

WE, THE UNDERSIGNED, DO HEREBY ADOPT AND GRANT UNTO THE COUNTY OF HAMILTON, OHIO, THIS PLAT OF SUBDIVISION. WE ALSO ACKNOWLEDGE THIS DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR AYERS ROAD SEWER ASSOCIATION AS RECORDED IN OFFICIAL RECORD BOOK 13420, PAGES 1803-1862. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON SAID PROPERTY ON DATE OF ACCEPTANCE.

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 DESIGNED "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 LATERALLY 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.

MAINTENANCE OF LANDSCAPING
THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE LANDSCAPING, IRRIGATION FACILITIES, LIGHTING, STRUCTURES, MONUMENTS, SIGNAGE, RETAINING WALLS AND MASONRY WORK LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY AND THE DECORATIVE CONCRETE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN THE HOA DOCUMENTS.

BY: COLDSTREAM ESTATES DEVELOPMENT, LLC
AN OHIO LIMITED LIABILITY COMPANY

STATE OF OHIO
COUNTY OF HAMILTON S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

OF COLDSTREAM ESTATES DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ON BEHALF OF SAID COMPANY, ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/ITS VOLUNTARY ACT AND DEED FOR THE PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF,

I HEREUNTO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SEE PAGE 2 FOR REMAINING OWNER AND LIEN HOLDER'S SIGNATURES

RESOLUTION
2024-1028-01
CASE 2-2024 PUD
WATERFRONT ESTATES SUBDIVISION

WHEREAS, Christopher (Kit) Houston of Taft Law, on behalf of Laura Kitzmiller, Debra Weigel, TR, Brian and Melissa Anderson, Jeffrey Ruby, Brandon Ruby, Thomas Eger, TR, Justin Evans, TR, and Coldstream Estates Development LLC, property owners, brought Case 2-2024 PUD, requesting approval of a planned unit development application for property located at Waterfront Estates Subdivision (Book 500, Page 183, Parcels 15, 16, 17, 18, 19, 20, 21 and 22), zoned "AA" Single Family Residence containing a total of 35.545 acres (1.328 acres in lot 8- private drive, and 13.069 acres in a conservation area), for the purpose of having a gate placed across a private drive, in lieu of a public street for an existing subdivision; and

WHEREAS, On August 4, 2022, Hamilton County Regional Planning Commission reviewed and approved Waterfront Estates at Coldstream for a subdivision of 7 lots with a public street and sidewalk on one side of the street; and

WHEREAS, The Anderson Township Zoning Commission first heard Case 2-2024 PUD for the property known as Waterfront Estates on September 23, 2024, and moved to continue the case with the request of additional information; and

NOW, THEREFORE, BE IT RESOLVED that as a result of the October 28, 2024 meeting, the Planned Unit Development was approved by the Anderson Township Zoning Commission for Case 2-2024 PUD, as:

- The proposed density for the development is consistent with the "A-A" district. Lots 1-7 zoning certificates have been issued for single family houses, which meet the zoning requirements.
- The use (single-family) is compatible with surrounding residential land uses.
- There is a 30' landscaping buffer from the Carriages of Coldstream PUD, as well as previously proposed landscaping near the entrance of the Waterfront Estates Subdivision. A landscaping plan for the entrance area was submitted.
- The submitted declaration of covenants stated that all utilities will be private and under common ownership, including regulations for the maintenance and upkeep. Details for the Knox box were also submitted.
- There are no historical features on the site.
- Sidewalks are existing within the development and are proposed to connect with Coldstream Club Drive along Ayers Road.
- The 13.069 acres proposed to go into a conservation area include very steep slopes, which will be placed under the declaration of covenants and restrictions.

This approval shall be based on the following conditions:

- That the declaration of covenants and restrictions be recorded and submitted to the Township staff.
- That a clause be added to the declaration stating that any changes to the no clearing zone (as defined by the red line of the submitted plan) will be addressed as a Major Adjustment to the approved PUD and go through the Anderson Township Zoning Commission for review.
- That the gate meets NFA code and is in compliance with the Anderson Township Fire Department requirements.
- That the gate has a manual override.
- That the aesthetics of the gate shall not deviate from options A-G submitted to the Township with the application.
- That the bypass area shall be of a material which is acceptable by any proposed user of the bypass and submitted to the Township.

Adopted at the meeting of Anderson Township Zoning Commission this 28th day of October 2024.

Vote: Mr. Gothard Aye Mr. Lewis Aye Mr. Elliff Aye

Dr. Baker No

Zoning Commission

Chair - Jay Lewis

Vice Chair - Jonathan Gothard

Attest:

Paul J. Drury, Jr.
Paul J. Drury, Jr., Secretary

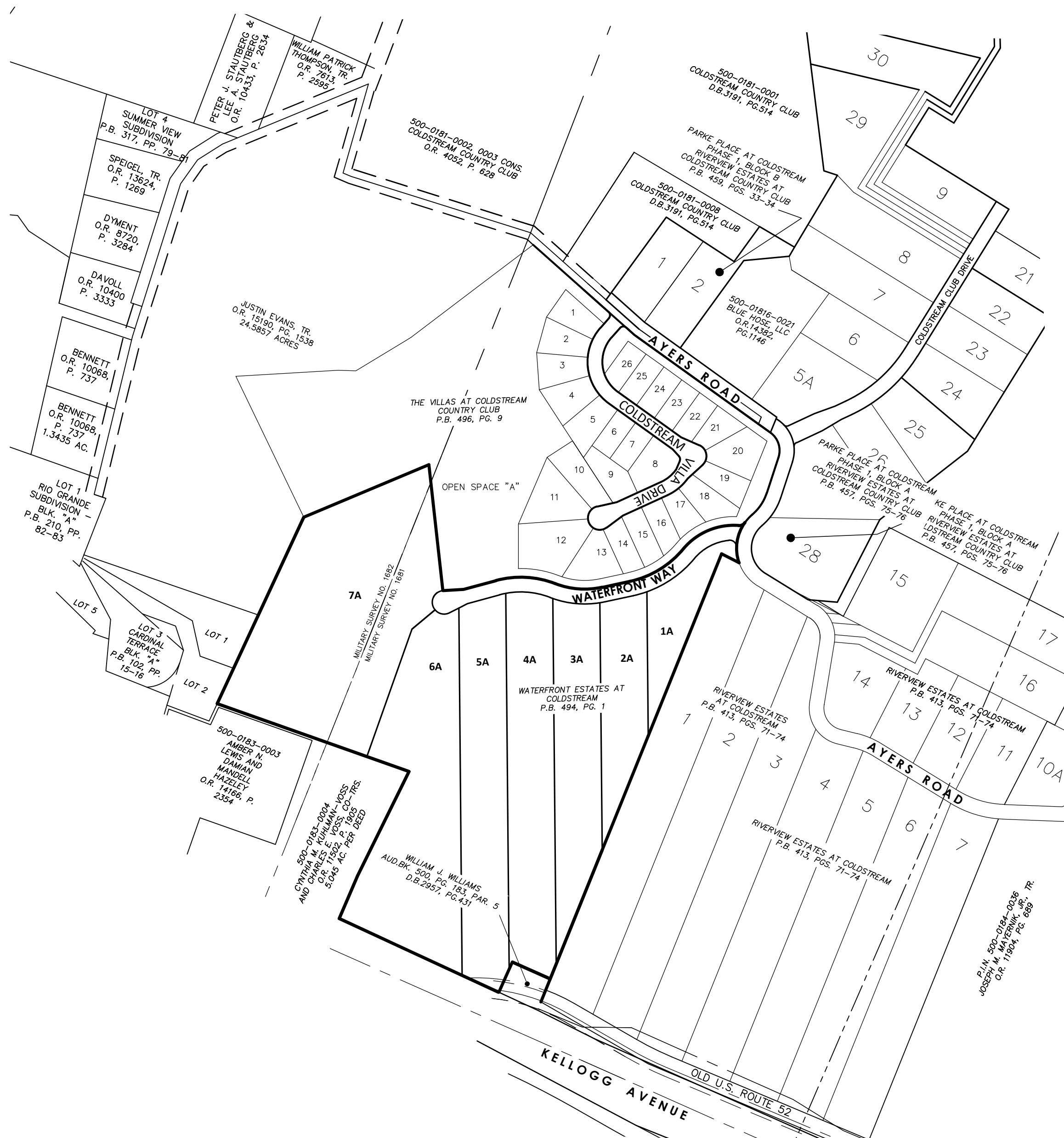
ANDERSON TOWNSHIP
SECRETARY CERTIFICATE

The undersigned, Secretary of the Anderson Township Zoning Commission, County of Hamilton, Ohio, hereby certifies that the foregoing is a true copy of a Resolution duly passed at a regular meeting of the Zoning Commission of said Township on the 28th day of October, 2024, together with true records of the roll call votes thereon, and that said Resolution has been duly entered upon the Journal of said Zoning Commission.

I further certify that said Resolution is now in full force and effect, as appears from the official records of the Anderson Township Zoning Commission in my custody and under my control.

WITNESS My hand as Secretary of the Zoning Commission of Anderson Township this 28th day of October, 2024.

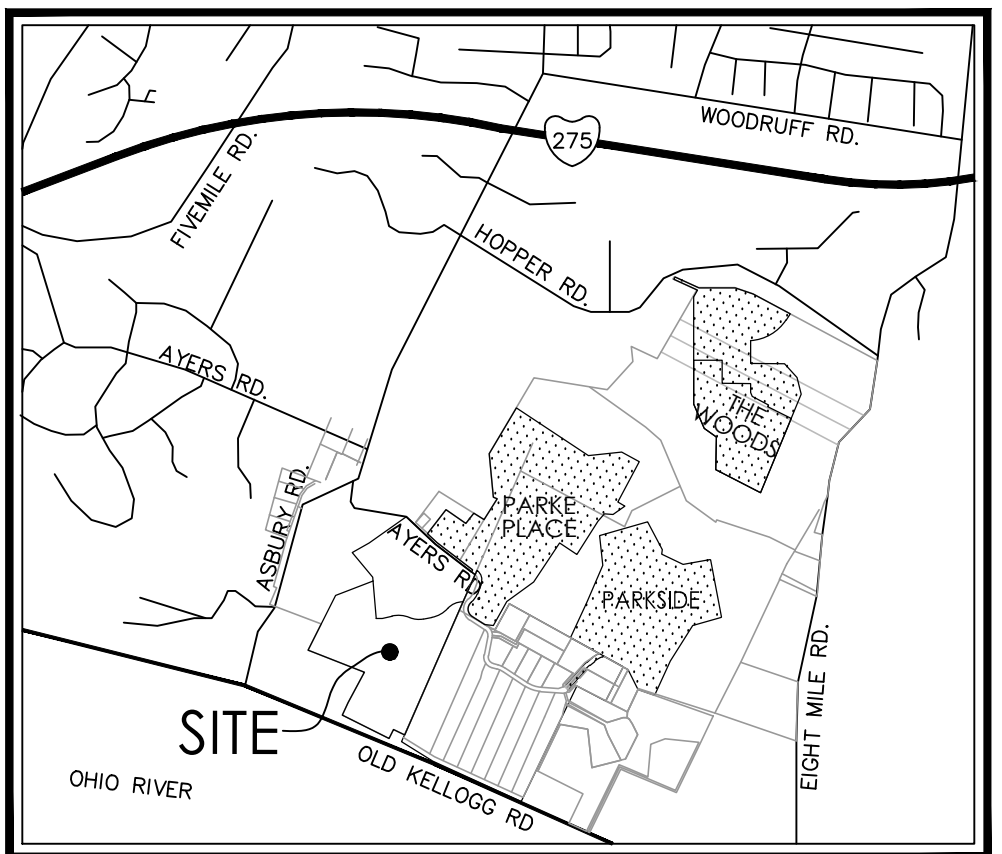
Paul J. Drury, Jr.
Paul Drury, Jr., Secretary



LANDS OF THE DEDICATOR

SCALE: 1"=300 FEET

TOTAL LOTS -----	34.5451 ACRES
TOTAL OPEN SPACE LOTS -----	0.0000 ACRES
TOTAL PRIVATE STREET -----	1.3280 ACRES
TOTAL -----	35.8731 ACRES



VICINITY MAP
N.T.S.

PLAT APPROVED BY THE REGIONAL PLANNING COMMISSION OF HAMILTON COUNTY, OHIO ON THE _____ DAY OF _____, 20____ 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 _____ DAY OF _____, 20____ A.D. BY:

SUBDIVISION ADMINISTRATOR _____

STREETS 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 ALL OF THE PROPERTIES CONVEYED TO LAURA H. KITZMILLER BY DEED RECORDED IN O.R. 14960, PAGE 1185, DEBRA D. WEIGEL, TRUSTEE OF THE QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT U/A/D BY DEED RECORDED IN O.R. VOLUME 15098, PAGE 76, BRIAN AND MELISSA ANDERSON BY DEED RECORDED IN O.R. VOLUME 14813, PAGE 1122, B. JEFFREY RUBY, TRUSTEE OF THE B. JEFFREY RUBY AMENDED AND RESTATED REVOCABLE TRUST U/A BY DEED RECORDED IN O.R. VOLUME 14895, PAGE 843, BRANDON RUBY BY DEED RECORDED IN O.R. VOLUME 14855, PAGE 1342, THOMAS R. EGER, TRUSTEE OF THE 140 WATERFRONT WAY TRUST BY DEED RECORDED IN O.R. VOLUME 15162, PAGE 1867, JUSTIN EVANS, TRUSTEE OF THE 130 WATERFRONT WAY TRUST BY DEED RECORDED IN O.R. VOLUME 15190, PAGE 1538, ALL BEING RECORDED IN HAMILTON COUNTY RECORDERS OFFICE AND IDENTIFIED IN AUDITOR'S BOOK 620, PAGE 170.

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

THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO DOES NOT ACCEPT ANY PRIVATE SEWER EASMENTS SHOWN ON THIS PLAT 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.

COUNTY ADMINISTRATOR _____

REPLAT OF LOTS
1,2,3,4,5,6,7 &
WATERFRONT WAY
WATERFRONT ESTATES AT
COLDSTREAM
P.B. 494, PG. 1

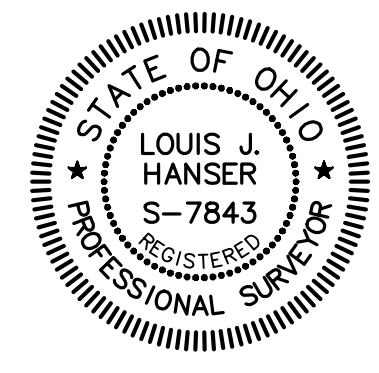
MILITARY SURVEY NO. 1681 & 1682
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

OWNER/DEVELOPER
COLDSTREAM ESTATES DEVELOPMENT, LLC
7861 E. KEMPER ROAD
CINCINNATI, OHIO 45249
PH: 513-247-3500

Date	11/04/24
Scale	1" = 300'
Drawn By	SES
Survey Database	TBC-04446
DWG	0444602-REC-00-Replat
X-Ref(s)	
Project Number	04446.30
File No.	04446
Sheet No.	1 / 4

MSP
DESIGN
McGill Smith Punshon

Architecture 3700 Park 42 Drive
Engineering Suite 1908
Landscape Architecture Cincinnati OH 45241
Planning Phone 513.759.0004
Surveying www.mspdesign.com



LOUIS J. HANSER, P.S.
OHIO REGISTRATION No. 7843

BY: THOMAS R. EGER, TRUSTEE OF THE 140 WATERFRONT WAY TRUST

BY: LAURA H. KITZMILLER

BY: DEBRA D. WEIGEL, TRUSTEE OF THE QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT U/A/D

BY: B. JEFFREY RUBY, TRUSTEE OF THE B. JEFFREY RUBY AMENDED AND RESTATED REVOCABLE TRUST U/A

BY: BRIAN AND MELISSA ANDERSON

STATE OF OHIO
COUNTY OF HAMILTON S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2024, A.D.,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

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_____ OF
THOMAS R. EGER, TRUSTEE OF THE 140 WATERFRONT WAY TRUST, WHO ON
BEHALF OF SAID TRUST, ACKNOWLEDGED THE SIGNING OF THE FOREGOING
INSTRUMENT TO BE HIS/ITS VOLUNTARY ACT AND DEED FOR THE PURPOSES IN
SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF,
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_____ OF
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_____ OF DEBRA
D. WEIGEL, TRUSTEE OF THE QUALIFIED PERSONAL RESIDENCE TRUST AGREEMENT
U/A/D, WHO ON BEHALF OF SAID TRUST, ACKNOWLEDGED THE SIGNING OF THE
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_____ OF B.
JEFFREY RUBY, TRUSTEE OF THE B. JEFFREY RUBY AMENDED AND RESTATED
REVOCABLE TRUST U/A, WHO ON BEHALF OF SAID TRUST, ACKNOWLEDGED THE
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LIEN HOLDER
BY: LIBERTY FEDERAL CREDIT UNION

BY: JUSTIN EVANS, AS TRUSTEE OF 130 WATERFRONT WAY TRUST

LIEN HOLDER
BY: GENERAL ELECTRIC CREDIT UNION

LIEN HOLDER
BY: LIBERTY FEDERAL CREDIT UNION

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BY: GENERAL ELECTRIC CREDIT UNION

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_____ OF
LIBERTY FEDERAL CREDIT UNION, WHO ON BEHALF OF SAID COMPANY,
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_____ OF JUSTIN
EVANS, TR., WHO ON BEHALF OF SAID TRUST, ACKNOWLEDGED THE SIGNING OF
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BY: BRANDON RUBY

LIEN HOLDER
BY: LIBERTY FEDERAL CREDIT UNION

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LIEN HOLDER
BY: HEARTLAND BANK

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HEARTLAND BANK, WHO ON BEHALF OF SAID COMPANY, ACKNOWLEDGED THE
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NOTARY PUBLIC MY COMMISSION EXPIRES

REPLAT OF LOTS 1,2,3,4,5,6,7 & WATERFRONT WAY WATERFRONT ESTATES AT COLDSTREAM P.B. 494, PG. 1

MILITARY SURVEY NO. 1681 & 1682
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

Date	11/04/24
Scale	1" = 300'
Drawn By	SES Proj. Mgr. UH
Survey Database	TBC-04446
DWG	0444602-REC-00-Replat
X-Ref(s)	
Project Number	04446.30
File No.	04446 Sheet No. 2 / 5

MSP
DESIGN
McGill Smith Punshon

■ Architecture 3700 Park 42 Drive
 ■ Engineering Suite 190B
 ■ Landscape Architecture Cincinnati OH 45241
 ■ Planning Phone 513.759.0004
 ■ Surveying www.mspsdesign.com

NOTES

NORTH BASED ON U.S. STATE PLANE COORDINATES NAD 1983, MONUMENTS 2396 AND 2397 AS DESCRIBED IN THE HAMILTON COUNTY GEODETIC CONTROL MANUAL

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.

ALL PINS SET ARE 5/8" IRON REBAR, 30" IN LENGTH, CAPPED "MCGILL SMITH PUNSHON" (MSP).

EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

TIES TO HAMILTON COUNTY MONUMENTS

FROM A SOUTHEAST CORNER OF LOT 1 TO MONUMENT #2397 SOUTH 48°07'28" EAST, 4847.70'

FROM A SOUTHEAST CORNER OF LOT 1 TO MONUMENT #2396 SOUTH 41°22'52" EAST, 3891.15'

SEE SHEET 5

SEE SHEET 4

LINE #	BEARING	LENGTH
L1	S62°53'05"W	68.19'
L2	N86°48'20"E	68.19'
L3	N62°46'48"W	67.14'
L4	S62°53'05"W	35.48'
L10	N67°15'42"E	146.00'
L11	N22°14'35"E	652.04'
L12	N64°18'25"W	537.46'
L13	N17°10'31"W	43.00'
L14	N70°32'14"W	45.70'

LINE #	BEARING	LENGTH
L15	N66°26'45"W	464.61'
L16	N26°08'56"W	138.03'
L17	N68°01'48"W	87.40'

CURVE #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	24.00'	40.50'	35.86'	N47°11'02"W	096°41'02"
C2	175.00'	136.41'	132.98'	S62°10'36"W	044°39'39"
C3	375.00'	247.78'	243.30'	S58°46'32"W	037°51'30"
C4	325.00'	189.95'	187.25'	S85°33'08"E	033°29'11"
C5	275.00'	174.45'	171.54'	N86°58'55"W	036°20'45"
C6	40.00'	142.36'	78.26'	N15°09'17"W	203°55'15"
C7	325.00'	206.16'	202.73'	N86°58'55"W	036°20'45"
C8	275.00'	160.72'	158.45'	S85°33'08"E	033°29'11"
C9	325.00'	214.74'	210.86'	N58°46'32"E	037°51'30"

CURVE #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C10	225.00'	213.27'	205.37'	S67°00'02"W	054°18'31"
C11	24.00'	24.66'	23.59'	N65°08'50"E	058°52'13"
C12	150.00'	90.43'	89.07'	S18°25'29"W	034°32'28"
C13	375.00'	199.60'	197.25'	N55°05'41"E	030°29'49"
C14	40.00'	54.04'	50.02'	S78°24'55"E	077°24'00"
C15	40.00'	86.12'	70.42'	S21°57'49"W	123°21'27"
C16	40.00'	2.21'	2.21'	S85°13'26"W	003°09'48"
C29	275.00'	20.68'	20.68'	N76°59'59"E	004°18'32"
C30	325.00'	9.61'	9.61'	S69°39'21"E	001°41'38"

CURVE #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C31	325.00'	17.86'	17.85'	N79°16'43"E	003°08'53"
C32	375.00'	48.18'	48.15'	N74°01'26"E	007°21'41"
C33	177.17'	39.02'	38.94'	N70°18'44"E	012°37'10"
C34	45.87'	60.83'	56.47'	N62°06'38"W	075°58'54"
C35	150.67'	46.98'	46.79'	S10°06'34"E	017°51'58"

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



REPLAT OF LOTS 1,2,3,4,5,6,7 & WATERFRONT WAY WATERFRONT ESTATES AT COLDSTREAM P.B. 494, PG. 1

MILITARY SURVEY NO. 1681 & 1682
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

Date: 08/17/22
Scale: 1" = 50'
Drawn By: SES Proj. Mgr.: LHJ
Survey Database: TBC-04446
DWG: 0444602-REC-00-Replat
X-Ref(s):
Project Number: 04446.30
File No.: 04446 Sheet No.: 3/5

MSP DESIGN
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive
Suite 1908
Cincinnati OH 45241
Phone 513.759.0004
www.mspsdesign.com



NOTES

NORTH BASED ON U.S. STATE PLANE COORDINATES NAD 1983, MONUMENTS 2396 AND 2397 AS DESCRIBED IN THE HAMILTON COUNTY GEODETIC CONTROL MANUAL

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.

ALL PINS SET ARE 5/8" IRON REBAR, 30" IN LENGTH, CAPPED "MCGILL SMITH PUNSHON" (MSP).

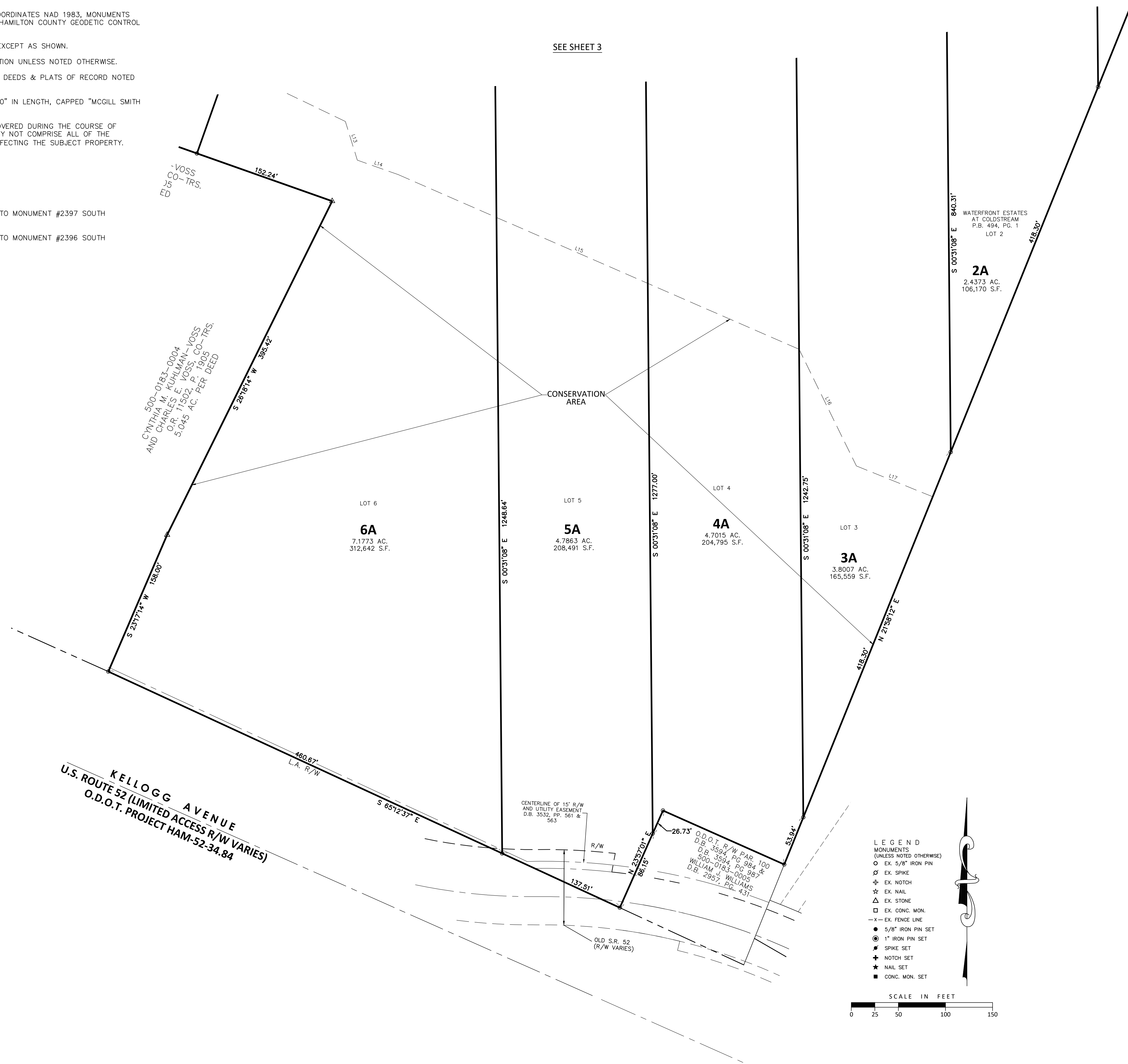
EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

TIES TO HAMILTON COUNTY MONUMENTS

FROM A SOUTHEAST CORNER OF LOT 1 TO MONUMENT #2397 SOUTH 48°07'28" EAST, 4847.70'

FROM A SOUTHEAST CORNER OF LOT 1 TO MONUMENT #2396 SOUTH 41°22'52" EAST, 3891.15'

SEE SHEET 3



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



REPLAT OF LOTS
1,2,3,4,5,6,7 &
WATERFRONT WAY
WATERFRONT ESTATES AT
COLDSTREAM
P.B. 494, PG. 1

MILITARY SURVEY NO. 1681 & 1682
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

Date	08/17/22
Scale	1" = 50'
Drawn By	SES Proj. Mgr. LH
Survey Database	TBC-04446
DWG	0444602-REC-00-Replat
X-Ref(s)	
Project Number	04446.30
File No.	04446 Sheet No. 4 / 5

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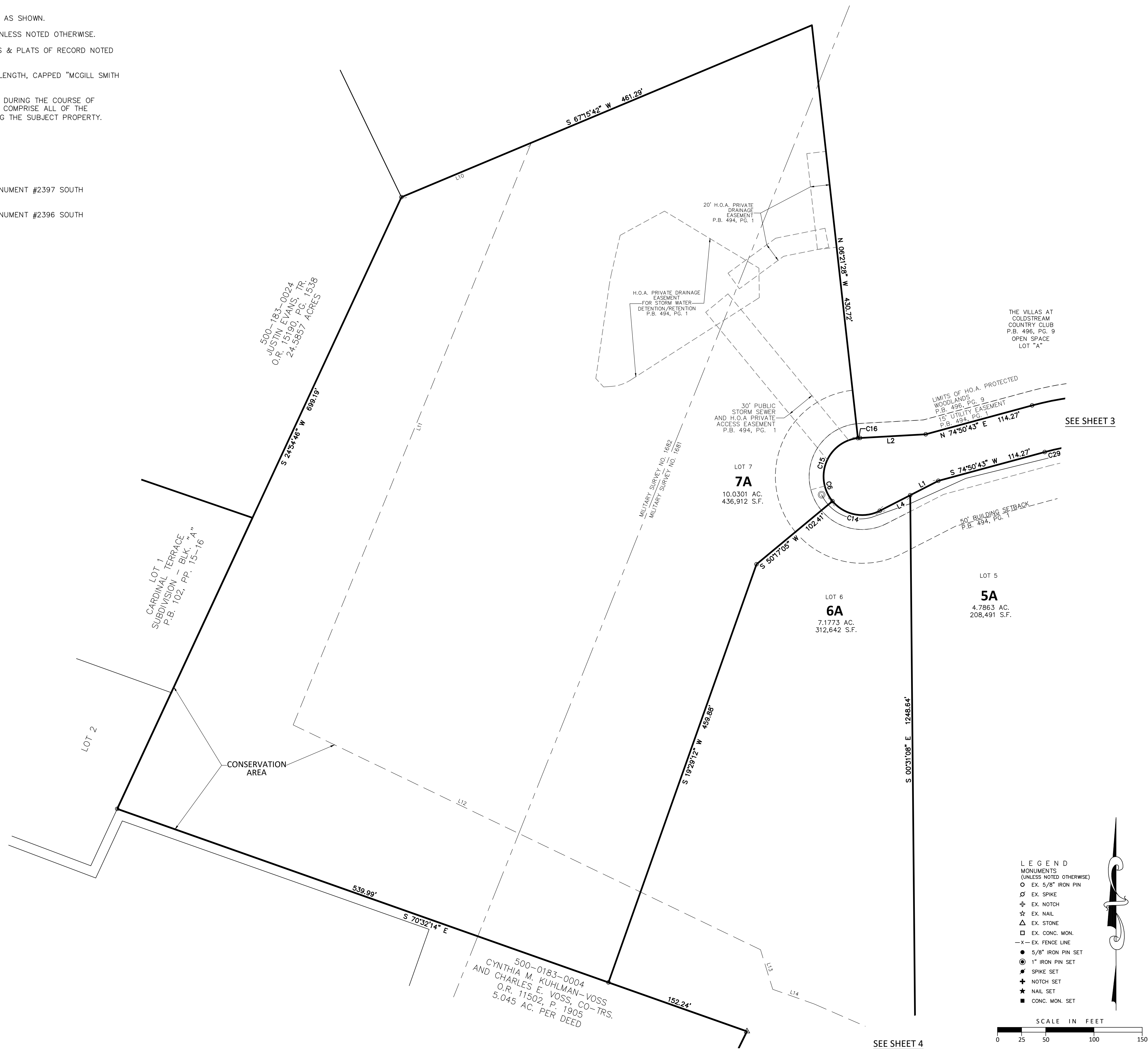
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 - ☆ NAIL SET
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**REPLAT OF LOTS
1,2,3,4,5,6,7 &
WATERFRONT WAY
WATERFRONT ESTATES AT
COLDSTREAM
P.B. 494, PG. 1**

MILITARY SURVEY NO. 1681 & 1682
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

Date	08/17/22
Scale	1" = 50'
Drawn By	SES
Proj. Mgr.	LJH
Survey Database	TBC-04446
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X-Ref(s)	
Project Number	04446.30
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