



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service Department
PREPARED BY:	Michael Dreisbach
DATE PREPARED:	February 23, 2022
COUNCIL MEETING DATE:	March 1 and March 15, 2022
AGENDA TITLE:	Ordinance Accepting an Easement Necessary for the Construction of Phase IV of the Oxford Area Trail System.
BUDGETED AMOUNT:	\$ N/A
ACCOUNT CODE:	N/A
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 2/25/22 MBD 2/23/22

In preparation for construction of Phase IV of the Oxford Area Trail System (OATS), an easement will be required (as described by Exhibit A) to be obtained and certified. ODOT requires this easement be obtained no later than March 25, 2022; once this requirement is met, final design work will be completed and sent to ODOT for final review and comments prior to bidding.

The easement needed is along Brookville Road, in the area of the recently approved development known as Owl's Landing. The developer will need to install infrastructure within the proposed easement area. It is in the mutual interest of the City and the developer of this property to work together in designing the development's utilities, access points, etc... with the construction of this phase of the OATS trail in mind.

It is Staff's recommendation that the City Council authorize acceptance of the easement as described in Exhibit A and further authorize the recording of such with the Butler County Recorder's Office.

ORDINANCE NO.

AN EMERGENCY ORDINANCE ACCEPTING EASEMENTS NECESSARY FOR THE CONSTRUCTION OF PHASE IV OF THE OXFORD AREA TRAIL SYSTEM.

WHEREAS, in preparation for construction of Phase IV of the Oxford Area Trail System (OATS), two easements will be required for the OATS trail; and

WHEREAS, ODOT requires that the easements must be obtained no later than March 25, 2022 or previously approved grant funding could be lost; and

WHEREAS, the City Manager and the Service Director recommend City Council accept the easements needed for the construction of Phase IV of the Oxford Area Trail System.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: City Council accepts the recommendation of the City Manager and the Service Director and hereby accepts the two (2) easements attached hereto as Exhibit A and Exhibit B needed for the construction of Phase IV of the Oxford Area Trail System.

SECTION 2: The City Manager shall take all steps necessary to record the Easements in the same or similar form.

SECTION 3: This Ordinance shall take effect immediately upon approval.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

TRAIL EASEMENT
1
EXHIBIT A

OXFORD AREA TRAIL SYSTEM EASEMENT

THIS OXFORD AREA TRAIL SYSTEM EASEMENT ("Easement") is hereby made this ____ day of _____, 2022 by _____ ("Grantor(s)"), whose mailing address is _____, and **THE CITY OF OXFORD, OHIO** ("Grantee"), whose mailing address is **15 SOUTH COLLEGE AVENUE, OXFORD, OH 45056**, under the following circumstances:

RECITALS

WHEREAS, Grantor(s) is the owner of certain real property situated in Butler County, Ohio pursuant to a deed recorded at Official Record _____ of the Butler County, Ohio deed records, with such property being more particularly described on Exhibit A attached hereto ("Grantor's Property"); and

WHEREAS, Grantor(s) are the true and lawful owner(s) in fee simple, and have the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all other claims; and

WHEREAS, Grantor(s) desire to provide an exclusive easement to Grantee upon and across the Grantor(s)' Property for the purpose of creating and maintaining a public trail for recreational use and transportation as a part of the Oxford Area Trail System ("OATS Trail"); and

WHEREAS, the property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public trail for recreational use and transportation as a part of the OATS Trail; and

WHEREAS, Grantee has provided Grantor with consideration in the sum of \$5,786.00.

WHEREAS, the foregoing recitals form an integral part of the Easement and are hereby incorporated into the body of the Easement.

NOW, THEREFORE, in consideration of the Recitals set forth above and the terms and conditions set forth below, the parties hereby agree as follows:

1. Grant of Trail Easement. Subject to the terms and conditions contained herein, Grantor hereby grants to Grantee, a permanent, exclusive easement for access, ingress and egress over and upon the area currently located on Grantor's Property as depicted on Exhibit B attached hereto and incorporated herein by reference (the "Trail Easement Area"). The Easement granted herein shall include a grant of rights to

Grantee for vehicular and pedestrian access to the Trail Easement Area. Grantor further grants to Grantee rights of access as reasonably necessary for the purpose of maintaining and repairing the trail, mowing and brush clearing, and clearing away litter and debris in the Trail Easement Area. The repair, maintenance or other activity undertaken by or at the direction of the Grantee on or to the Trail Easement Area shall be conducted in a manner that reasonably minimizes the impact on the Grantor's Property. Grantee shall undertake all actions reasonably necessary to restore the affected areas to the same condition as existed prior to such activities.

The Grantee shall be responsible for maintaining and repairing the trail, mowing and brush clearing, and clearing away litter and debris in the Trail Easement Area.

As the intended use of the Trail Easement Area is for public's recreational and transportation use as a connected portion of the OATS Trail, any recreational use may be subject to the provisions of R.C. 1533.181.

2. Use. The Grantee shall not permit the Easement Areas to be used for purposes inconsistent with those permitted in this Easement i.e. recreational use of the OATS Trail by the public at large.

3. Covenants Run with the Land. All covenants, agreements and conditions contained in this Easement shall be considered as running with the land and shall be a permanent benefit to Grantee and a permanent burden to Grantor's Property. This Easement shall be binding on all Grantee's successors and assigns.

4. Assignment. Grantee shall have the right to assign all the rights and benefits granted by this Easement.

5. Notices. Whenever it shall be required or permitted that notice or demand be given or served by either party to or on the other, such notice or demand shall be deemed to have been duly given or served when in writing and either personally delivered or placed in the custody of the United States Postal Service and forwarded by certified mail, return receipt requested, postage prepaid, and addressed to the Grantor or Grantee at the address provided above, or such other address as designated in writing.

6. Severability. If any provision of this Easement shall to any extent be held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Easement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

7. No Waiver. No waiver of any condition or covenant of this Easement to be satisfied or performed by either party shall be deemed to imply or constitute a further waiver of the same or any like condition or covenant, and nothing contained in this Easement nor any act of either party, except a written waiver signed by a party, shall be construed to be a waiver of any condition or covenant to be performed by the other party.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Easement on the day and date first written above.

"Grantor"

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF OHIO, COUNTY OF _____, SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____, the _____ of the City of Oxford, an Ohio municipality, on behalf of said municipality.

Notary Public

"Grantee"
CITY OF OXFORD, OHIO
an Ohio municipality

By: _____
Name: _____
Title: _____

STATE OF OHIO, COUNTY OF _____, SS:

The foregoing instrument was acknowledged before me this _____ day of _____,
2022, by _____, the _____ of the City of Oxford, an Ohio municipality,
on behalf of said municipality.

Notary Public

This Instrument Prepared By:

Coolidge Wall Co., L.P.A.
33 West First Street, Suite 600
Dayton, Ohio 45402

w:\wdox\client\012081\00000\01272516.docx



Exhibit A
Easement for Trail purposes
PID H4100141000005

CORPORATE
450 Grant Street / Akron, OH 44311
P 330.375.1390 / F 330.375.1590
TF 800.835.1390

Situated in the State of Ohio, County of Butler, Township of Oxford (T5N, R1E) and known as being part of Oxford Township Section 28 Lot 5 and further being part of land described in deed to Gregory B & Rebecca A Smith as recorded in book 8155 page 1895 of Butler County records and being more fully described as Follows:

CLEVELAND OFFICE
2800 Euclid Avenue, Suite 620
Cleveland, Ohio 44115

COLUMBUS OFFICE
88 East Broad Street, Suite 880
Columbus, Ohio 43215

envdesigngroup.com

Beginning on the centerline of Brookville Rd at the Grantors Southwest Corner;

Thence N 02° 27' 24" E along the Grantors West line, 33.31 feet to the North line of said Brookville Rd and the True Place of Beginning for the easement intended to be described herein;

Thence N 2° 27' 24" E along the Grantors West line, 40.32 feet;

Thence N 84° 36' 24" E parallel with the centerline of said Brookville Rd. and 40 feet Northerly, by perpendicular measurement, 89.61 feet;

Thence N 85° 23' 24" E parallel with the centerline of said Brookville Rd. and 40 feet Northerly, by perpendicular measurement, 535.19 feet; to the Grantor's east line;

Thence S 2° 27' 24" W along the Grantors East line, 40.32 feet to the North line of said Brookville Road.

Thence S 85° 23' 24" W along the North line of said Brookville Rd, 534.92 feet;

Thence S 84° 36' 24" W along the North line of said Brookville Rd, 94.86 feet to the True Place of Beginning and containing 0.5783 acres of land.

Bearings are based on grid north in the Ohio State Plane Coordinate System South Zone NAD 83 (2011)

This description was prepared and reviewed by Robert J. Warner P.S. 6931 for Environmental Design Group, LLC based on a field survey by G. J. Berding Surveying, Inc. in June 2020.


Robert J. Warner
P.S. 6931



The community impact people.

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / PLANNING / SURVEYING / ENVIRONMENTAL SERVICES / CONSTRUCTION MANAGEMENT

TRAIL EASEMENT
#2
EXHIBIT B

OXFORD AREA TRAIL SYSTEM EASEMENT

THIS OXFORD AREA TRAIL SYSTEM EASEMENT ("Easement") is hereby made this _____ day of _____, 2022 by _____ ("Grantor(s)"), whose mailing address is _____, and **THE CITY OF OXFORD, OHIO** ("Grantee"), whose mailing address is **15 SOUTH COLLEGE AVENUE, OXFORD, OH 45056**, under the following circumstances:

RECITALS

WHEREAS, Grantor(s) is the owner of certain real property situated in Butler County, Ohio pursuant to a deed recorded at Official Record _____ of the Butler County, Ohio deed records, with such property being more particularly described on Exhibit A attached hereto ("Grantor's Property"); and

WHEREAS, Grantor(s) are the true and lawful owner(s) in fee simple, and have the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all other claims; and

WHEREAS, Grantor(s) desire to provide an exclusive easement to Grantee upon and across the Grantor(s)' Property for the purpose of creating and maintaining a public trail for recreational use and transportation as a part of the Oxford Area Trail System ("OATS Trail"); and

WHEREAS, the property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public trail for recreational use and transportation as a part of the OATS Trail; and

WHEREAS, Grantee has provided Grantor with consideration in the sum of \$6,612.00.

WHEREAS, the foregoing recitals form an integral part of the Easement and are hereby incorporated into the body of the Easement.

NOW, THEREFORE, in consideration of the Recitals set forth above and the terms and conditions set forth below, the parties hereby agree as follows:

1. Grant of Trail Easement. Subject to the terms and conditions contained herein, Grantor hereby grants to Grantee, a permanent, exclusive easement for access, ingress and egress over and upon the area currently located on Grantor's Property as depicted on Exhibit B attached hereto and incorporated herein by reference (the "Trail Easement Area"). The Easement granted herein shall include a grant of rights to

Grantee for vehicular and pedestrian access to the Trail Easement Area. Grantor further grants to Grantee rights of access as reasonably necessary for the purpose of maintaining and repairing the trail, mowing and brush clearing, and clearing away litter and debris in the Trail Easement Area. The repair, maintenance or other activity undertaken by or at the direction of the Grantee on or to the Trail Easement Area shall be conducted in a manner that reasonably minimizes the impact on the Grantor's Property. Grantee shall undertake all actions reasonably necessary to restore the affected areas to the same condition as existed prior to such activities.

The Grantee shall be responsible for maintaining and repairing the trail, mowing and brush clearing, and clearing away litter and debris in the Trail Easement Area.

As the intended use of the Trail Easement Area is for public's recreational and transportation use as a connected portion of the OATS Trail, any recreational use may be subject to the provisions of R.C. 1533.181.

2. Use. The Grantee shall not permit the Easement Areas to be used for purposes inconsistent with those permitted in this Easement i.e. recreational use of the OATS Trail by the public at large.

3. Covenants Run with the Land. All covenants, agreements and conditions contained in this Easement shall be considered as running with the land and shall be a permanent benefit to Grantee and a permanent burden to Grantor's Property. This Easement shall be binding on all Grantee's successors and assigns.

4. Assignment. Grantee shall have the right to assign all the rights and benefits granted by this Easement.

5. Notices. Whenever it shall be required or permitted that notice or demand be given or served by either party to or on the other, such notice or demand shall be deemed to have been duly given or served when in writing and either personally delivered or placed in the custody of the United States Postal Service and forwarded by certified mail, return receipt requested, postage prepaid, and addressed to the Grantor or Grantee at the address provided above, or such other address as designated in writing.

6. Severability. If any provision of this Easement shall to any extent be held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Easement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

7. No Waiver. No waiver of any condition or covenant of this Easement to be satisfied or performed by either party shall be deemed to imply or constitute a further waiver of the same or any like condition or covenant, and nothing contained in this Easement nor any act of either party, except a written waiver signed by a party, shall be construed to be a waiver of any condition or covenant to be performed by the other party.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Easement on the day and date first written above.

“Grantor”

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF OHIO, COUNTY OF _____, SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____, the _____ of the City of Oxford, an Ohio municipality, on behalf of said municipality.

Notary Public

"Grantee"
CITY OF OXFORD, OHIO
an Ohio municipality

By: _____
Name: _____
Title: _____

STATE OF OHIO, COUNTY OF _____, SS:

The foregoing instrument was acknowledged before me this _____ day of _____,
2022, by _____, the _____ of the City of Oxford, an Ohio municipality,
on behalf of said municipality.

Notary Public

This Instrument Prepared By:

Coolidge Wall Co., L.P.A.
33 West First Street, Suite 600
Dayton, Ohio 45402

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Exhibit A
Easement for Trail Purposes
PID H4100141000007

Situated in the State of Ohio, County of Butler, Township of Oxford (T5N, R1E) and known as being part of Oxford Township Section 28 Lot 5 and further being part of land described in deed to Rebecca A Smith & Cassandra K McCartney as recorded in book 8325 page 282 Tract I of Butler County records and being more fully described as Follows:

Beginning on the centerline of Brookville Rd at the Grantors Southwest Corner;

Thence N 2° 27' 24" E along the Grantors West line, 33.25 feet to the North line of said Brookville Rd and the True Place of Beginning for the easement intended to be described herein;

Thence N 2° 27' 24" E along the Grantors west line, 40.32 feet;

Thence N 85° 23' 24" E parallel with the centerline of said Brookville Rd. and 40 feet Northerly, by perpendicular measurement, 137.50 feet;

Thence S 04° 36' 36" E, 12.00 feet;

Thence N 85° 23' 24" E parallel with the centerline of said Brookville Rd. and 28 feet Northerly, by perpendicular measurement, 60.00 feet;

Thence N 04° 36' 36" W, 12.00 feet;

Thence N 85° 23' 24" E parallel with the centerline of said Brookville Rd. and 40 feet Northerly, by perpendicular measurement, 93.19 feet;

Thence N 82° 47' 24" E parallel with the centerline of said Brookville Rd. and 40 feet Northerly, by perpendicular measurement, 111.15 feet to the Grantor's east line;

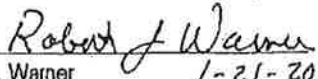
Thence S 2° 01' 10" W along the Grantors East line, 40.52 feet to the North line of said Brookville Road.

Thence S 82° 47' 24" W along the North line of said Brookville Rd, 105.55 feet;

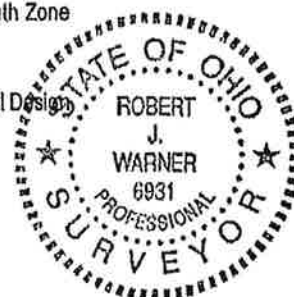
Thence S 85° 23' 24" W along the North line of said Brookville Rd, 296.55 feet to the True Place of Beginning and containing 0.3526 acres of land.

Bearings are based on grid north in the Ohio State Plane Coordinate System South Zone NAD 83 (2011)

This description was prepared and reviewed by Robert J. Warner P.S. 6931 for Environmental Design Group, LLC based on a field survey by G. J. Berding Surveying, Inc. in June 2020.


Robert J. Warner
P.S. 6931

1-21-2022



The community impact people.

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / PLANNING / SURVEYING / ENVIRONMENTAL SERVICES / CONSTRUCTION MANAGEMENT

CORPORATE
450 Grant Street / Akron, OH 44311
P 330.375.1390 / F 330.375.1590
TF 800.835.1390

CLEVELAND OFFICE
2800 Euclid Avenue, Suite 620
Cleveland, Ohio 44115

COLUMBUS OFFICE
88 East Broad Street, Suite 880
Columbus, Ohio 43215

envdesigngroup.com



Exhibit A
Easement for Trail Purposes
PID H4100141000008

CORPORATE
450 Grant Street / Akron, OH 44311
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TF 800.835.1390

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Cleveland, Ohio 44115

COLUMBUS OFFICE
88 East Broad Street, Suite 880
Columbus, Ohio 43215

envdesigngroup.com

Situated in the State of Ohio, County of Butler, Township of Oxford (T5N, R1E) and known as being part of Oxford Township Section 28 Lot 5 and further being part of land described in deed to Rebecca A Smith & Cassandra K McCartney as recorded in book 8325 page 282 Tract II of Butler County records and being more fully described as Follows:

Beginning on the centerline of Brookville Rd at the Grantors Southwest Corner;

Thence N 2° 27' 24" E along the Grantors West line, 33.25 feet to the North line of said Brookville Rd and the True Place of Beginning for the easement intended to be described herein;

Thence N 2° 27' 24" E along the Grantors west line, 40.32 feet;

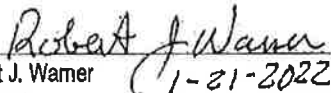
Thence N 85° 23' 31" E parallel with the centerline of said Brookville Rd. and 40 feet Northerly, by perpendicular measurement, 302.30 feet to the Grantors East line;

Thence S 2° 27' 24" W along the Grantors East line, 40.32 feet to the North line of said Brookville Road.

Thence S 85° 23' 24" W along the North line of said Brookville Rd, 302.30 feet to the True Place of Beginning and containing 0.2776 acres of land.

Bearings are based on grid north in the Ohio State Plane Coordinate System South Zone NAD 83 (2011)

This description was prepared and reviewed by Robert J. Warner P.S. 6931 for Environmental Design Group, LLC based on a field survey by G. J. Berding Surveying, Inc. in June 2020.


Robert J. Warner
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CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / PLANNING / SURVEYING / ENVIRONMENTAL SERVICES / CONSTRUCTION MANAGEMENT

Plot time: Sep 27, 2021 - 2:47pm
Drawing name: J:\2020\20-0233\CVWDWG\20-0233 Pre PUD.dwg - Layout Tab: PUD

BOWLING ESTATES LTD
PO BOX 330
BROOKVILLE RD
OXFORD, OH 45056-0330
H3510031000014

BOWLING ESTATES LTD
PO BOX 330
BROOKVILLE RD
OXFORD, OH 45056-0330
H3510031000017

BOWLING ESTATES LTD
PO BOX 330
BROOKVILLE RD
OXFORD, OH 45056-0330
H3510031000013

PRELIMINARY PLAT

OWL'S LANDING

SECTION 28, TOWN 5, RANGE 1 EAST

CITY OF OXFORD

BUTLER COUNTY, OHIO

OWNERS

REBECCA & GREGORY SMITH
682 GOLFVIEW DRIVE
CHILLICOTHE, OH 45601

CASSANDRA McCARTNEY
2603 OXFORD TRENTON ROAD
OXFORD, OH 45056

APPLICANT

TODD HOMES LLC
7791 JOAN DRIVE
WEST CHESTER, OH 45069
513-887-1111

PROJECT SUMMARY:

EXISTING ZONING: R-1B	
PROPOSED ZONING: R-1B RESIDENTIAL	
PLANNED UNIT DEVELOPMENT	
TOTAL SITE AREA	22.01 ACRES
BROOKVILLE ROAD	
RIGHT-OF-WAY DEDICATION	1.22 ACRES
DEVELOPMENT AREA	20.79 ACRES
OPEN SPACE	3.41 ACRES (16%)
LOT COVERAGE:	
SINGLE FAMILY LOT:	0.07 ACRES (65%)
OPEN SPACE LOT:	3.12 ACRES (38%)
LOT COUNT:	
SINGLE FAMILY LOTS =	89 (4.28 D.U./ACRE)
OPEN SPACE LOTS =	1
TOTAL LOTS =	90

SITE ANALYSIS:

- THE SITE DOES NOT CONTAIN MAPPED FLOODPLAIN AND IS DENOTED AS ZONE X PER FEMA COMMUNITY PANELS 39017C0019F & 39017C0132F.
- PER THE NRCS WEB SOIL SURVEY, MUCH OF THE SITE CONTAINS SOILS DENOTED AS PRIME FARMLAND. HOWEVER, THE PROPOSED SINGLE FAMILY USE WILL BE COMPARABLE TO THE ADJACENT USES.
- THE PROJECT SITE IS NOT LOCATED WITHIN AREAS NOTED BY THE CITY OF OXFORD HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION.
- THE SITE IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THE OKI ENVIRONMENTAL RESOURCES AND GREENSPACE FEATURES MAPPING DOES NOT LIST ANY WETLANDS WITHIN THE SITE. TREE CANOPY COVER IS LISTED AT THE SOUTHEAST CORNER OF THE SITE.
- THE SITE CONTAINS ONLY MINOR AREAS OF SLOPES GREATER THAN 15% (>0.10 ACRES).

NOTES:

- ELECTRIC TO BE PROVIDED BY DUKE ENERGY.
- GAS TO BE PROVIDED BY GLENWOOD ENERGY.
- SANITARY SEWER, STORM SEWER AND WATER MAIN SHALL BE CONNECTED TO EXISTING CITY OF OXFORD SYSTEMS AND CONSTRUCTED PER CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
- 2-FOOT INTERVAL CONTOURS PROVIDED BY BUTLER COUNTY GIS, DATED 2017, AND BASED ON NAD83 (HARN) GEOGRAPHIC COORDINATE SYSTEM.
- HOME SUMP DRAINS TO BE SPLASH BLOCKED TO SITE STORM DRAINAGE SYSTEM.
- STREET LIGHTING TO BE PROVIDED ALONG ALL STREETS.
- ON STREET PARKING SHALL BE RESTRICTED TO ONE SIDE OF ALL STREETS

MATTHEW MONTGOMERY &
PAULA ANNE GREEN
125 LANTERN RIDGE RD
OXFORD, OH 45056-9491
H410014000005

DEBORAH KAY KEMPTON
64 AUTUMN DRIVE
OXFORD, OH 45056-9021
H4100135000063

ABSHIRE BEVERLY JR OF THE
BEVERLY ABSHIRE TRUST
186 AUTUMN DRIVE
OXFORD, OH 45056-9494
H4100135000062

HUGH M & JENNIFER L CRADDOCK
72 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000061

TARA LYNN & RICHARD ALUM
HOPPE
76 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000080

JOHN MANN & MARY CHERRY
88 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000059

EGON Q KRAAN
84 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000058

SINA ESTEKY & MASHHAD MAHYA
RAHIMAN
88 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000057

PERRY M GORDON & KATHERINE P
STROSS
92 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000056

KEVIN M & CHANDRA H ACKLEY
96 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000055

RICHARD C & JILL S PAGE
100 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000054

JOSE BURDALO DOMINGUEZ &
CRAVITTO MARISOL DEL-TOSO
60 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000064

KATHLEEN S FOX
65 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000091

DENNIS S & ELAN G KEELER
77 AUTUMN DRIVE
OXFORD, OH 45056-8757
H4100135000092

GEORGE H DAY
81 AUTUMN DRIVE
OXFORD, OH 45056-8757
H4100135000093

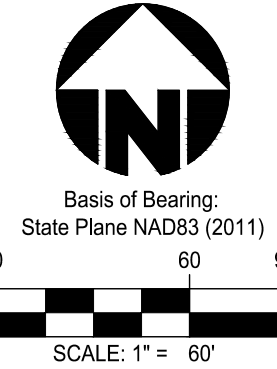
JAY B & KIMBERLY J HENSLEY
85 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000094

MARGARET R WITMER
89 AUTUMN DRIVE
OXFORD, OH 45056-8757
H4100135000095

CARL SIGMON
91 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000096

GREGG W & AMY E WENTZELL
95 AUTUMN DRIVE
OXFORD, OH 45056-3505
H4100135000097

MATTHEW W & JESSICA A
WILLIAMSON
99 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000098



Basis of Bearing:
State Plane NAD83 (2011)

0 60 90
SCALE: 1" = 60'

DATE: _____
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CHK: _____

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DWG: _____
CHK: _____

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OWL'S LANDING
PLANNED DEVELOPMENT
SECTION 28, TOWN 5, RANGE 1 EAST
CONGRESS LANDS WEST OF THE MIAMI RIVER
BUTLER COUNTY
OXFORD, OHIO

PRELIMINARY PLANNED DEVELOPMENT & SUBDIVISION



110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 20-0233 PRE PUD

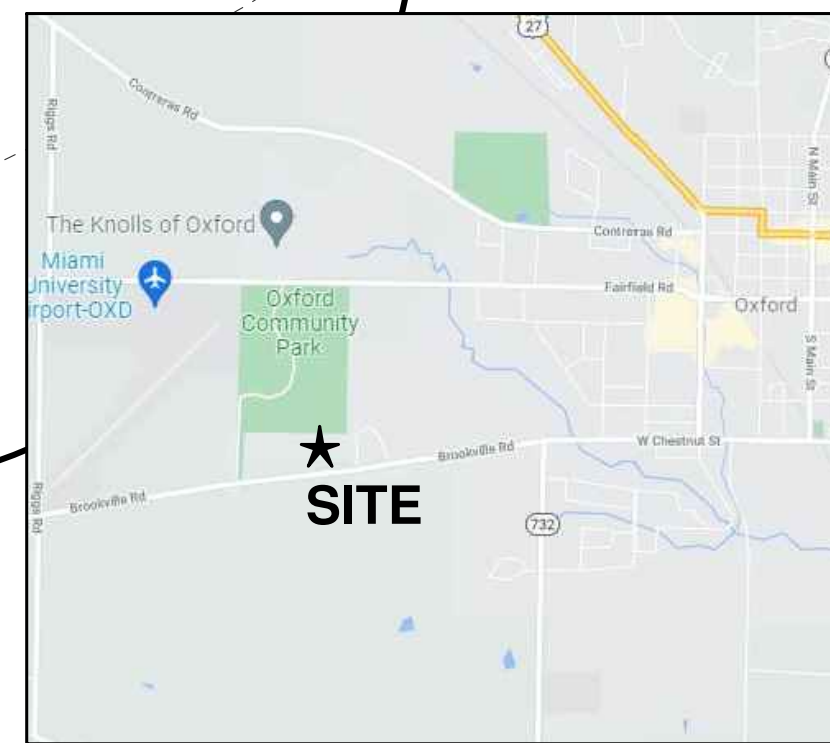
Drawn by: AMB

Checked By: JAB

Issue Date: 9-24-21

Sheet:

1 of 1



VICINITY MAP
NO SCALE

OXFORD COMMUNITY PARK

ZONED: R1-A

CITY OF OXFORD
6801 FAIRFIELD RD
OXFORD, OH 45056
H4100140000001

S87°56'20"E 1318.50'

25' SETBACK

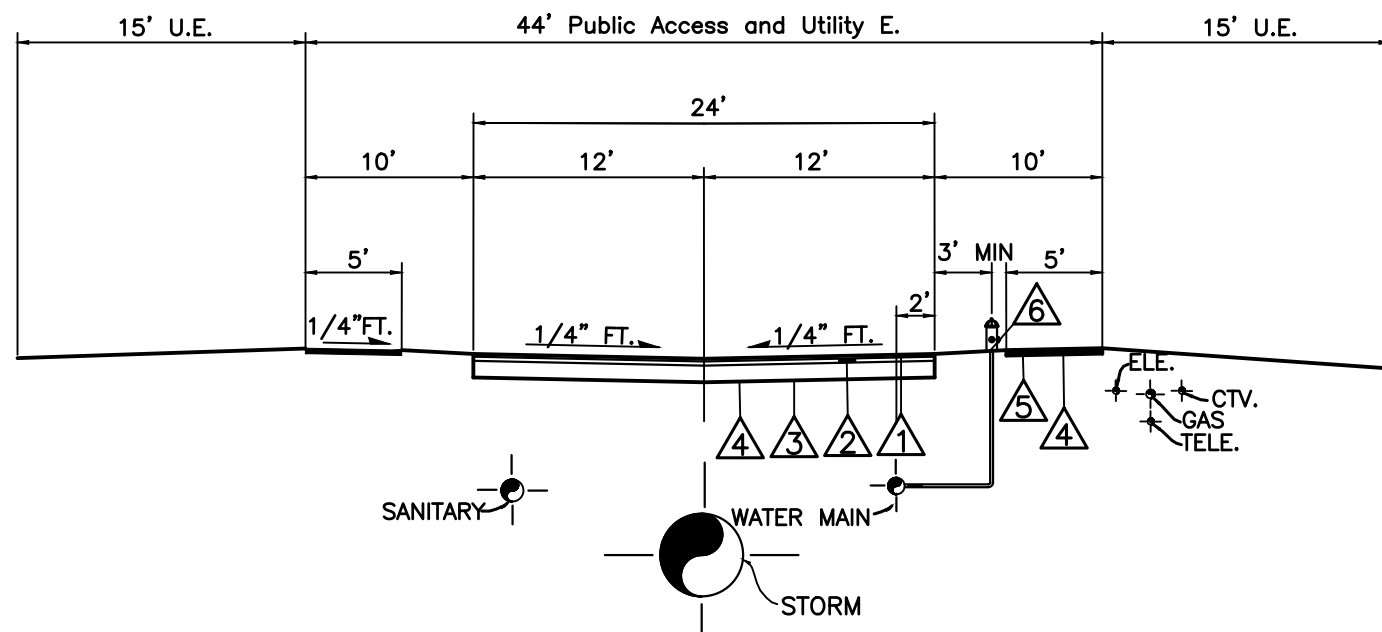
STREET A (Private)

STREET B (Private)

BROOKVILLE ROAD

PRIVATE STREET TYPICAL SECTION

NOT TO SCALE



TYPICAL SECTION

- 1-1/2" ASPHALT CONCRETE SURFACE COURSE - ITEM 441
- 1-3/4" ASPHALT CONCRETE INTERMEDIATE LEVELING COURSE - ITEM 441
- 10" BASE COURSE - ITEM 304 AGGREGATE BASE
- COMPACTED SUBGRADE - ITEM 204
- FOUR INCH THICK CLASS "C" CONCRETE SIDEWALK, FIVE FEET WIDE
ITEM 608 WALK TO BE 1/2" HIGHER THAN SOD.
- SEEDING & MULCHING - ITEM 659 @ 1/2" PER FT. TYP

ITEM	DEPTH TOP OF PIPE
Underdrain	24" - 18"
Supplies	24" - 30"
Gas	24" - 30"
Water	48" - 54"
Electric	36" - 40"
Telephone	36" - 40"
Cable TV	36" - 40"

BOWLING ESTATES LTD
PO BOX 330
BROOKVILLE RD
OXFORD, OH 45056-0330
H3510031000004