**EMERGENCY ORDINANCE NO. 2015-22**

AN ORDINANCE APPROVING THE FINAL PLAT OF WYANDOT WOODS SECTION FIVE AND DECLARING AN EMERGENCY.

WHEREAS, Maronda Homes has submitted a final plat for construction of Wyandot Woods Section Five; and

WHEREAS, all submissions and actions necessary under the Subdivision Regulations have been completed and approval was given by the Monroe Planning Commission on May 19, 2015.

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 Section Four of Wyandot Woods Subdivision, upon receipt of proper bonding and payment of all applicable review and inspection fees.

SECTION 2: This measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and further for the reason that Council desires to approve the Final Plat at the earliest possible date to allow for lot sales to occur. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED: September 11, 2015

ATTEST:

Clerk of Council

APPROVED:

Mayor

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

**"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.**

**Clerk of Council**
**City of Monroe, Ohio**

# RECORD PLAT
## FOR
# WYANDOT WOODS SECTION 5
## BEING PART OF LOT #1478
## LOCATED IN
## SECTION 17, TOWN 3, RANGE 3
## CITY OF MONROE
## BUTLER COUNTY, OHIO
## MARCH, 2015

### Dedication

We, the undersigned, being all the owners and lien holders of the land hereon platted, do hereby voluntarily consent to the execution of the said record plan and do dedicate the streets and easements, as shown hereon to the public use forever.

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.

Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

All buildings to be served by the public sewer system shall be constructed so as to provide a minimum of four feet of vertical separation between the public sanitary sewer, at the point of connection, and the lowest building level served by gravity sewer connection. In addition, said building level shall be at least one foot above the lowest point of free-overflow (non-sealed manhole cover) upstream of any treatment facility or wastewater pumping facility that receives discharge from said building. Said minimum service levels shall be recorded on the "as-built" plans for development, which will be kept on file in the office of Butler county department of environmental services.

Butler county department of environmental services does not accept any responsibility for the relocation, repair, or replacement of any other utility installed within five feet of the center line of any sanitary sewer or water main

Private driveways, parking lots and other paved areas, earthen berms, or structures should not be constructed over private water or sewer service lines within the public road right of way or within the easement areas for the public utilities. Should this occur, the property owner shall be held responsible for the protection and repair and for providing access to any curb stops, meter pits, manholes, cleanouts, etc. installed in conjunction with these private service lines and for any damage or restoration of the paved surfaces or structures that may result from the future operation, maintenance, repair or replacement of said service line and appurtenances.

Sanitary sewer laterals, which shall include all pipe and appurtenances from the building to the public sewer main, and the connection to the public sewer main shall be considered private and the responsibility of the property owner to maintain. The connection to the sewer would be any piping that extends out from the main barrel of the sewer main.

### Owners:

Maronda Homes, Inc. of Ohio

Gregory E. Cox
Vice President

Signed and acknowledged in the presence of:

### Acknowledgment

State of Ohio, S.S.

Be it remembered, that on this _____ day of _____, 2015, before me a Notary Public in and for said State, personally came Gregory E. Cox, Vice President, of Maronda Homes, Inc. of Ohio, who acknowledged the signing and execution of the foregoing Record Plan to be his voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed by notary seal on the day and year aforesaid.

Notary Public

My Commission Expires

### Acknowledgment

State of Ohio, S.S.

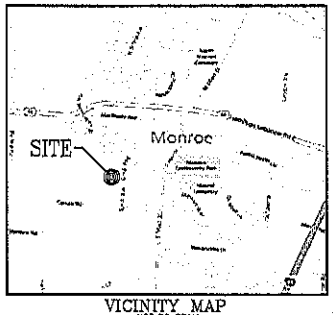
Gregory E. Cox, Vice President of Maronda Homes, Inc. of Ohio, being duly sworn, says that all persons and corporations to the best of his knowledge interested in this dedication , either as owner or Lien holders, have united in its execution.

Gregory E. Cox
Vice President

Sworn and signed in my presence on this ____day of_____2015.

Notary Public

My Commission Expires




VICINITY MAP
NOT TO SCALE

### Owner / Developer

MARONDA HOMES, INC. OF OHIO
3811 TWIN CREEKS DRIVE
COLUMBUS, OHIO 43204

### Deed Reference

Situated in the State of Ohio, Butler County, City of Monroe, Lemon Township, Section 17, Town 3, Range 3, Part of Lot 1478 of the City of Monroe, being all of a 5.5775 acre tract conveyed to Maronda Homes, Inc. of Ohio recorded in Official Record Book 5754, Page 1775 of the Butler County Recorder's Office, Butler County, Ohio.

### Covenants and Restrictions

The Covenants and Restrictions for Wyandot Woods Section 5 can be found in Official Record Volume _____, Page _____, of the Butler County Recorder's Office.

### City Council

This plat was approved and accepted by the City Council of the City of Monroe, Ohio on this _____day of _____ 2015.

Clerk of Monroe Council

### Monroe Planning Commission

This plat was approved and accepted by the Planning Commission of the City of Monroe, Ohio on this _____ day of _____ 2015.

Secretary, Monroe Planning Commission

### City Engineer

I hereby approve and accept this plat on this _____day of _____, 2015.

City Engineer

### Butler County Auditor

Entered for Transfer this _____ day of _____ , 2015.

By
Deputy Auditor

Auditor, Butler County, Ohio

### Butler County Recorder

Received on this _____day of _____ , 2015 at _____ .M.

Recorded on this _____day of _____ , 2015 at _____ .M.

Recorded in Plat Book No. _____ , Page _____ , Fee $ _____

By
Deputy Recorder

Recorder, Butler County, Ohio

STATE OF OHIO
PAUL J. LOESKING
7267
REGISTERED
PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

PAUL J. LOESKING
OHIO PROFESSIONAL SURVEYOR NO. 7267

DATE

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

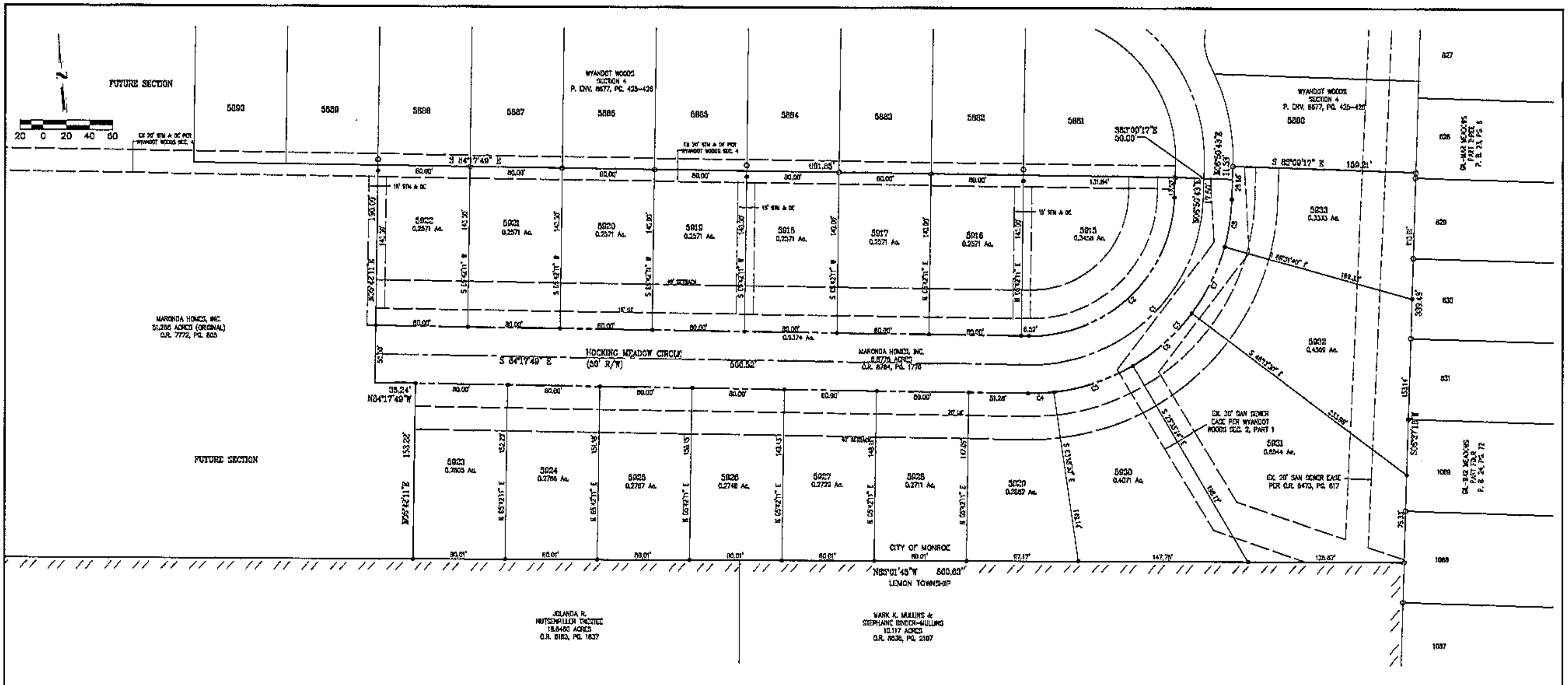
SCALE: N/A
DATE: MARCH, 2015
DRAWN: JJL
DESIGNED: JLL
CHECKED: PJL

APEX ENGINEERING & SURVEYING, INC.
1386 N. MIDDLETOWN BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-1222 OR (513) 422-4911 FAX - (513) 424-0287

REVISIONS:
1.
2.
3.
4.

PROJECT: 130017
DRAWING: 130017RA

SHEET 1 OF 2




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | BEARING | CHORD | DELTA |
| C1 | 232.03' | 150.00' | N51°10'27"E | 210.01' | 88°31'28" |
| C2 | 193.50' | 125.00' | N51°10'27"E | 175.01' | 88°31'28" |
| C3 | 271.40' | 175.00' | N51°10'27"E | 245.01' | 88°51'28" |
| C4 | 22.58' | 175.00' | S87°59'38"E | 22.57' | 7°23'30" |
| C5 | 72.00' | 175.00' | N79°22'34"E | 72.37' | 23°51'30" |
| C6 | 69.19' | 175.00' | N53°07'03"E | 68.74' | 22°32'07" |
| C7 | 65.12' | 175.00' | N31°07'35"E | 64.74' | 21°10'10" |
| C8 | 41.62' | 175.00' | N13°39'32"E | 41.52' | 13°37'37" |

0.9374 ACRES RIGHT OF WAY DEDICATION
5.9402 ACRES (19 LOTS)
6.8776 ACRES TOTAL

## LEGEND

- ● —5/8" IRON PIN SET
- ○ —IRON PIN FOUND
- △ —PK NAIL FOUND
- △ —RAILROAD SPIKE FOUND
- ◎ —PIPE FOUND
- ⊗ —IRON PIN PER PREVIOUS SURVEY

## SURVEYOR NOTES:

1.) OCCUPATION FITS SURVEY AS SHOWN.
2.) MONUMENTATION IN GOOD CONDITION.
3.) SOURCE DOCUMENTS AS NOTED.
4.) BEARINGS BASED ON WYANDOT WOODS, SECTION 2, PART 1 PLAT ENVELOPE 7093, PAGES 410-420

A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.

# RECORD PLAT
# WYANDOT WOODS SECTION 5
## SECTION 17, TOWN 3, RANGE 3
## CITY OF MONROE
## BUTLER COUNTY, OHIO

SCALE: 1"=40'
DATE: MARCH, 2015
DRAWN: JLL
DESIGNED: JLL
CHECKED: FJL

APEX ENGINEERING & SURVEYING, INC.

REVISIONS:
1.
2.
3.
4.

PROJECT: 150017
DRAWING: 150017RA

SHEET 2 OF 2