

**ORDINANCE NO. 2019-23**

AN ORDINANCE APPROVING THE FINAL PLAT OF MONROE COMMERCE CENTER.

WHEREAS, Prologis Logistics Services Inc. has submitted an application for a final plat for Monroe Commerce Center; and

WHEREAS, all submissions and actions necessary under the Subdivision Regulations have been completed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

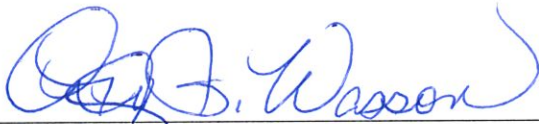
SECTION 1: The Council of the City of Monroe hereby approves the final plat of Monroe Commerce Center, upon receipt of proper bonding and payment of all applicable review and inspection fees.

SECTION 2: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: October 8, 2019

ATTEST:

APPROVED:



Clerk of Council



Mayor

First Reading: September 24, 2019

"I, the undersigned Clerk of Council of the city of Monroe, Ohio, hereby certify the foregoing (ordinance or resolution) was published as required by Section 7.16 of the Charter of the City of Monroe.

This legislation was enacted in an open meeting pursuant to the terms and provisions of the Council Law, Section 121.22 of the Ohio Code.



Clerk of Council  
City of Monroe, Ohio

**DEDICATION STATEMENT**

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, BEING THE OWNERS OF THE HEREIN PLATTED LAND, SITUATED IN SECTION 30, TOWN 3, RANGE 3, BTM CITY OF MONROE, BUTLER COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THIS RECORD PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAW IN SUCH CASES MADE AND PROVIDED, DISTRIBUTION DRIVE AS SHOWN ON SAID PLAT AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND AND SEAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

OWNERS: PROLOGIS LOGISTICS SERVICES P/L  
60 STATE ST #100  
BOSTON MA 02109

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT KNOWN THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, PERSONALLY CAME \_\_\_\_\_ OF PROLOGIS LOGISTICS SERVICES P/L, WHO THEN ADDED THESE SIGNATURES TO THE FOREGOING INSTRUMENT, AND THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF PROLOGIS LOGISTICS SERVICES P/L FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

BY COMMISSION EXPRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
COUNTY \_\_\_\_\_ STATE \_\_\_\_\_

**DEDICATION STATEMENT**

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, BEING THE OWNERS OF THE HEREIN PLATTED LAND, SITUATED IN SECTION 30, TOWN 3, RANGE 3, BTM CITY OF MONROE, BUTLER COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THIS RECORD PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAW IN SUCH CASES MADE AND PROVIDED, DISTRIBUTION DRIVE AS SHOWN ON SAID PLAT AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND AND SEAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

OWNERS: BUTLER COUNTY PORT AUTHORITY  
316 FRONT STREET  
HAMILTON, OHIO 45011

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

**ACKNOWLEDGEMENT**

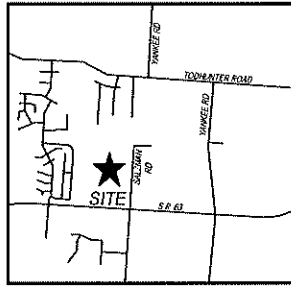
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT KNOWN THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, PERSONALLY CAME \_\_\_\_\_ OF BUTLER COUNTY PORT AUTHORITY WHO THEN ADDED THESE SIGNATURES TO THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF THE PORT AUTHORITY FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

BY COMMISSION EXPRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
COUNTY \_\_\_\_\_ STATE \_\_\_\_\_

**RECORD PLAT**  
**MONROE COMMERCE CENTER**  
SECTION 30, TOWN 3, RANGE 3, BTM  
CITY OF MONROE  
BUTLER COUNTY, OHIO  
AUGUST 2019  
104.197 ACRES



VICINITY MAP  
N.T.S

**NOTES:**

1. SOURCE DOCUMENTS AS NOTED
2. OCCUPATION IN GENERAL FIRST SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VERTICAL REFERENCE STATIONING (R 55) (M 53).

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY TO THE BEST OF MY ABILITY THAT THIS PLAT IS A CORRECT RETURN OF A FIELD SURVEY MADE UNDER MY DIRECTION FOR SAID SUBDIVISION. THE DIMENSIONS WILL BE SET AS INDICATED. CURVE DISTANCES ARE REQUIRED ON THE ARC.

MATTHEW D. HASEBANK \_\_\_\_\_ DATE \_\_\_\_\_  
OHIO PROFESSIONAL SURVEYOR NO. 6811

EASEMENTS ARE PROVIDED AS SHOWN ON SAID PLAT AND DESIGNATED UTILITY EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CURBS, CONCRETE AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE OR UNDERGROUND WATER MAINS, SEWERS, FIRE LINES FOR SUPPLYING GAS, WATER, HEAT AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTION, TOGETHER WITH THE NECESSARY LATERAL CONNECTION, AND ALSO THE RIGHT OF ACCESS TO AND EGRESS FROM SAID EASEMENTS AND TO TRIM TREES THEREON AS MAY BE REQUIRED.

UTILITY EASEMENTS ARE PROVIDED ON THIS PLAT AND DESIGNATED AS SUCH. NO IMPROVEMENT OR IMPEDIMENT OF ANY KIND SHALL BE MADE ON SAID UTILITY EASEMENT WHICH WILL INTERFERE WITH ACCESS TO THE SAID UTILITY. THE CITY OF MONROE AND/OR THE UTILITY COMPANY SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNER(S) OF SAID LOT FOR ANY DAMAGES ON SAID EASEMENT TO SOIL, SHREBBERY, OR OTHER IMPROVEMENTS, NATURAL OR ARTIFICIAL, BY REASON OF ENTRY FOR PURPOSES OF CONSTRUCTING, MAINTAINING, REPLACING OR REPAIRING THE UTILITY. THE ERECTION OR PLACEMENT OF ANY STRUCTURE AND PLANTING OR PLACEMENT OF ANY TREES ON SAID UTILITY EASEMENT SHALL BE PROHIBITED.

VARIOUS EASEMENTS FOR PUBLIC AND QUASI-PUBLIC UTILITIES ARE ALSO DESIGNATED AND SHOWN ON THIS PLAT OUTSIDE THE DEDICATED STREET FRONT-OF-YARD AREA OF THIS PLAT. SUCH EASEMENTS ARE ALSO HEREBY DEDICATED TO THE PUBLIC AND QUASI-PUBLIC USE SUBJECT TO ALL OTHER TERMS AND CONDITIONS OF THIS PLAT.

THE CITY OF MONROE DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF ANY RETENTION/BRETENTION FACILITY CONSTRUCTED WITHIN EASEMENTS SHOWN ON THIS PLAT. SUCH RETENTION/BRETENTION FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE CITY OF MONROE.

**CITY OF MONROE**

CITY COUNCIL  
THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF MONROE, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CLERK OF MONROE COUNCIL \_\_\_\_\_

**CITY ENGINEER**

I HEREBY APPROVE THE ACCOMPANYING PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ENGINEER FOR THE CITY OF MONROE, OHIO \_\_\_\_\_

**CODE ENFORCEMENT OFFICER**

THIS PLAT HAS APPROVED AND ACCEPTED BY THE ENFORCEMENT OFFICER OF THE CITY OF MONROE, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ENFORCEMENT OFFICER \_\_\_\_\_

**BUTLER COUNTY AUDITOR**

ENTERED FOR TRANSFER \_\_\_\_\_ A.D. 2019  
TRANSFERRED \_\_\_\_\_ A.D. 2019

BY \_\_\_\_\_  
AUDITOR, BUTLER COUNTY, OHIO DEPUTY

**BUTLER COUNTY RECORDER**

FILED FOR RECORD \_\_\_\_\_ AT \_\_\_\_\_ A.D. 2019  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_ A.D. 2019  
D/R \_\_\_\_\_ PAGES \_\_\_\_\_

BY \_\_\_\_\_  
RECORDER, BUTLER COUNTY, OHIO DEPUTY  
FEE \_\_\_\_\_ FEE \_\_\_\_\_

**THE KLEINGERS GROUP**

CIVIL ENGINEERING    www.kleingers.com  
SURVEYING    6311 Centre Park Dr.  
LANDSCAPE ARCHITECTURE    West Chester, OH 45381  
313.779.7411

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STATE OF OHIO  
MATTHEW D. HASEBANK  
6811  
PROFESSIONAL SURVEYOR

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REV.	DATE	DESCRIPTION
1	02/22/19	RECORD PLAT - K-L
2	08/01/19	REVISE - K-L
3	08/01/19	REVISE PER COUNTY - M-H
4	08/02/19	REVISE ROAD NAME - 100H
5	08/20/19	COMMENTS - 100H

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**RECORD PLAT**  
**MONROE COMMERCE CENTER**  
**104.197 ACRES**  
SECTION 30, TOWN 3, RANGE 3, BTM  
CITY OF MONROE  
BUTLER COUNTY, OHIO

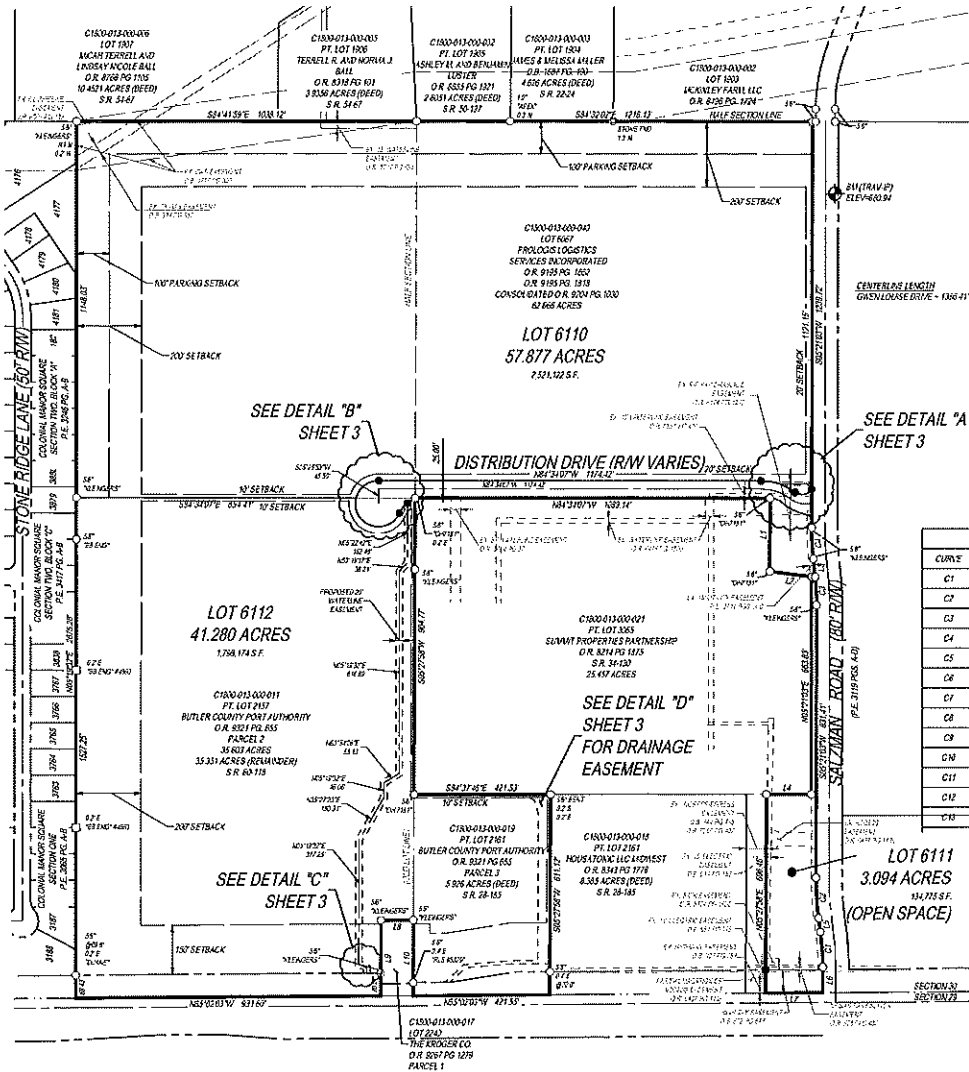
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PROJECT NO: 180127VRF001  
DATE: 02/22/2019  
SCALE: \_\_\_\_\_  
SHEET NAME: \_\_\_\_\_

**MONROE COMMERCE CENTER**

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SHEET NO: **1 OF 3**



**LEGEND**

- IRON PIV FOUND (SIZE AS NOTED)
- STONE FOUND
- IRON PIV SET (AL ENGRS)
- ▲ IRONWALL SET
- NR NON-RADIUM



**ACREAGE BREAKDOWN**

LOTS	- 192.231 ACRES	RIGHT OF WAY DEDICATION	C180-013-000-047 - 1.695 ACRES
RIGHT OF WAY	- 1.94 ACRES	C180-013-000-011 - 0.231 ACRES	
TOTAL	- 194.171 ACRES	TOTAL	- 194.171 ACRES

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N65°27'02"E	273.09
L2	N77°17'47"W	150.77
L3	S32°32'37"E	53.68
L4	S84°37'48"E	152.76
L5	S02°22'17"E	42.31
L6	S04°57'57"W	73.25
L7	N63°10'02"W	177.14
L8	N63°10'25"W	50.69
L9	S02°27'58"W	231.25
L10	N65°17'58"E	231.21
L11	N67°10'47"E	27.68

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	841.50	101.78	7°30'14"	S01°17'30"W	107.69
C2	921.50	124.20	7°43'20"	S01°29'22"W	124.10
C3	811.50	85.65	5°51'50"	S02°24'03"W	85.62
C4	921.50	94.89	3°54'00"	S02°24'03"W	94.69
C5	72.50	49.07	37°43'10"	N43°11'42"E	33.57
C6	70.50	332.78	286°04'15"	N27°38'15"W	118.21
C7	109.00	112.62	38°15'00"	S86°28'36"E	110.75
C8	35.62	55.69	84°23'58"	N84°28'57"E	32.27
C9	70.50	209.68	140°24'32"	N65°28'05"W	140.51
C10	70.50	80.10	75°33'42"	N37°38'15"E	65.48
C11	43.50	23.09	39°24'41"	N50°42'23"W	22.22
C12	122.00	81.63	27°11'26"	N61°19'12"W	80.66
C13	55.00	35.23	39°20'29"	N43°38'45"W	37.48

**NOTES:**

- SOURCE DOCUMENTS AS NOTED
- OCCUPATION IN GENERAL FITS SURVEY
- IMPROVEMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED
- HORIZONTAL AND VERTICAL DATA ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VERTICAL REFERENCE STATIONING (VRS) (NAD 83) (NAVD 83)
- SEE BEACHMARKS AS SHOWN HEREON

**THE KLEINGERS GROUP**

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6315 Centre Blvd Dr. West Chester, OH 45387  
913.779.7631

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STATE OF OHIO  
MATHIEW HUSBAND  
6511  
PROFESSIONAL SURVEYOR

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NO DATE REVISION FROM

- 2/28/19 RECORD PLAN - KLI
- 6/20/19 REVISION - KLI
- 6/20/19 REVISION PER COUNTY - MCH
- 6/20/19 REVISION ROAD NAME - MCH
- 9/10/19 CORRECTIONS - MCH

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**RECORD PLAN**  
**MONROE COMMERCE CENTER**  
**104.197 ACRES**  
SECTION 36, TOWN 3, RANGE 3, 8TH  
CITY OF MONROE  
BUTLER COUNTY, OHIO

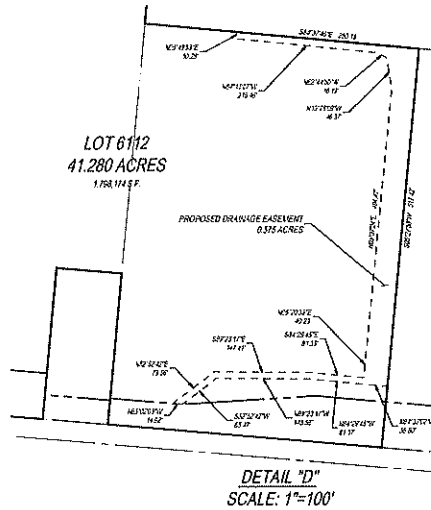
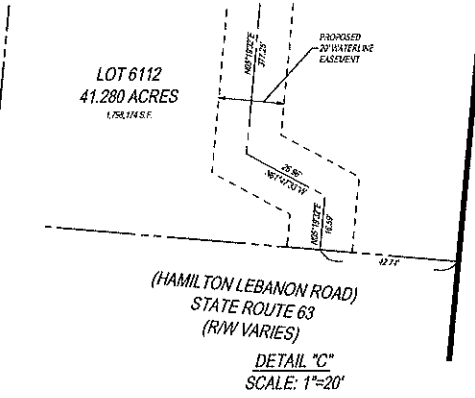
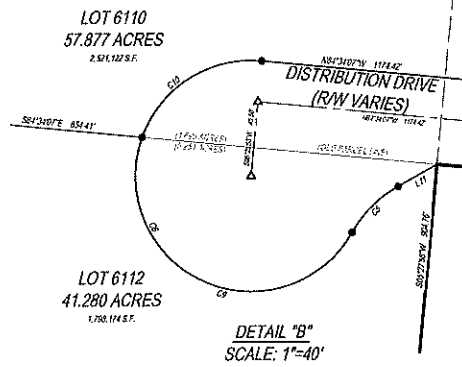
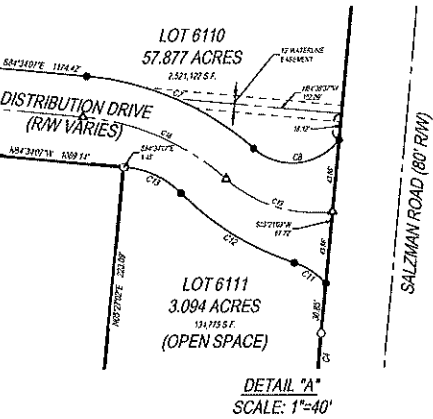
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PROJECT NO: 180127VRP001  
DATE: 03/12/2019

SCALE: 1" = 200'

SHEET NAME: **MONROE COMMERCE CENTER**

SHEET NO: **2 OF 3**



**LEGEND**

- IRON PIV FOUND (SEE AS NOTED)
- STONE FOUND
- IRON PIN SET (ALENGESS)
- ▲ MAGNOL SET
- NR NON-RADIAL

LINE	BEARING	DISTANCE
L1	N52°27'02"E	227.09
L2	R77°17'43"W	130.77
L3	S52°23'17"E	55.08
L4	S43°27'46"E	133.76
L5	S52°27'17"E	42.71
L6	S61°37'51"W	74.25
L7	N53°20'33"W	177.34
L8	N55°20'25"W	160.00
L9	S52°27'55"W	231.25
L10	N52°27'38"E	221.21
L11	N51°01'49"E	27.63

CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	841.50	197.79	72°31'14"	S11°17'50"W	167.69
C2	921.50	124.20	7°43'20"	S51°22'23"W	124.10
C3	841.50	66.65	5°51'00"	S52°24'03"W	66.62
C4	821.50	54.59	5°51'00"	S52°24'03"W	64.65
C5	72.50	43.07	31°40'10"	N45°11'43"E	39.51
C6	70.50	33.78	246°04'15"	N27°36'35"W	118.21
C7	178.00	117.62	26°15'02"	S56°36'36"E	110.75
C8	35.62	55.69	84°23'34"	N84°23'35"E	32.27
C9	70.50	209.63	170°24'32"	N52°26'16"W	140.51
C10	70.50	63.10	153°39'42"	N57°30'02"E	66.43
C11	43.50	23.00	20°24'53"	N55°42'25"W	22.87
C12	122.00	81.63	27°11'26"	N55°19'12"W	83.66
C13	55.00	33.25	38°53'37"	N54°38'49"W	37.43
C14	133.00	66.50	36°15'02"	N52°38'36"W	65.20
C15	61.50	69.69	43°38'20"	N52°45'52"W	67.58

**THE KLEINGERS GROUP**

CIVIL ENGINEERING    www.kleingers.com

SURVEYING    6333 Centre Point Dr.

LANDSCAPE ARCHITECTURE    West Chester, OH 45387

313-779-7151

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STATE OF OHIO  
MATTHEW D. HASEDAUK  
8611  
PROFESSIONAL SURVEYOR

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**RECORD PLAT**  
**MONROE COMMERCE CENTER**  
**104.197 ACRES**  
SECTION 30, TOWN 3, RANGE 3, B7M  
CITY OF MONROE  
BUTLER COUNTY, OHIO

PROJECT NO: 180127VRP001  
DATE: 02/22/2010  
SCALE:  
SHEET NAME:  
**MONROE COMMERCE CENTER**  
SHEET NO:  
**3 OF 3**

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