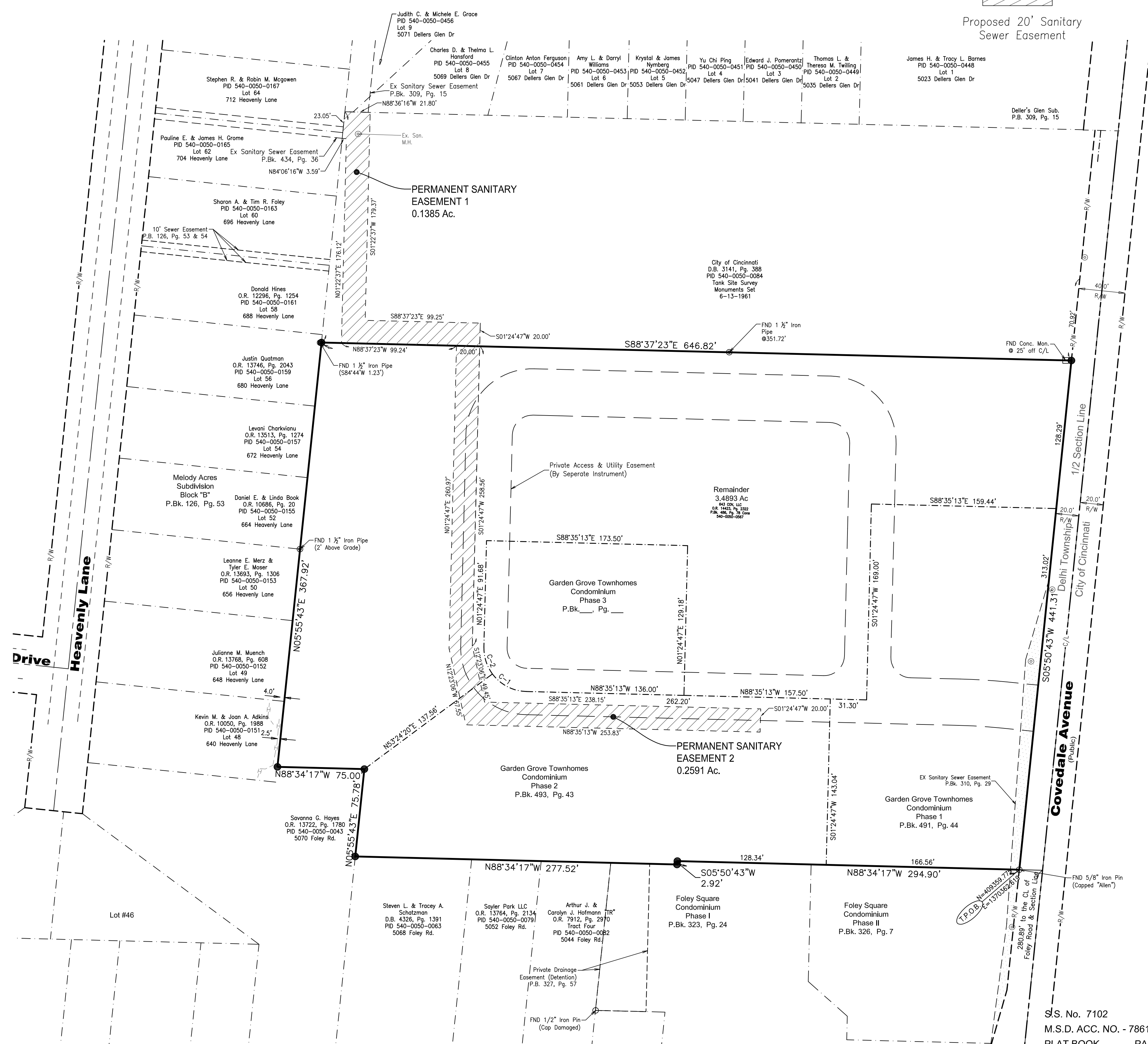
DATE

RECOMMENDED BY:

CATHY B. BAILEY, DIRECTOR, GREATER CINCINNATI WATER WORKS

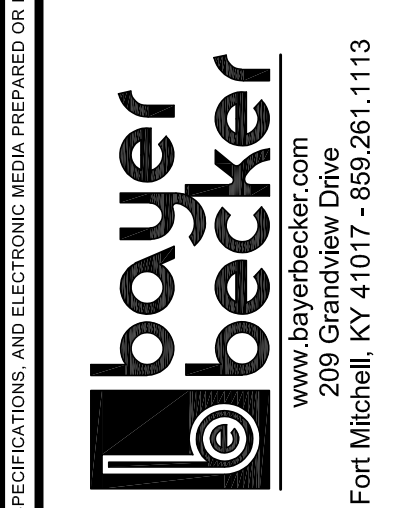
OWNER'S CERTIFICATE

PROPERTY SHOWN HEREON THIS PLAT WAS CONVEYED TO 643 COV LLC BY DEED RECORDED IN OFFICIAL RECORD 14335, PAGE 1702, OFFICIAL RECORD 14335, PAGE 1980 AND OFFICIAL RECORD 14335, PAGE 2955 OF THE HAMILTON COUNTY RECORDER'S OFFICE AND REFERENCED IN THE AUDITOR'S BOOK 540, PAGE 0050, PARCEL 0567, OF THE H.C.R.O. AND CITY OF CINCINNATI BY DEED RECORDED IN DEED BOOK 3141, PAGE 388 OF THE HAMILTON COUNTY RECORDER'S OFFICE AND REFERENCED IN THE AUDITOR'S BOOK 540, PAGE 0050, PARCEL 0084 OF THE H.C.R.O.



Item	Revision Description	Date	Drawn	Chk
1	Rev Temp. Access Area	11-29-21	j.o.l.	
2	Rev per City	12-09-21	j.o.l.	
3	Rev per MSD	1-6-22	j.o.l.	
4	Rev per MSD	1-13-22	j.o.l.	
5	Rev per MSD	2-18-22	j.o.l.	
6	Rev per GOWW	3-14-22	j.o.l.	
7	Rev per Condo Recordings	11-17-22	j.o.l.	

**643 COVEDALE AVENUE
GARDEN GROVE**
SECTION 12, TOWN 3, FR. RANGE 1, BTM
DELHI TOWNSHIP
HAMILTON COUNTY, OHIO
EASEMENT PLAT



Drawing: 20-0171 EP MSD
Drawn by: j.o.l.
Checked by: MAR
Issue Date: 7-30-21
Sheet:

8 S. No. 7102
M.S.D. ACC. NO. - 78615
PLAT BOOK _____, PAGE _____

1 of 1

Plot time: Nov 17, 2022 - 7:44am
Drawing name: J:\2020\20-0171\15\VDWG\20-0171 EP MSD.dwg - Layout Tab.EPS

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