EMERGENCY ORDINANCE NO. 2021-30

AN ORDINANCE APPROVING A FINAL PLAT FOR SECTION 5, BLOCK A, OF THE MONROE CROSSINGS SUBDIVISION AND DECLARING AN EMERGENCY.

WHEREAS, Monroe Crossings II, LLC has submitted a final plat for construction of Section 5, Block A, of the Monroe Crossings Subdivision; and

WHEREAS, the Planning Commission gave a favorable recommendation on the approval of the final plat described herein on July 20, 2021, contingent on the completion of certain conditions.

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 5, Block A, of the Monroe Crossings Subdivision upon receipt of proper bonding, payment of all application review and inspection fees, submission of an updated record plat with width of cul-de-sac lots as measured at the building setback line in addition to the right-of-way line, satisfaction of staff comments, and submission of digital files compatible with the City's GIS.

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: August 24, 2021

ATTEST:

Clerk of Council

APPROVED:

Jason Trentel

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

MONROE CROSSINGS
SECTION FIVE, BLOCK A
BETWEEN THE MIAMIS
SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN PARTIALLY DESCRIBED, LOCATED BETWEEN THE MIAMIS, SECTION 35, TOWN 3, RANGE 3, IN THE CITY OF MONROE, BUTLER COUNTY, OHIO, DO HEREBY CERTIFY, REPORT AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION, TO BE ENTITLED MONROE CROSSINGS SECTION FIVE, BLOCK A, IN BOOK 2 AND DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LINES AND SIZES SHOWN AND PLATTED, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY OFFICIAL RECORDS 8617, PAGE 1117

OWNER: MONROE CROSSINGS B, LLC
AN OHIO LIMITED LIABILITY COMPANY

SIGNATURE _____

PRINTED NAME _____

TITLE _____

THIS DEDICATION WAS SUBMITTED TO ME ON THIS DATE, AND BY OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THE NOTARIAL ACT

STATE OF _____

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021 BEFORE THE UNDERSIGNED, AND FOR THE PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MONROE CROSSINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS REPRESENTED BY _____ (TITLE) WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT TO BE THE HIS VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE COMPANY.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

UTILITY EASEMENTS:

EASEMENTS ON SUBDIVISION PLAT DESIGNATED AS UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND DUCTS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE OF UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES WITHIN THE EASEMENT OR WITHIN AND BEYOND THE WITHIN SAID EASEMENTS WHEREVER, IN THE REASONABLE JUDGMENT THE RIGHT-OF-WAY OR OTHER STRUCTURES MAY BE FOUND WITHIN SAID EASEMENTS, MAY BE NECESSARY FOR THE EFFICIENT USE AND ENJOYMENT THEREOF, AND TO MAKE SUCH REMOVAL WITHOUT LIABILITY FOR DAMAGES TO THE OWNER OF THE LAND SUBJECT TO SAID EASEMENTS, PROVIDED THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND WIRES OR OTHER STRUCTURES SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, AND THAT NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED WITHIN SAID EASEMENTS, AND THAT NO TREES, SHRUBS, OR FLOWERS SHALL BE PLANTED WITHIN SAID EASEMENTS, PROVIDED, HOWEVER, THAT THE OWNER OF THE LAND SUBJECT TO SAID EASEMENTS SHALL BE ENTITLED TO REMOVE TREES, SHRUBS, OR FLOWERS WITHIN SAID EASEMENTS WHEN, IN THE JUDGMENT OF THE GRANTEE, THE SAME MAY INTERFERE WITH THE USE, MAINTENANCE, OR OPERATION OF THE PIPELINES OR OTHER STRUCTURES LOCATED THEREIN.

THE AREAS DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY DEDICATED AND SHALL BE DEEMED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC SANITARY SEWER, PIPELINE FOR THE CONVEYANCE OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY OR PURPOSE, CONNECTED, MAINTAINED OR MAY BE REQUIRED BY DESIGNATED PROFESSIONALS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

DUKE UTILITY EASEMENT:

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED, GRANTOR, DO HEREBY FOREVERMORE GRANT TO DUKE ENERGY OHIO, INC. AND THE PERMANENT ENTITY OR ENTITIES THAT MAY SUCCEED EITHER TO THE RESPECTIVE PUBLIC UTILITY OR APPLICABLE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES (GRANTEE), THE IN ELECTRIC LINE AND ASSOCIATED, WHEREVER NON-EXCLUSIVE EASEMENTS AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS REGIONS "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 FOR WHICH THE GRANTEE, OR THOSE UNDER THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENTS WITHIN THE UTILITY EASEMENTS (GRANTEE) WILL NOT BE ALLOWED TO BUILD AND OR OTHER STRUCTURES WITHIN THE UTILITY EASEMENTS, THEREFORE, THE UTILITY EASEMENTS ARE NEVERTHELESS RESERVED FOR THE USE OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES HEREIN STATED, TO GUARANTEE TO GRANTEE THE RIGHT TO REMOVE ANY OBSTRUCTIONS, WHICH, IN THE JUDGMENT OF THE GRANTEE, MAY BE NECESSARY TO THE EFFICIENT USE AND ENJOYMENT OF THE EASEMENTS GRANTED HEREIN. THE GRANTEE SHALL NOT BE LIABLE FOR DAMAGES TO THE PROPERTY OF THE GRANTOR, OR ANY PERSON CLAIMING THROUGH THE GRANTOR, WHICH MAY OCCUR IN THE EXERCISE OF THE RIGHTS GRANTED HEREIN.

ALSO WE HEREBY GRANT TO DUKE ENERGY OHIO, INC. AND ITS SUCCESSORS, ASSIGNS, ELECTRICIANS, AND AGENTS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SUBDIVISION LOTS AS CONDITIONS OF THE ORIGINAL ISSUANCE AND RAND OF SUBSEQUENT YEAR TO YEAR, OR FOR THE SUBSEQUENT YEAR FOR THE PURPOSE ONLY OF THE LOT ON WHICH THE REQUEST IS LOCATED. REPORTS OF CONSTRUCTION OR FABRICATION SHALL BE FREELY EXAMINED BY THE WRITTEN PERMISSION OF THE OWNER, OWNER AND OUR UTILITY ENGINEER FOR A REASONABLE PERIOD OF TIME. NO PART OF THE UTILITY EASEMENTS SHALL BE FOREVER EXISTING ALONG THE LOTS.

WATER & SEWER:

IT IS UNDERSTOOD THAT THE CITY OF MONROE SHALL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS UNTIL THE CONSTRUCTION AND INSPECTION OF SANITARY SEWER HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

ALL INTERCEPTOR SEWER BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR HUNDRED FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER AT THE POINT OF CONNECTION, AND THE LOWEST ELEVATION, SERVICED BY A GRAVITY SEWER CONNECTION INSPECTION AND IMPROVEMENTS, SHALL BE AT LEAST ONE FOOT (1) ABOVE THE LOWEST POINT OF A PROPERLY DOWNHOLE SEALED MANHOLE, DOWNSTREAM OF ANY TREATMENT FACILITY, GRAVITY WATER PUMPING FACILITY THAT RECEIVES THE DRAINAGE FROM SAID BUILDING. SAID MINIMUM SEWER LEVEL ELEVATIONS SHALL BE RECORDED ON THE FINAL PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY HEALTH DEPARTMENT.

PRIVATE OPEN AREAS, PARKING LOTS AND OTHER PAVED AREAS, EARTHWORK RISE, OR STRUCTURES SHOULD NOT BE CONSTRUCTED TO DISCHARGE ACCUMULATED WATER OVER PUBLIC SERVICE LANES AND ALSO AVOID OF SUCH DIRECTION, EXCEPT WHERE ASSIGNED FOR THE PUBLIC UTILITY. WHERE, IN THE JUDGMENT THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE WRITTEN CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, DRAINAGE, ETC. IN THE EVENT OF ANY CONFLICTS WITH THESE PRIVATE SERVICE LANE AND DRAINAGE OR RESTORATION OF THE FACILITIES, THE OWNER SHALL BE RESPONSIBLE FOR ANY FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

EASEMENTS ON SUBDIVISION PLAT DESIGNATED AS "SANITARY SEWER EASEMENT" FOR WATER MAIN, FOR WATER AND PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND REPAIR WATER MAIN AND SEWER PIPELINE ACCESSORIES, WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF.

THE BUTLER COUNTY WATER & SEWER DEPARTMENT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN THE EASEMENT OF THE CENTERLINE OF ANY SANITARY SEWER MAIN.

SANITARY SEWER LEVELS, WHICH SHALL INCLUDE ALL PIPES AND MANHOLES FROM THE LEADING TO THE PUBLIC SANITARY MAIN, INSTALL CONNECTION TO THE PUBLIC SANITARY SEWER SHALL BE CONSTRUCTED AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONSTRUCTION TO THE SANITARY MAIN WILL NOT PRACTICE THAT EXTENDS OUT FROM THE MAIN BASPED, OR THE SEWER WAY.

ALL LOTS SHOWN HEREIN SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

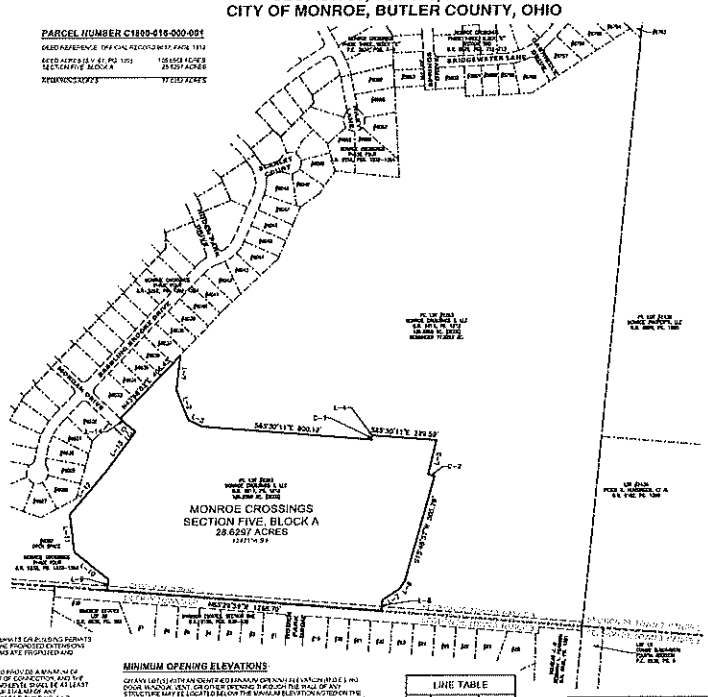
ROOF DRAINS, FOUNDATION DRAINS, AND OTHER SUCH CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

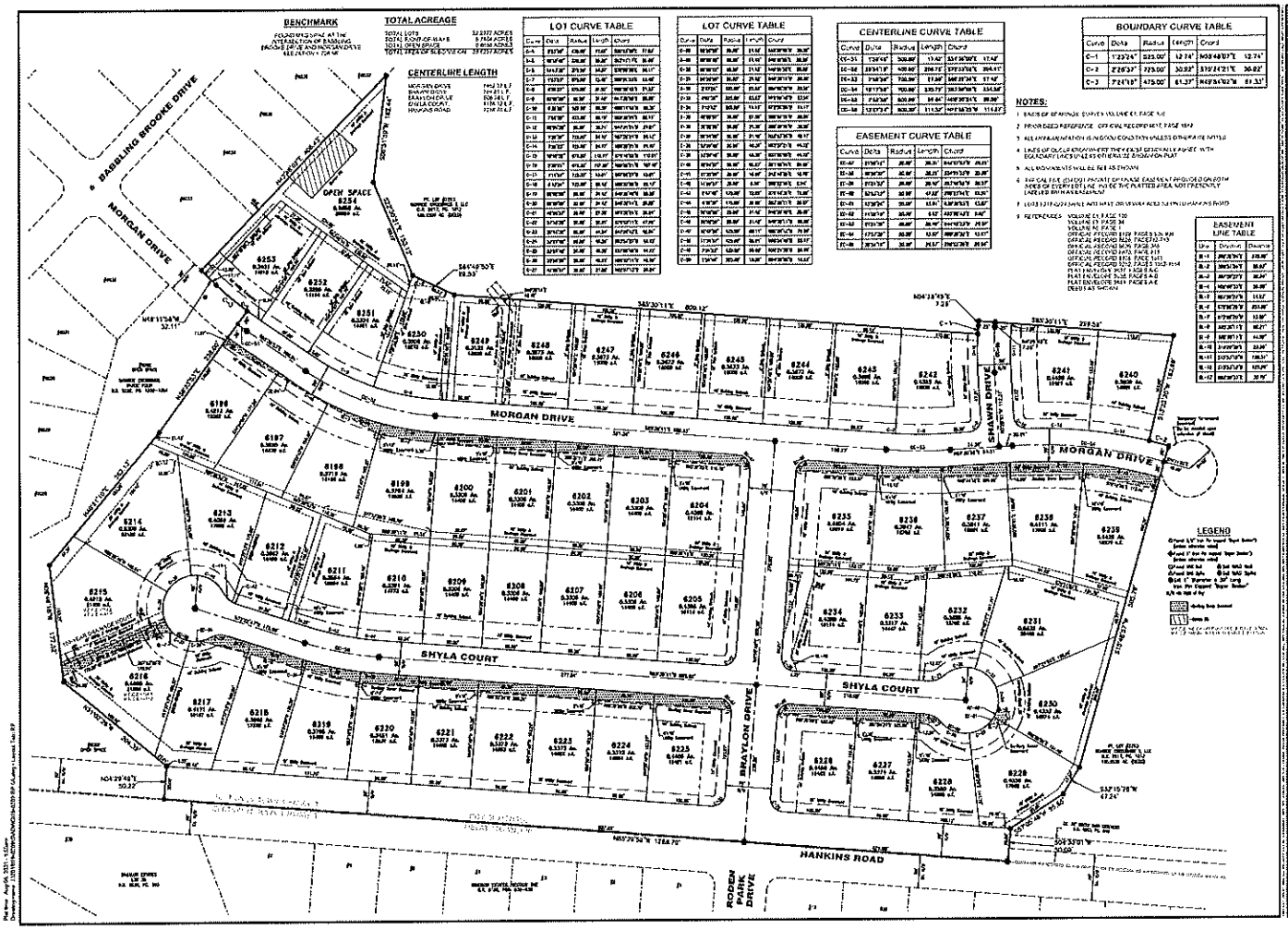
IF ANY WATER SERVICE PIPE IS PRESENT IN THE SANITARY EASEMENT AND CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUTLER COUNTY SPECIAL PROCEDURE ASSIST THE EASEMENT STRUCTURE.

PARCEL NUMBER C1800-010-000-051

DEED REFERENCE OFFICIAL RECORD 8617, PAGE 1117

DEED ACRES (S.V. 61, PG. 101)	108.6568 ACRES
SECTION FIVE, BLOCK A	28.6297 ACRES
REMAINING ACRES	77.0271 ACRES


MONROE CROSSINGS
SECTION FIVE, BLOCK A
28.6297 ACRES
BRIDGEWATER LANE
BRIDGEWATER BLVD
MONROE CROSSINGS BLVD
N 34°30'11" E 800.13'
S 87°30'11" E 319.50'
S 02°29'49" E 300.00'
N 87°30'11" W 1286.70'
S 02°29'49" E 1286.70'
N 02°29'49" W 1286.70'
S 87°30'11" E 1286.70'
S 02°29'49" E 1286.70'
N 87°30'11" W



MONROE CROSSINGS
SECTION FIVE, BLOCK A
BETWEEN THE MIAMIS
SECTION 26, TOWN 3, RANGE 3
BUTLER COUNTY, OHIO
RECORD PLAT

bauer becker

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