

# DEDICATION & ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, AND LIEN HOLDERS OF THE LANDS HEREON PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE STREETS, PARKS OR PUBLIC GROUNDS SHOWN HEREON TO PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTION TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE AND ARE TO BE MAINTAINED AS SUCH FOREVER.

## GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED DO HEREBY GRANT TO THE CINCINNATI GAS & ELECTRIC COMPANY, CINCINNATI BELL, INC., THEIR SUCCESSORS AND ASSIGNS, FOREVER, NONEXCLUSIVE EASEMENTS, AS SHOWN ON THE PLAT AND DESIGNATED AS 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 OR TELECOMMUNICATIONS, OR OTHER UTILITIES, SAID UTILITY COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREAS BE PHYSICALLY ALTERED SO AS TO: (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE SAID EASEMENTS FOREVER. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

OWNER: NATHANIEL DEVELOPMENT CO., INC.

BY: Kathrina M. Sharp Joseph M. Allen  
WITNESS AS TO ALL JOSEPH M. ALLEN, PRESIDENT

Michael J. Engleberg  
WITNESS AS TO ALL

STATE OF OHIO  
Hamilton COUNTY

BE IT REMEMBERED THAT ON THIS 5<sup>th</sup> DAY OF January, 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Joseph M. Allen, PRES. OF NATHANIEL DEVELOPMENT CO., INC. AN OHIO CORPORATION AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF THEIR CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Kathrina M. Sharp  
MY COMMISSION EXPIRES



KATHRINA M. SHARP  
Notary Public, State of Ohio  
My Commission Expires Sept. 28, 2003

ALL LOTS CONTAINED WITHIN THIS SUBDIVISION ARE SUBJECT TO TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS OF A HOME OWNERS ASSOCIATION. SAID DOCUMENTS INCLUDE MAINTENANCE OF ALL STRUCTURES, APPURTENANCES AND EASEMENT AREAS OF STORM WATER DETENTION/RETENTION BASINS. SAID DOCUMENTS ARE RECORDED IN OFFICIAL RECORD BOOK 1248, PAGE 91-916 OF THE CLERMONT COUNTY, OHIO RECORDER'S OFFICE.

BANK:

Cheryl Ann Oelling Linda M. Schwallie  
WITNESS AS TO ALL PRINTED NAME & TITLE  
Linda M. Schwallie  
VICE PRESIDENT

Patricia S. Sento  
WITNESS AS TO ALL

STATE OF OHIO  
Hamilton COUNTY

BE IT REMEMBERED THAT ON THIS 5<sup>th</sup> DAY OF JANUARY, 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SEVENTH BANK BY LINDA M. SCHWALLIE OF VICE PRESIDENT AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF THEIR CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

March 23, 2000 Cheryl Ann Oelling  
MY COMMISSION EXPIRES NOTARY PUBLIC



CHERYL ANN OELLING  
Notary Public, State of Ohio  
My Commission Expires March 23, 2003

## APPROVAL BY PUBLIC OFFICIALS

THIS PLAT HAS BEEN APPROVED BY THE CLERMONT COUNTY PLANNING COMMISSION AND THE RECORDER OF CLERMONT COUNTY, OHIO, IS HEREBY AUTHORIZED TO FILE THIS PLAT FOR RECORD.

APPROVED: David L. Spang 2000 BY: 1/25/2000  
CLERMONT COUNTY PLANNING COMMISSION AUTHORIZED REPRESENTATIVE

APPROVED: Raymond Cate 2000 BY: 1/21/2000  
CLERMONT COUNTY ENGINEER AUTHORIZED REPRESENTATIVE

APPROVED: Don Oly 2000 BY: 1-21-2000  
CLERMONT COUNTY SEWER DISTRICT AUTHORIZED REPRESENTATIVE

APPROVED: Joseph Ely 2000 BY: 1-21-2000  
WATER MANAGEMENT SEDIMENT CONTROL AUTHORIZED REPRESENTATIVE

AS OF THIS DATE INDICATED BELOW, IT IS NOT NECESSARY TO APPROVE INSTALLATION OF HOUSEHOLD SEWAGE DISPOSAL SYSTEMS SINCE PUBLIC SANITARY SEWERS ARE AVAILABLE.

APPROVED: 2000 BY:  
CLERMONT COUNTY HEALTH DEPARTMENT AUTHORIZED REPRESENTATIVE

APPROVED: David W. Cane 2000 BY: 1-19-00  
BATAVIA-TOWNSHIP WATER ASSOCIATION INC.

BY RESOLUTION, THE CLERMONT COUNTY COMMISSIONERS HEREBY APPROVE THE PERFORMANCE BOND FOR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE SUBDIVISION REGULATIONS OF CLERMONT COUNTY, OHIO, WHICH HAS BEEN FILED WITH THE CLERMONT COUNTY COMMISSIONERS. HOWEVER, WE SPECIFICALLY RESERVE OUR ACCEPTANCE OF THE STREETS ON THIS PLAT AS PUBLIC ROADS UNTIL SUCH TIME AS THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CLERMONT COUNTY SPECIFICATIONS ADOPTED BY CLERMONT COUNTY. THE CONSTRUCTION OF SAID STREETS HAVE BEEN CERTIFIED AS COMPLETE BY THE COUNTY ENGINEER AND A RESOLUTION SO STATING HAS BEEN ADOPTED AND PLACED ON RECORD BY THE CLERMONT COUNTY COMMISSIONERS.

THE CLERMONT COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR DIVERT THE FLOW THROUGH THE WATER COURSE.

ATTEST:

CLERK

PLAT NUMBER ASSIGNED 01-26-00

## ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION SATISFIES ALL APPLICABLE REQUIREMENTS OF THE ZONING DISTRICT GOVERNING THE USE OF THE LAND AT THE TIME OF EXECUTION.

Edmin Kuley 1/5/2000  
BATAVIA TOWNSHIP ZONING INSPECTOR

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS ARE SET AS SHOWN.

Joseph M. Allen  
JOSEPH M. ALLEN, P.S.  
OHIO REGISTRATION NO. 7132



## PHASE I

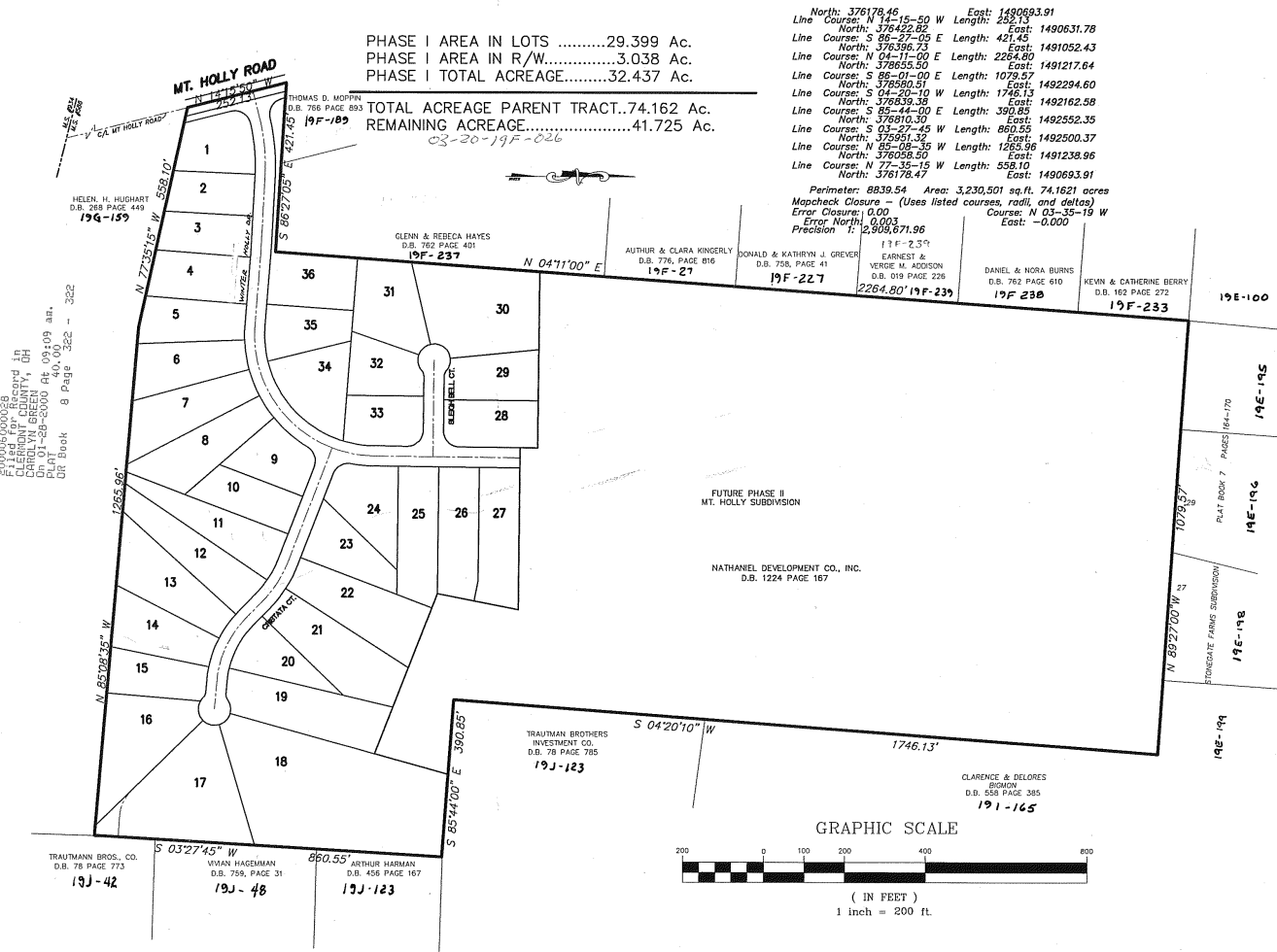
SITUATE IN SCOTT'S MILITARY SURVEY # 586  
BATAVIA TOWNSHIP, CLERMONT CO., OHIO

## MT. HOLLY PRESERVE RECORD PLAT

DEVELOPMENT PLANNING, INC.  
ENGINEERS, PLANNERS & SURVEYORS  
5336 CLEVELAND-WARSAW RD., CINCINNATI, OH 45238

DRAWN BY: RRS CHECKED BY: JNA DATE: 1/18/99 SCALE: AS SHOWN PROJECT NO: 107

SHEET No.  
1/4  
PROJECT No.  
107



## GREEN BELT EASEMENT RESTRICTIONS

WITHIN THE AREA DESIGNATED ON THESE PLANS AS A GREEN BELT EASEMENT, NO LIVE TREES MAY BE REMOVED. NO BUILDING OR STRUCTURE MAY BE CONSTRUCTED WITHIN THIS EASEMENT. TO THE MAXIMUM EXTENT POSSIBLE NO CONSTRUCTION OR EARTH DISRUPTION SHALL BE PERMITTED WITHIN SUCH GREEN BELT EASEMENT AREA. STORM PIPE / STORM WATER MGMT. FACILITY, SANITARY, DRIVEWAY OR WATER LINE CONSTRUCTION ARE PERMITTED WITHIN SUCH GREEN BELT EASEMENT AREA. PROVIDED, HOWEVER, SAID CONSTRUCTION SHALL BE KEPT TO THE SMALLEST AMOUNT OF AREA POSSIBLE. IT IS THE INTENT OF THIS EASEMENT FOR PROPERTY TO REMAIN IN ITS NATURAL STATE. HOWEVER, NEW PLANTINGS WILL BE ALLOWED.