

MARIEMONT LANDING

BLOCK 'B'

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY ADAPT AND CONFIRM THIS PLAN OF SUBDIVISION, WE ALSO GUARANTEE PAYMENT OF ALL TAXES AND ASSESSMENTS TO THE COUNTY OF HAMILTON, AND WE AGREE TO HOLD THE COUNTY OF HAMILTON HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE COUNTY OF HAMILTON IN CONNECTION WITH THE DEDICATION OF THIS FACILITY. WE AGREE TO HOLD THE COUNTY OF HAMILTON HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE COUNTY OF HAMILTON IN CONNECTION WITH THE DEDICATION OF THIS FACILITY.

PRIVATE DRAINAGE EASEMENT FOR STORM WATER DETENTION FACILITY

PRIVATE DRAINAGE EASEMENTS SHOWN ON THESE PLANS ARE NOT ACCEPTED BY THE COUNTY OF HAMILTON. THE COUNTY OF HAMILTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE DRAINAGE EASEMENTS. THE COUNTY OF HAMILTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE DRAINAGE EASEMENTS. THE COUNTY OF HAMILTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE DRAINAGE EASEMENTS.

THE OWNER OF ANY (DAMS) ARE LEGALLY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE DRAINAGE EASEMENTS. THE OWNER OF ANY (DAMS) ARE LEGALLY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE DRAINAGE EASEMENTS.

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DETENTION FACILITY TABLE

POND 'A'	POND 'B'
01 PRE = 1.60 cfs	01 PRE = 13.20 cfs
010 PRE = 2.35 cfs	010 PRE = 23.61 cfs
REQUIRED VOL = 2.454 cfs	REQUIRED VOL = 54.285 cfs
HIGH WATER ELEV=509.0	HIGH WATER ELEV=502.5

PRIVATE DRAINAGE EASEMENTS

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NO PART OF ANY DRIVEWAY OR DRIVEWAY APPROACH WITHIN THE ROAD RIGHT-OF-WAY SHALL BE USED FOR ANY OTHER PURPOSE. NO PART OF ANY DRIVEWAY OR DRIVEWAY APPROACH WITHIN THE ROAD RIGHT-OF-WAY SHALL BE USED FOR ANY OTHER PURPOSE.

THE OWNER OF ANY PRIVATE DRAINAGE EASEMENT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE DRAINAGE EASEMENT. THE OWNER OF ANY PRIVATE DRAINAGE EASEMENT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE DRAINAGE EASEMENT.

RESTRICTIONS ON SEWER EASEMENTS

NO STRUCTURE OF ANY KIND, WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SEWER, SHALL BE PLACED IN OR UPON A PERMANENT SEWER EASEMENT. NO STRUCTURE OF ANY KIND, WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SEWER, SHALL BE PLACED IN OR UPON A PERMANENT SEWER EASEMENT.

ANY OF THE FOREGOING EASEMENTS, PLANTS, TREES, OR OTHER STRUCTURES, SHALL BE MAINTAINED IN GOOD CONDITION. ANY OF THE FOREGOING EASEMENTS, PLANTS, TREES, OR OTHER STRUCTURES, SHALL BE MAINTAINED IN GOOD CONDITION.

THE OWNER OF ANY PRIVATE SEWER EASEMENT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE SEWER EASEMENT. THE OWNER OF ANY PRIVATE SEWER EASEMENT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE SEWER EASEMENT.

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PRIVATE SEWER EASEMENTS

THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO, DOES NOT ACCEPT ANY PRIVATE SEWER EASEMENTS SHOWN ON THIS PLAN AND THE COUNTY OF HAMILTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY PRIVATE SEWER EASEMENTS.

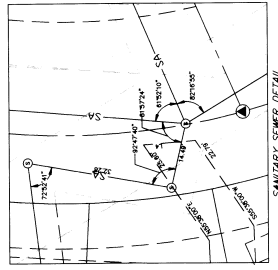
PLATED EASEMENTS

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED, DO HEREBY PERMANENTLY GRANT TO THE COUNTY OF HAMILTON, OHIO, ALL RIGHTS, TITLE AND INTEREST IN AND TO THE FOREGOING EASEMENTS, INCLUDING THE RIGHT TO USE, ENJOY, AND DISPOSE OF THE FOREGOING EASEMENTS.

GRANTOR HEREBY AGREES TO PAY ALL EXPENSES OF RECORDING THIS INSTRUMENT AND TO HOLD THE COUNTY OF HAMILTON HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE COUNTY OF HAMILTON IN CONNECTION WITH THE DEDICATION OF THIS FACILITY.

Table with 4 columns: CURVE, RADIUS, ARC LENGTH, BEARING, CHORD LENGTH. Contains data for curves 1 through 24.

Table with 2 columns: LINE, DISTANCE. Contains data for lines 1 through 4.

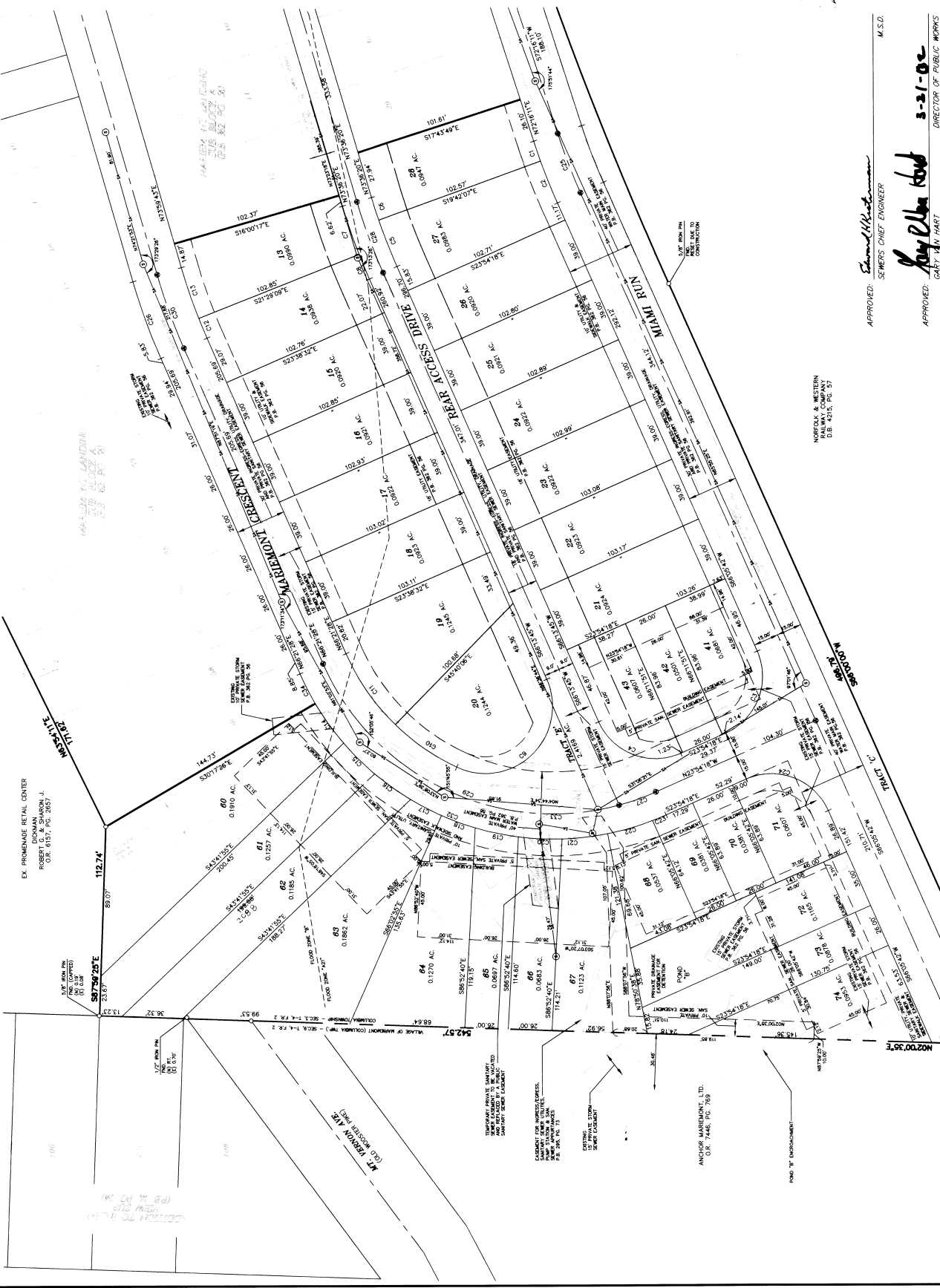


520-110-57
34 LOTS

MARIEMONT LANDING
BLOCK 'B'
3.0387 ACRES TOTAL (BLOCK 'B')

AS SITUATED IN
SECTION 3 - TOWN 4 - F.R. 2
MIAMI PURCHASE - COLUMBIA TOWNSHIP
HAMILTON COUNTY, OHIO

Professional surveyor information including date, revision, and company details for CLS Surveying Services.



NOTE:
TRACTS C, AS SHOWN ON THE PLAT, IS HEREBY RESERVED FOR GREEN SPACE.
TRACT E, AS SHOWN ON THE PLAT, IS HEREBY RESERVED FOR A PRIVATE ACCESS-EGRESS UTILITY, PRIVATE SANITARY SEWER AND DRAINAGE EASEMENT.
EASEMENTS AS SHOWN HEREON WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF HAMILTON COUNTY PUBLIC WORKS AND METROPOLITAN SEWER DISTRICT.
SAN, SEWER M.A.'S AS SHOWN HEREON ARE BASE UPON AN AS-BUILT SURVEY PROVIDED BY M.S.D.

- LEGEND:
- 5/8" IRON PIN FOUND (CAPPED)
 - P.R. SPIKE FOUND
 - IRON PIPE FOUND

SURVEYOR'S NOTES:
NORTH DIRECTION AND BEARING SYSTEM
OF THE RECORDERS OFFICE, HAMILTON COUNTY, OHIO.
EVIDENCE OF OCCUPATION IS AS NOTED HEREON.
DATA SOURCES INCLUDE DOCUMENTS CITED HEREON.
EXISTING MONUMENTATION IS IN GOOD, USABLE CONDITION
UNLESS OTHERWISE NOTED HEREON.
SET MONUMENTATION IS AS NOTED HEREON. (AS PER COMPLETION OF CONSTRUCTION.)



BLOCK 'B' SUBDIVISION PLAT

PLAT 367 PG 49