

WE, THE UNDERSIGNED, DO HEREBY ADOPT AND GRANT UNTO THE COUNTY OF HAMILTON, OHIO, THIS PLAT OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY OF KUGLER MILL ROAD TO PUBLIC USE FOREVER. WE ALSO GRANT UNTO THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO, ITS SUCCESSORS AND ASSIGNS, PUBLIC STORM SEWER EASEMENTS FOR SEWERS AS CONSTRUCTED AND SUBJECT TO RESTRICTIONS ON SEWER EASEMENTS AS SHOWN HEREON. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON SAID PROPERTY ON DATE OF ACCEPTANCE. WE ALSO AGREE TO CLEAN AND MAINTAIN ALL PUBLIC WAYS, SEWERS AND DRAINAGE FACILITIES DURING THE PERIOD PRIOR TO ACCEPTANCE BY THE COUNTY.

WE, THE OWNERS AND LIEN HOLDERS, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF PRIVATE DRAINAGE LIMITS. WE ALSO ACKNOWLEDGE THAT SAID LIMITS AS SHOWN ON THIS PLAT SHALL BE RESERVED FOR STORM SEWERS, SURFACE DITCHES, PRIMARY AND EMERGENCY STRUCTURES AND DETENTION BASIN PURPOSES ONLY AND SUBJECT TO THE TERMS AND CONDITIONS OF THE PRIVATE DRAINAGE NOTE AS DESCRIBED HEREON.

**GRANT OF EASEMENT**

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNATED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED, RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

FIVE STAR EQUITY INVESTORS, LLC  
AN OHIO LIMITED LIABILITY COMPANY  
BY: **Marie E Fox**



MELANIE S. WITICH  
Notary Public, State of Ohio  
My Commission Expires 08-13-2022

BY: **Marie E Fox, Asset Mgr.**  
OWNER

STATE OF OHIO } s.s.  
COUNTY OF HAMILTON }

BE IT REMEMBERED THAT ON THIS 26th DAY OF August, 2021, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Marie E Fox OF FIVE STAR EQUITY INVESTORS, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO BELIEVES AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

**Melanie Wittich** 9-13-22  
NOTARY PUBLIC MY COMMISSION EXPIRES

SCOTT STREET PARTNERS-II, LLC  
AN OHIO LIMITED LIABILITY COMPANY  
BY: **Marie E Fox**



MELANIE S. WITICH  
Notary Public, State of Ohio  
My Commission Expires 08-13-2022

BY: **Marie E Fox, Asset Mgr.**  
OWNER

STATE OF OHIO } s.s.  
COUNTY OF HAMILTON }

BE IT REMEMBERED THAT ON THIS 26th DAY OF August, 2021, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Marie E Fox OF SCOTT STREET PARTNERS-II, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO BELIEVES AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

**Melanie Wittich** 9-13-22  
NOTARY PUBLIC MY COMMISSION EXPIRES

ALL SUPPORTS FOR MAILBOXES SHALL BE OF THE "BREAKAWAY" TYPE. SATISFACTORY SUPPORTS SHALL BE AS FOLLOWS:

- A) MAXIMUM 4" x 4" TIMBER
- B) MAXIMUM 2 1/2" DIAMETER STANDARD WALL PIPE.
- C) ANY MATERIAL WITH EQUAL BREAKAWAY CHARACTERISTICS OF ABOVE.

PUBLIC SIDEWALKS DEDICATED BY THIS PLAT ARE NOT ACCEPTED FOR PUBLIC USE AND WILL NOT BE SO ACCEPTED UNTIL ALL PHYSICAL IMPROVEMENTS ARE COMPLETED ACCORDING TO THE AUTHORIZED SUBDIVISION IMPROVEMENT PLAN AND/OR REVISIONS THERETO ON FILE IN THE OFFICE OF THE HAMILTON COUNTY ENGINEER AND ACCEPTANCE IS ENTERED IN THE RECORDS OF SAID OFFICE. THERE WILL BE NO ASSESSMENTS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON SAID SUBDIVISION IMPROVEMENT PLAN. A BOND IS ON FILE IN THE OFFICE OF THE HAMILTON COUNTY ENGINEER IN SUFFICIENT AMOUNT TO COMPLETE ALL UNFINISHED PHYSICAL IMPROVEMENTS.

BEING PART OF THE PROPERTY CONVEYED TO FIVE STAR EQUITY INVESTORS, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DEEDS, O.R. 13003, PAGE 696, O.R. 10406, PAGE 1950, O.R. 13843, PAGE 501 AND O.R. 13753, PAGE 1058 HAMILTON COUNTY RECORDS OFFICE AND IDENTIFIED IN AUDITOR'S BOOK 600, PAGE 0094, PARCELS 0001 AND 0002, AND AUDITOR'S BOOK 600, PAGE 92, PARCELS 0045, 0046, 0048 & 0298.

THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS AS RECORDED IN OFFICIAL RECORD \_\_\_\_\_, PAGE \_\_\_\_\_, HAMILTON COUNTY RECORDER'S OFFICE.

NO PART OF ANY DRIVEWAY OR DRIVEWAY APPROACH WITHIN THE ROAD RIGHT-OF-WAY SHALL BE INSTALLED CLOSER THAN FIVE (5) FEET FROM ANY INLET, UTILITY POLE, GUY WIRE ANCHOR, OR FIRE HYDRANT.

THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO DOES NOT ACCEPT ANY PRIVATE SEWER EASEMENTS SHOWN ON THESE PLANS AND THE COUNTY OF HAMILTON, OHIO IS NOT OBLIGATED TO MAINTAIN, REPAIR OR OPERATE ANY PRIVATE SEWER LINE IN THE SUBDIVISION. OPERATION AND MAINTENANCE OF ALL PRIVATE SEWER LINES WITHIN THE SUBDIVISION IS THE OBLIGATION OF THE OWNERS OF THE LOTS USING THE PRIVATE SEWER LINES.

THE OWNERS OF ALL 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.

**Aya Well**  
SEWERS CHIEF ENGINEER, MSDC

PUBLIC STORM SEWER EASEMENTS AS SHOWN HEREON, ACCEPTED THIS 24 DAY OF August, 2021, A.D. 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 IN THE JOURNAL OF SAID BOARD.

**Jeffrey W. Alvarado**  
COUNTY ADMINISTRATOR

KUGLER MILL ROAD AS SHOWN HEREON, ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. 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 IN THE JOURNAL OF SAID BOARD.

COUNTY ADMINISTRATOR

THE PRELIMINARY PLAN FOR THIS SUBDIVISION WAS APPROVED BY THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION ON 12-3-20

THE IMPROVEMENT PLAN FOR THIS SUBDIVISION WAS APPROVED ON \_\_\_\_\_

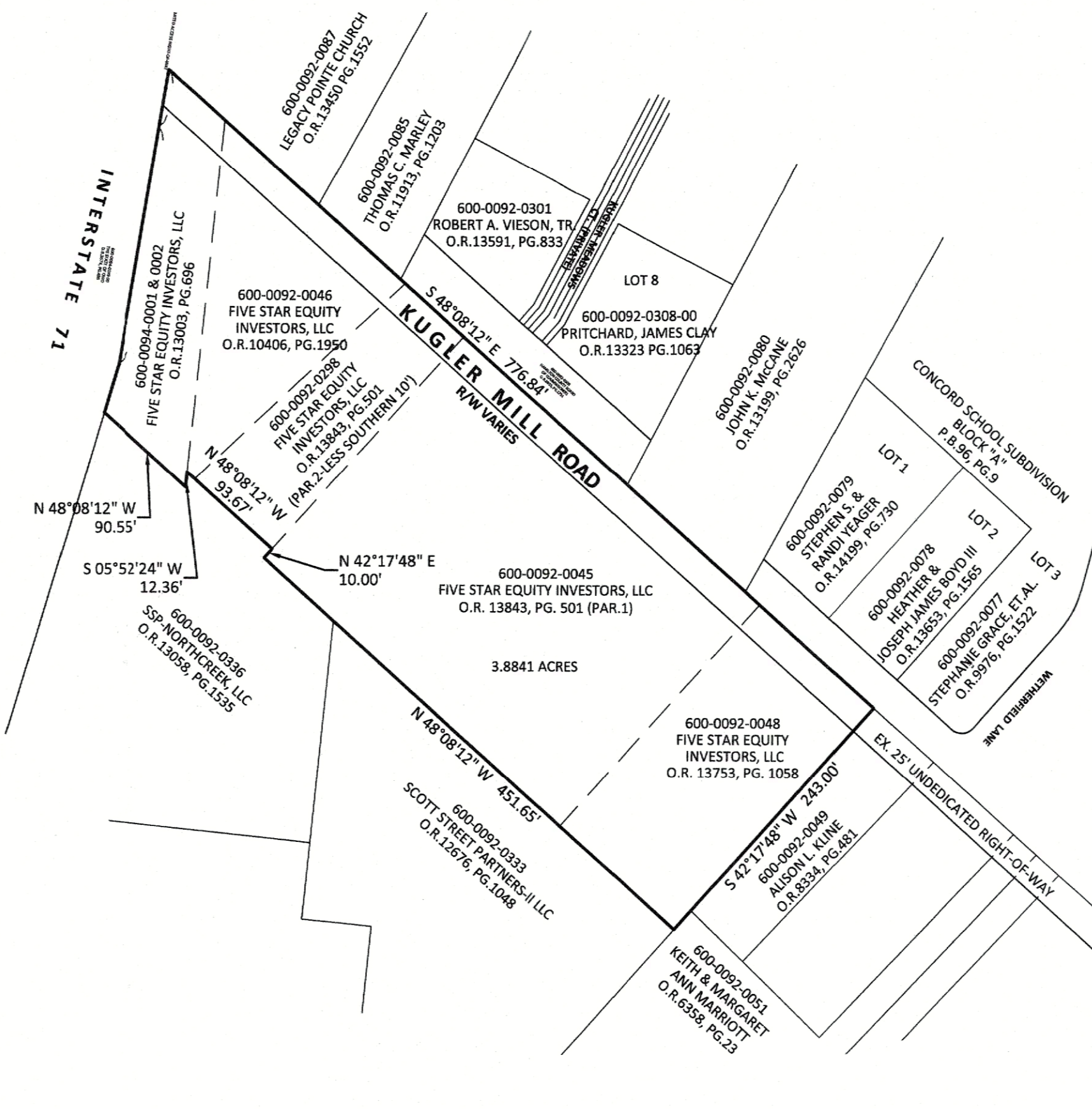
PLAT APPROVED BY THE REGIONAL PLANNING COMMISSION OF HAMILTON COUNTY, OHIO ON THE 3RD DAY OF DEC, 2020, A.D. SUBJECT TO CERTIFICATION BY THE SUBDIVISION ADMINISTRATOR THAT THE FINAL PLAN IS IN CONFORMANCE WITH THE PRELIMINARY PLAN APPROVED BY THE PLANNING COMMISSION AND THE IMPROVEMENT PLAN AS APPROVED BY THE SUBDIVISION ADMINISTRATOR

PLAT CERTIFIED ON THE 26th DAY OF August, 2021, A.D. BY: **Jeffrey W. Alvarado**  
SUBDIVISION ADMINISTRATOR

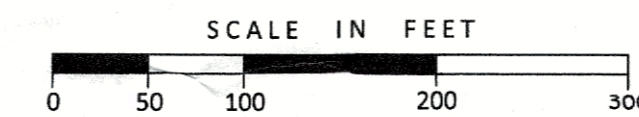
**MAINTENANCE OF LANDSCAPING**

THE OWNERS OF THE ADJACENT COMMERCIAL PROPERTY SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE MOUNDING, LANDSCAPING, AND FENCING WITHIN THE 25 FOOT LANDSCAPE BUFFER EASEMENT LOCATED NORTH AND ADJACENT TO LOT "A" AS SHOWN HEREON. THE LOT OWNERS OR THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF MOUNDING, LANDSCAPING, AND FENCING WITHIN THE 25 FOOT LANDSCAPE BUFFER EASEMENT LOCATED NORTH AND ADJACENT TO LOT "A" AS SHOWN HEREON AND AS DESCRIBED IN THE HOA DOCUMENTS.

THE OWNER OF THE ADJACENT COMMERCIAL PROPERTY SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE LANDSCAPING AND FENCING LOCATED WITHIN THE 20 FOOT LANDSCAPE BUFFER EASEMENT LOCATED ALONG THE EAST PROPERTY LINE.



LANDS OF THE DEDICATOR  
1"=100'



TOTAL LOTS ----- 3.1824 ACRES  
TOTAL R/W ----- 0.7017 ACRES  
TOTAL ----- 3.8841 ACRES

OWNER / DEVELOPER  
FIVE STAR EQUITY INVESTORS, LLC  
7755 MONTGOMERY ROAD, SUITE 190  
CINCINNATI, OH 45236

**STORM WATER DETENTION/RETENTION FACILITY TABLE**

DESIGNATION	HIGH WATER ELEVATION (FT. ABOVE MSL.)	PRE-DEV Q <sub>1</sub> (CFS)	PRE-DEV Q <sub>10</sub> (CFS)	POST-DEV Q <sub>100</sub> (CFS)	REQUIRED STORAGE VOLUME (C.F.)	PROVIDED STORAGE VOLUME (C.F.)	WATER QUALITY RELEASE (CFS)
DETENTION FACILITY	806.20	1.38	2.48	9.38	12,841	16,477	N/A
WATER QUALITY	804.40	N/A	N/A	N/A	7,015	7,543	0.08

"NO GRAVITY FLOW STORM DRAINS FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT, PATIO OR OTHER SOURCE WILL BE PERMITTED TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER SYSTEM AND/OR EXISTING OR PROPOSED WATERCOURSE BELOW THE HIGH WATER ELEVATIONS SHOWN IN THE ABOVE TABLE.

IF THE BASEMENT FLOOR IS BELOW THE ABOVE STATED ELEVATION, THE BASEMENT SHALL BE PROVIDED WITH A SUMP PUMP WELL AND SUMP PUMP. THE PUMP SHALL BE DISCHARGED ON THE LOT AT OR ABOVE THE ELEVATION STATED ABOVE.

A GRAVITY FLOW STORM SYSTEM MAY BE DISCHARGED ON THE LOT AT A POINT WHERE THE OUTLET IS NOT AFFECTED BY FLOODING FROM THE PROPOSED STORM SEWER SYSTEM AND/OR EXISTING OR PROPOSED WATERCOURSE."

APPROVED: **MOHAMMAD ISLAM, P.E., CPESC**  
PROJECT ENGINEERING MANAGER  
PLANNING & DEVELOPMENT

**RECORD PLAT  
VILLAS OF KENWOOD**

SECTION 8, TOWN 4, ENTIRE RANGE 1  
SYMMES PURCHASE, SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO



VICINITY MAP  
NOT TO SCALE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION HEREON AND VERIFIED ALL DIMENSIONS. I HAVE FOUND OR SET MONUMENTS, AS SHOWN.

**LOUIS J. HANSER, P.S.**  
OHIO REGISTRATION NO. 7843  
DATE: 8/18/21



Date	MARCH 18, 2021
Scale	1" = 100'
Drawn By	Proj. Mgr. <b>LJH</b>
Survey Data Base	08499
DWG	08499003-REC-01
X-Ref(s)	
Project Number	08499.25
File No.	08499 Sheet No. 1 / 2

**MSP DESIGN**  
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

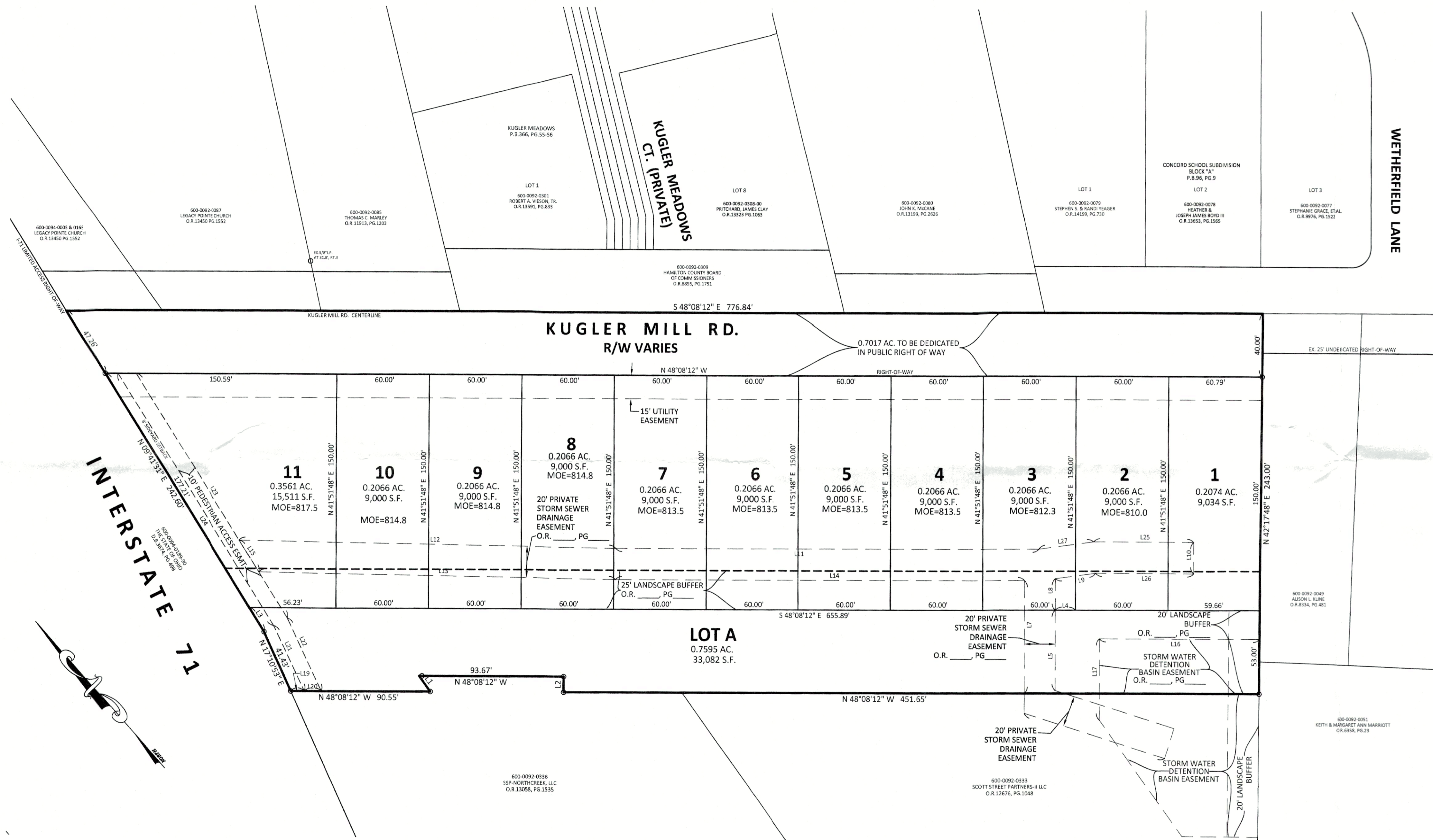
3700 Park 42 Drive  
Suite 1908  
Cincinnati OH 45227  
Phone 513.777.1100  
www.msp.com

\*M.O.E. DENOTES:

MINIMUM PERMISSIBLE LOW FLOOR ELEVATION (INCLUDING BASEMENT), IF A FLOOR IS DESIRED BELOW THE ELEVATION SHOWN IN THE TABLE, THEN NO GRAVITY FLOW STORM DRAIN WILL BE PERMITTED FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT, PATIO OR OTHER SOURCE TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXISTING OR PROPOSED WATERCOURSE BELOW THE ELEVATION SHOWN. SUMP PUMP WELLS AND SUMP PUMPS SHALL BE INSTALLED FOR BASEMENTS OF HOMES IF THE BASEMENT FLOOR ELEVATION IS BELOW THE ELEVATION SHOWN.

UNLESS OTHERWISE NOTED HEREON A TEN (10) FOOT PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID PRIVATE DRAINAGE EASEMENT

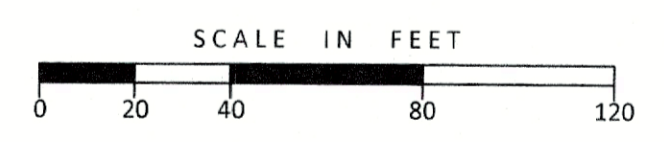
(N.R.) = DESIGNATES A NON-RADIAL LINE



Line #	BEARING	LENGTH
L1	S05°52'24"W	12.36'
L2	N42°17'48"E	10.00'
L3	S09°41'31"W	18.13'
L4	S48°08'12"E	13.09'
L5	N41°51'52"E	51.11'
L7	N41°51'52"E	71.99'
L8	N41°51'52"E	20.24'
L9	N55°40'46"W	26.23'
L10	S41°51'48"W	20.00'
L11	N48°08'13"W	274.98'
L12	N47°10'55"W	244.26'
L13	N47°10'56"W	231.31'
L14	N48°08'12"W	265.81'
L15	S09°34'01"W	23.92'
L16	N48°08'11"W	103.98'

Line #	BEARING	LENGTH
L17	N41°51'49"E	51.98'
L19	S48°08'12"E	8.87'
L20	S48°08'12"E	11.09'
L21	S16°13'03"W	46.23'
L22	S16°13'03"W	51.61'
L23	N09°34'01"E	185.10'
L24	N09°34'01"E	190.84'
L25	S47°57'44"E	65.03'
L26	S47°57'44"E	63.74'
L27	S55°40'46"E	35.68'

- LEGEND  
MONUMENTS  
(UNLESS NOTED OTHERWISE)
- EX. 5/8" IRON PIN
  - ⊕ EX. SPIKE
  - ⊕ EX. NOTCH
  - △ EX. NAIL
  - △ EX. STONE
  - EX. CONC. MON.
  - X - EX. FENCE LINE
  - 5/8" IRON PIN SET
  - ⊙ 1" IRON PIN SET
  - ⊕ SPIKE SET
  - ⊕ NOTCH SET
  - ★ NAIL SET
  - CONC. MON. SET



**SURVEY NOTES**

PROPERTY LINES ARE BASED ON FIELD EVIDENCE, DEEDS & PLATS OF RECORD AND PRIOR SURVEYS BY MCGILL SMITH PUNSHON, INC.

BEARINGS ARE BASED ON STATE PLANE COORDINATES ADJUSTED TO GROUND, USING HAMILTON COUNTY BENCHMARK No. 8357 & CHECKED TO 8384.

PROPERTY SHOWN HEREON ACQUIRED BY FIVE STAR EQUITY INVESTORS, LLC BY OFFICIAL RECORD BOOKS & PAGES SHOWN HEREON, HAMILTON COUNTY RECORDER'S OFFICE.

HAMILTON COUNTY BENCHMARK TIES:  
STATION #8357 TO INTERSECTION OF EASTERLY LINE OF I-71 RIGHT-OF-WAY & KUGLER MILL CENTERLINE=N48°36'39"E, 3756.63'  
STATION #8357 TO STATION #8384 =N45°57'48"E, 13106.98'

**RECORD PLAT  
VILLAS OF KENWOOD**

SECTION 8, TOWN 4, ENTIRE RANGE 1  
SYMMES PURCHASE, SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

Date: MARCH 18, 2021  
Scale: 1" = 40'  
Drawn By: L.J.H. Proj. Mgr. DAS  
Survey Data Base: TBC-87228  
DWG: 08499003-REC-01  
X-Ref(s): 08499.25  
Project Number: 08499.25  
File No.: 08499 Sheet No.: 2/2

**MSP**  
DESIGN  
McGill Smith Punshon

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Engineering Cincinnati, OH 45241  
Landscape Architecture Phone 513.763.1100  
Planning  
Surveying www.msp.com