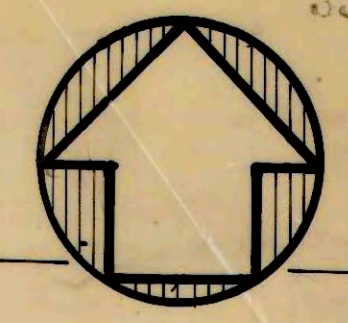


HAFT ROAD

7-I 10-B  
125-174

I-74

336455



7-I  
10

**NOTES:**

**SERVICE CHARGES ASSESSMENTS AND FEES:**  
The owners of properties shown on this record plat shall be subject to all applicable sewer service charges, assessments, tap-in charges or fees which have been or may be established by the Board of County Commissioners.

Plat approved by the Regional Planning Commission of Hamilton County, Ohio this 29 day of JUNE 1979.

*Ormet W. Combs*  
Executive Director

Property conveyed to John M. Niehaus Inc. by deed recorded in Deed Book 4163 page 1410 Hamilton County, Records Office.

Sanitary sewers not available, individual sewage disposal systems will be installed according to the regulations of the Hamilton County Board of Health.

No part of any driveway or driveway approach, within the road right-of-way shall be installed closer than five (5) feet of any inlet, fire hydrant, utility pole or guy wire anchor.

Subdivision contains 20.21 acres. WE, THE UNDERSIGNED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATED TO PUBLIC USE FOREVER RACE ROAD AND GRANT UNTO THE COUNTY OF HAMILTON, ITS SUCCESSORS AND ASSIGNS, EASEMENTS FOR SEWERS AS SHOWN HEREON AND SUBJECT TO RESTRICTIONS ON SEWER EASEMENTS AS DESCRIBED HEREON. WE ALSO GRANT TO THE COUNTY OF HAMILTON, ITS SUCCESSORS AND ASSIGNS A CONSTRUCTION EASEMENT FOR SEWER CONSTRUCTION PURPOSES AS SHOWN ON THIS PLAT. SAID CONSTRUCTION EASEMENT SHALL TERMINATE WHEN THE CONSTRUCTION OF THE PERTINENT SEWER, AS SHOWN HEREON, IS COMPLETED AND ACCEPTED BY THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON THIS PROPERTY ON DATE OF ACCEPTANCE.

We, the undersigned, as mortgagors, do hereby adopt and confirm this plat of subdivision for the purposes of dedication as shown hereon Race Road to public use for street purposes forever and for the purpose of granting the various easements as shown hereon.

**SIGNED**  
JOHN M. NIEHAUS INC.  
*John M. Niehaus Pres*  
John M. Niehaus, President

**WITNESS**  
*David Burtch*  
*Mark F. Wheeler*

**SIGNED**  
*Marcella J. Bommer*  
*Ormet W. Combs*

**WITNESS**  
*John M. Green*  
*Flource Wilcox*

State of Ohio  
County of Hamilton 5.5.  
Be it remembered that on this 14th day of August 1979, before me a Notary Public in and for Hamilton County, Ohio, personally appeared John M. Niehaus, President of John M. Niehaus Inc. and acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes herein mentioned. In testimony whereof I have hereunto subscribed my hand and affixed my notarial seal this day and year afore said.

*David Burtch*  
Notary Public - Hamilton County, O.

State of Ohio  
County of Hamilton 5.5.  
Be it remembered that on this 14th day of August 1979, before me, a Notary Public in and for said County, Ohio, personally appeared Marcella J. Bommer and Ormet W. Combs and acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes herein mentioned. In testimony whereof I have hereunto subscribed my hand and affixed my notarial seal this day and year afore said.

*Flource Wilcox*  
Notary Public - Hamilton County, O.  
My Commission Expires Dec. 8, 1982

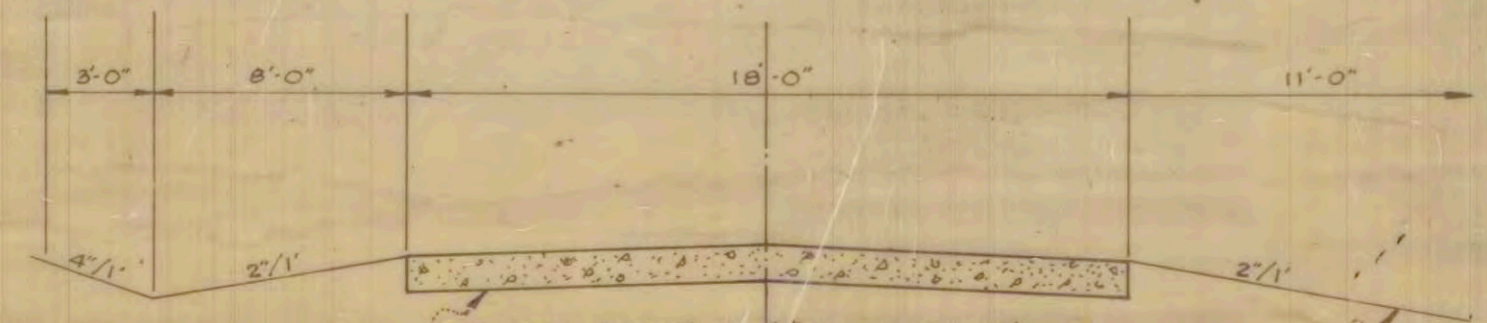
Race Road as shown hereon accepted on this 14th day of AUGUST A.D. 1979, by, for in behalf of and in the name of the County of Hamilton and under the authority of its Board of County Commissioners by virtue of R.C. Sec. 305.30 and the resolution adopted August 14, 1978, and entered in the journal of said board.

*Michael J. Meloney*  
County Administrator

Private drives to be built in accordance with the cross section by the subdivider prior to 50 percent of the lots being transferred.

For private drive maintenance agreement see protective covenants recorded in Mort. Book 4293 Page 871 HC.20

APPROVED *P. A. Vanderhoof*  
P. A. VANDERHOOF, DIRECTOR OF SEWERS



TYPICAL SECTION PRIVATE DRIVE

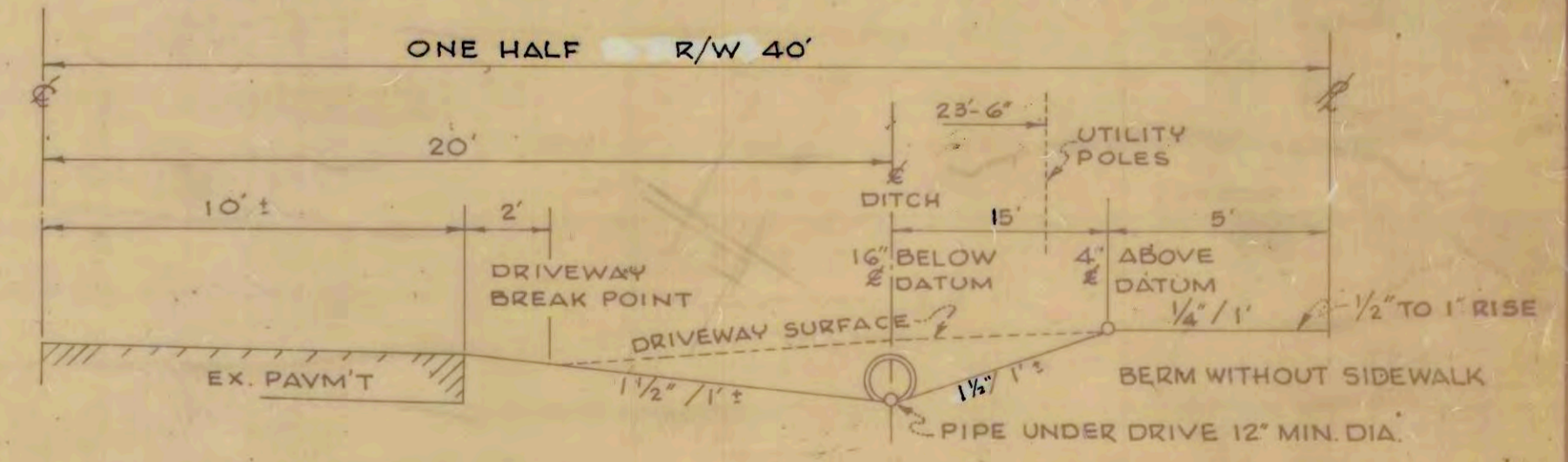
I hereby certify that I have surveyed the subdivision shown hereon and verify all dimensions. I have set permanent markers as shown.  
*Richard J. Payne*  
Registered Surveyor

Sur. Rec. Bk. 43 pg. 196

DRIVEWAY SPECIFICATION:  
Hamilton County, Ohio Building Code, Section 1231.04 (83 access requires; slope of driveway shall be limited to a maximum gradient of 1 1/4" per foot (14.3%).

**LEGEND**  
10' AEROBIC DISCHARGE EASEMENT

**STANDARD PAVEMENT DRAWING**



COUNTY ROAD TYPICAL ONE HALF SECTIONS FOR 80 FEET RIGHT OF WAY

OWNER-DEVELOPER  
JOHN M. NIEHAUS INC.  
4175 RYBOLT ROAD  
CINCINNATI, OHIO 45211

PLAT BK 219  
PG: 5

BLOCK A



**TIMBER CREEK**  
SECTION 23, T. 2, R. 2  
GREEN TOWNSHIP HAMILTON COUNTY, OHIO  
**PAYNE, VAN HART & ASSOCIATES**  
CIVIL ENGINEERS AND SURVEYORS  
11479 COLERAIN AVE. CINTI., O. 45247  
588-5922

DATE: 6-19-79 FILE NO 345 SCALE: 1"=100'

PLAT Book - 219  
PAGE - 5

219-5