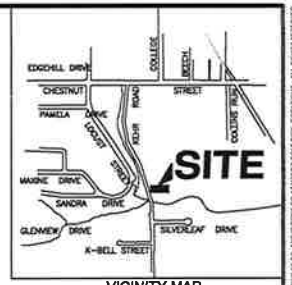
OLD PARCEL 4, OLD INLOT #818 = 147,494 SQ. FT. OR 3.386 ACRES
OLD PARCEL 5, OLD INLOT #821 = 22,996 SQ. FT. OR 0.528 ACRES
OLD PARCEL 63, PART OLD INLOT #827 = 4,541 SQ. FT. OR 0.104 ACRES

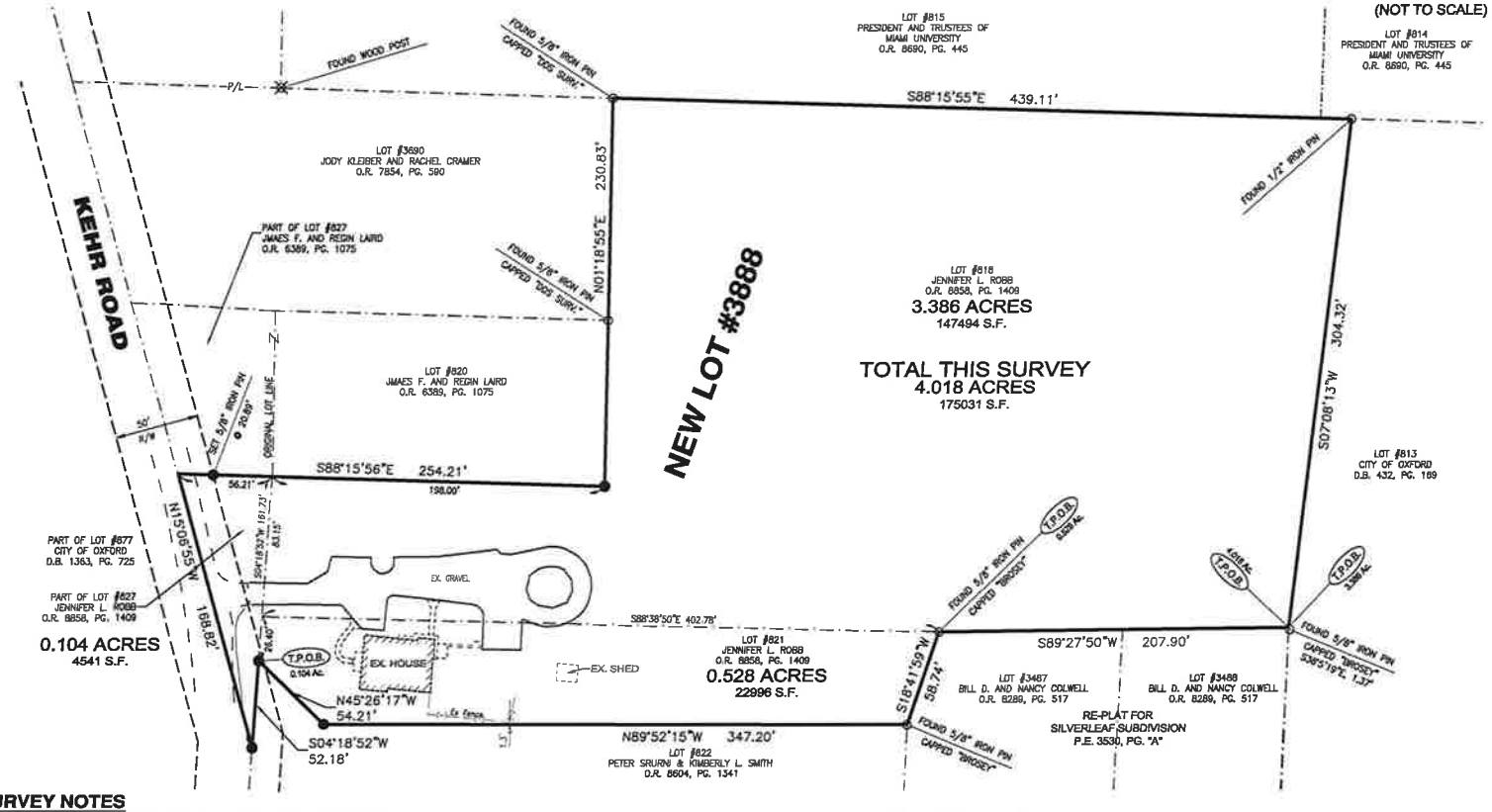
NEW LOT #3888 = 175,031 SQ. FT., OR 4.018 ACRES

LEGEND

- Found 5/8" Iron Pin
- Found Wood Post
- R/W-Ex Right of Way
- Set Iron Pin 5/8" Diameter x 30" long Capped "Bayer Becker"
- Ex Chainlink Fence



VICINITY MAP
(NOT TO SCALE)



SURVEY NOTES

1.) BASIS OF BEARINGS : STATE PLANE COORDINATES NAD 83 OHIO SOUTH ZONE (3402)

2.) PRIOR DEED REFERENCE: O.R. 8858, PG. 1409.

3.) DOCUMENTS USED AS SHOWN.

4.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.

5.) LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE, UNLESS OTHER WISE SHOWN.

6.) REFERENCES: SURVEY VOLUME 5, PG. 91
SURVEY VOLUME 3, PG.201
SURVEY VOLUME 40, PG. 106
SURVEY VOLUME 56, PG. 79

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

8.) IRON PINS SET ARE 5/8 " DIAMETER X 30" LONG CAPPED "BAYER BECKER.

A SURVEY OF THIS PROPERTY IS RECORDED IN SURVEY VOLUME 58, PAGE 159 OF THE BUTLER COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

TAX PARCELS ARE FROM THE TAXMAP FOR OXFORD CORPORATION PAGE 116.

APPROVED BY THE OXFORD PLANNING COMMISSION
THIS 19 DAY OF Jan 2017

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

THIS PLAT MADE PURSUANT TO SECTION 5713 OF THE OHIO REVISED CODE.

DEED BOOK: _____

PAGE: _____

CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A FIELD SURVEY MADE UNDER MY DIRECTION.

1/13/17

DAVID DOUGLAS SMITH, P.S. DATE
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO

STATE OF OHIO
DAVID D. SMITH
S-7121
REGISTERED
PROFESSIONAL SURVEYOR

Basis of Bearing:
S.R. 56, PG. 79

0 50 75
SCALE: 1" = 50'

Item	Revision Description	Date	Drwn	Chk

4.018 ACRES
ALL OF LOT #818 AND LOT #821
AND PART OF LOT #827
SECTION 27, TOWN 5, RANGE 1
CONGRESS LANDS WEST OF THE MIAMI RIVER
CITY OF OXFORD
BUTLER COUNTY, OHIO

CONSOLIDATION PLAT

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	16-0285 CP
Drawn by:	DDS
Checked By:	BRJ
Issue Date:	12-12-16
Sheet:	1/1

THIS DRAWING AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF BAYER BECKER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REUSE OF THESE DRAWINGS AND SPECIFICATIONS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF BAYER BECKER SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BAYER BECKER. ALL RIGHTS RESERVED UNDER U.S. AND INTERNATIONAL COPYRIGHT LAWS.

Plot time: Jan 13, 2017 - 1:14pm
Drawing name: J:\2016\16-0285\SV\DWG\16-0285 CP.dwg - Layout Tab: Plat

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	PC 2017-02-ADM
Date Filed	1-17-17

Lot Split/Consolidation Application

Requested Action

Choose One

☐ Lot Split ($20) ☑ Lot Consolidation ($20) ☐ Lot Split & Consolidation ($40)

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name * Jennifer Robb

Mailing Address * 4328 Kehr Road

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * 513-593-4108

Email Address ews12682@gmail.com

Surveyor Information

Name * Bayer Becker

Mailing Address * 110 South College Avenue, Suite 101

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * 513-523-4270

Email Address brianjohonson@bayerbecker.com

Location and Lot Information

Location of Property * 4328 Kehr Road

Legal Description * Lot#818, Lot #821 & Pt. Lot #827

Zoning District * R1A Number of Lots * 3 Total Area * 4.018 Acres

Submission Requirements and Documentation

From Chapter 1101 Subdivision Regulations, Attachment G[1].

No.	Required Item Description	Have	Need
1	8 plats (4 on 8.5" x 11" and 4 on 24" x 36" Bond Paper) 1 Mylar for County	✓	
2	Electronic version of all documentation submitted (PDF preferred)		
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line. AutoCAD layouts shall be provided allowing for the reproduction of a complete set of plans as needed.	☐	☐

No.	Required Item Description	Have	Need
4	The name, mailing address, and telephone number of the applicant and owner.	✓	
5	Letter of Agency (A statement from the owner that the applicant is entitled to apply on his or her behalf)		
6	Attach a written, detailed description of the request.		
7	Metes and bounds description of the property (Legal Description).	✓	
8	Vicinity Map	✓	
9	The zoning district in which the site is located.	✓	
10	Required Fee.	✓	
11	Number of proposed lots.	✓	
12	Plat shall show the following:		
12	A. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.	✓	
12	B. The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses and drainage ways.	✓	
12	C. Size of the tract in acres and square feet and the boundary lines along with the linear measurements.	✓	
12	D. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.		
12	E. North point, scale and date.	✓	
12	F. Any portion of the floodplain as delineated by the Flood Insurance Rate Map (FIRM) must be clearly illustrated and labeled on the plat.		
12	G. Exact location shall be shown for all buildings, septic tanks, wells or similar features with respect to existing or proposed lot lines or right-of-ways lines.	✓	
12	H. Other information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare.		
12	I. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.		
12	J. Any existing building(s) to remain or to be razed.		
13	**Turn in proof of recording to City of Oxford Community Development Department**		

Fees & Receipt

The fees are:

- Lot Split – $20
- Lot Consolidation – $20
- Lot Split & Consolidation – $40

Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature * Brian Johnson as Agent

Date * 1/17/2017

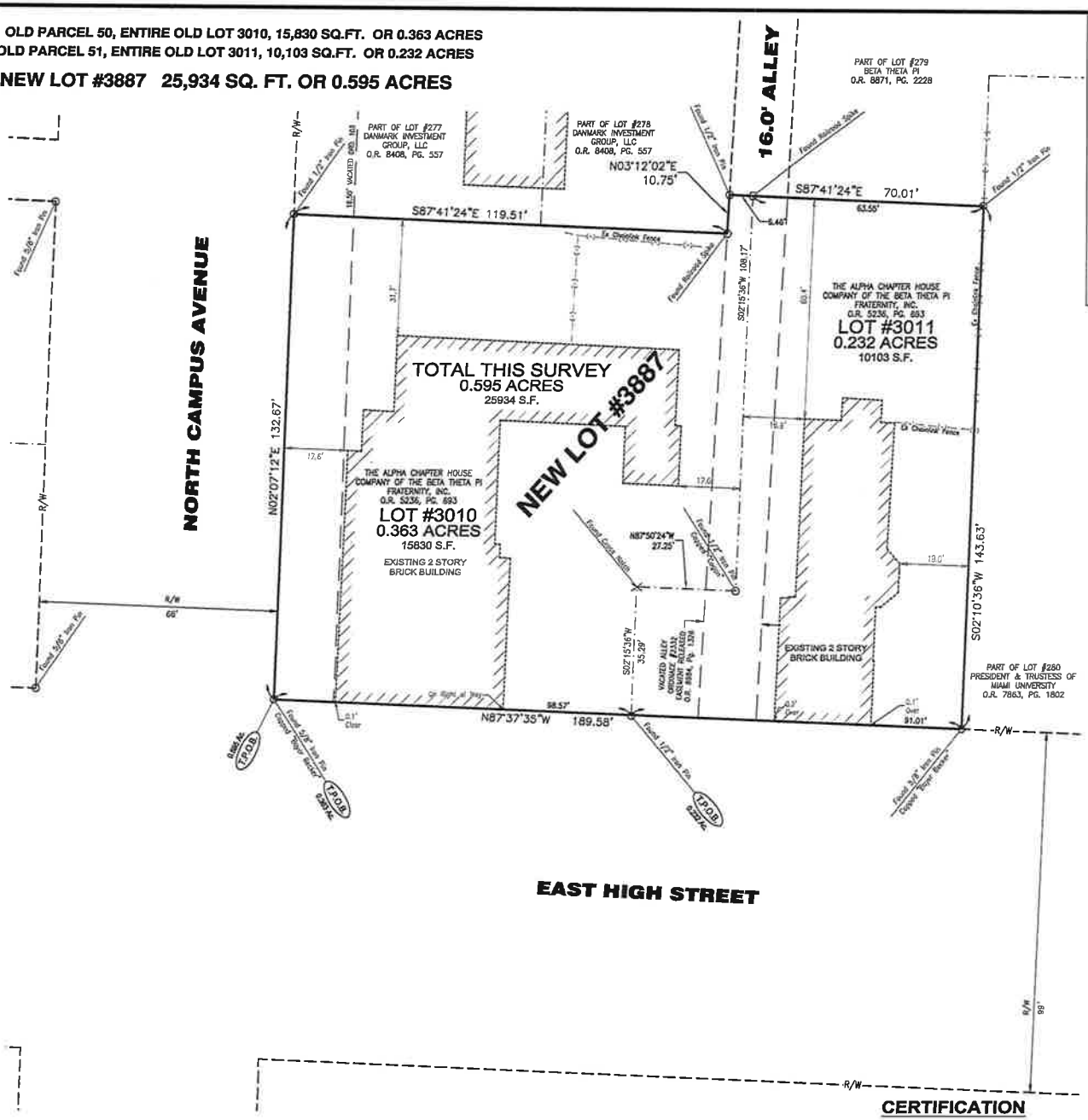
Submit Application, Plans and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with the original and required copies of the plat and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

OLD PARCEL 50, ENTIRE OLD LOT 3010, 15,830 SQ.FT. OR 0.363 ACRES
OLD PARCEL 51, ENTIRE OLD LOT 3011, 10,103 SQ.FT. OR 0.232 ACRES

NEW LOT #3887 25,934 SQ. FT. OR 0.595 ACRES



VICINITY MAP (N.T.S)

LEGEND

- ✕ Found Cross Notch
- ○ Found Iron Pin

SURVEY NOTES

1. BASIS OF BEARINGS : NAD83 GPS OBSERVATIONS, (O.D.O,T. VRS/RTK NETWORK), OHIO SOUTH ZONE (3402)
2. PRIOR DEED REFERENCE: OFFICIAL RECORD 5236, PAGE 693.
3. SURVEY REFERENCES:
   VOLUME 7, PAGE 199
   VOLUME 27, PAGE 199
   VOLUME 38, PAGE 126
   DEEDS AS SHOWN
   PATRICK COGANS FILES
4. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
5. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE, UNLESS OTHER WISE SHOWN.
6. A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.

PLAT OF SURVEY OF THIS PROPERTY IS RECORDED IN VOLUME 58, PAGE 138 OF THE BUTLER COUNTY ENGINEER'S RECORD OF LAND SURVEYS

THE PARCELS NOTED ARE FROM THE OXFORD CORP. TAX MAP BOOK PAGE 2 IN THE BUTLER COUNTY ENGINEER'S OFFICE.

THIS PLAT MADE PURSUANT TO SECTION 5713 OF THE REVISED OHIO CODE.

OFFICIAL RECORD:_____
PAGE: _____

APPROVED BY THE OXFORD PLANNING COMMISSION
THIS 19 DAY OF JAN., 2016 7
PLANNING COMMISSION CHAIR
PLANNING DIRECTOR

CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

1/6/17

DAVID DOUGLAS SMITH, P.S.
REGISTERED SURVEYOR #7121
IN THE STATE OF OHIO

STATE OF OHIO
DAVID D. SMITH
S-7121
REGISTERED
PROFESSIONAL SURVEYOR

Basis of Bearing:
State Plane NAD83 GPS Observations
0 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drwn	Chk

THE ALPHA CHAPTER HOUSE COMPANY OF THE BETA THETA PI FRATERNITY, INC.
LOTS #3010 AND #3011
SECTION 23, TOWN 5, RANGE 1
CONGRESS LANDS WEST OF THE MIAMI RIVER
OXFORD TOWNSHIP
CITY OF OXFORD
BUTLER COUNTY, OHIO
CONSOLIDATION PLAT

bayer becker
www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513 523 4270

Drawing:	16-0115 CP1
Drawn by:	DDS
Checked By:	BRJ
Issue Date:	11-09-16
Sheet:	1/1

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF BAYER BECKER AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF BAYER BECKER. © COPYRIGHT - ALL RIGHTS RESERVED.

Plot time: Jan 06, 2017 - 10:03am
Drawing name: J:\2015\16-0115\SURVEY\16-0115 CP1.dwg - Layout Tab: BASEMAP

CITY OF OXFORD

Internal Use Only:	
Case No.	PC-2017-01-ADM
Date Filed	1-17-17

Lot Split/Consolidation Application

Requested Action

Choose One

☐ Lot Split ($20) ☑ Lot Consolidation ($20) ☐ Lot Split & Consolidation ($40)

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name * Alpha Chapter of Beta Theta Pi House Company

Mailing Address * PO Box 943

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * 513-273-2208

Email Address Phil.Fernandez@beta.org

Surveyor Information

Name * Bayer Becker

Mailing Address * 110 South College Avenue, Suite A

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * 513-336-6600

Email Address Davesmith@bayerbecker.com

Location and Lot Information

Location of Property * 200 & 208 East High Street

Legal Description * Lot 3010 and 3011

Zoning District * R2MS Number of Lots * 2 Total Area * 0.595 Acres

Submission Requirements and Documentation

From Chapter 1101 Subdivision Regulations, Attachment G[1].

No.	Required Item Description	Have	Need
1	8 plats (4 on 8.5" x 11" and 4 on 24" x 36" Bond Paper) 1 Mylar for County	✓	
2	Electronic version of all documentation submitted (PDF preferred)	✓	
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line. AutoCAD layouts shall be provided allowing for the reproduction of a complete set of plans as needed.	✓	

No.	Required Item Description	Have	Need
4	The name, mailing address, and telephone number of the applicant and owner.	✓	
5	Letter of Agency (A statement from the owner that the applicant is entitled to apply on his or her behalf)		
6	Attach a written, detailed description of the request.	✓	
7	Metes and bounds description of the property (Legal Description).	✓	
8	Vicinity Map	✓	
9	The zoning district in which the site is located.	✓	
10	Required Fee.	✓	
11	Number of proposed lots.	✓	
12	Plat shall show the following:		
12	A. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.	✓	
12	B. The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses and drainage ways.	✓	
12	C. Size of the tract in acres and square feet and the boundary lines along with the linear measurements.	✓	
12	D. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.	✓	
12	E. North point, scale and date.	✓	
12	F. Any portion of the floodplain as delineated by the Flood Insurance Rate Map (FIRM) must be clearly illustrated and labeled on the plat.	✓	
12	G. Exact location shall be shown for all buildings, septic tanks, wells or similar features with respect to existing or proposed lot lines or right-of-ways lines.	✓	
12	H. Other Information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare.	✓	
12	I. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.	✓	
12	J. Any existing building(s) to remain or to be razed.	✓	
13	**Turn in proof of recording to City of Oxford Community Development Department**		

Fees & Receipt

The fees are:

- Lot Split – $20
- Lot Consolidation – $20
- Lot Split & Consolidation – $40

Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

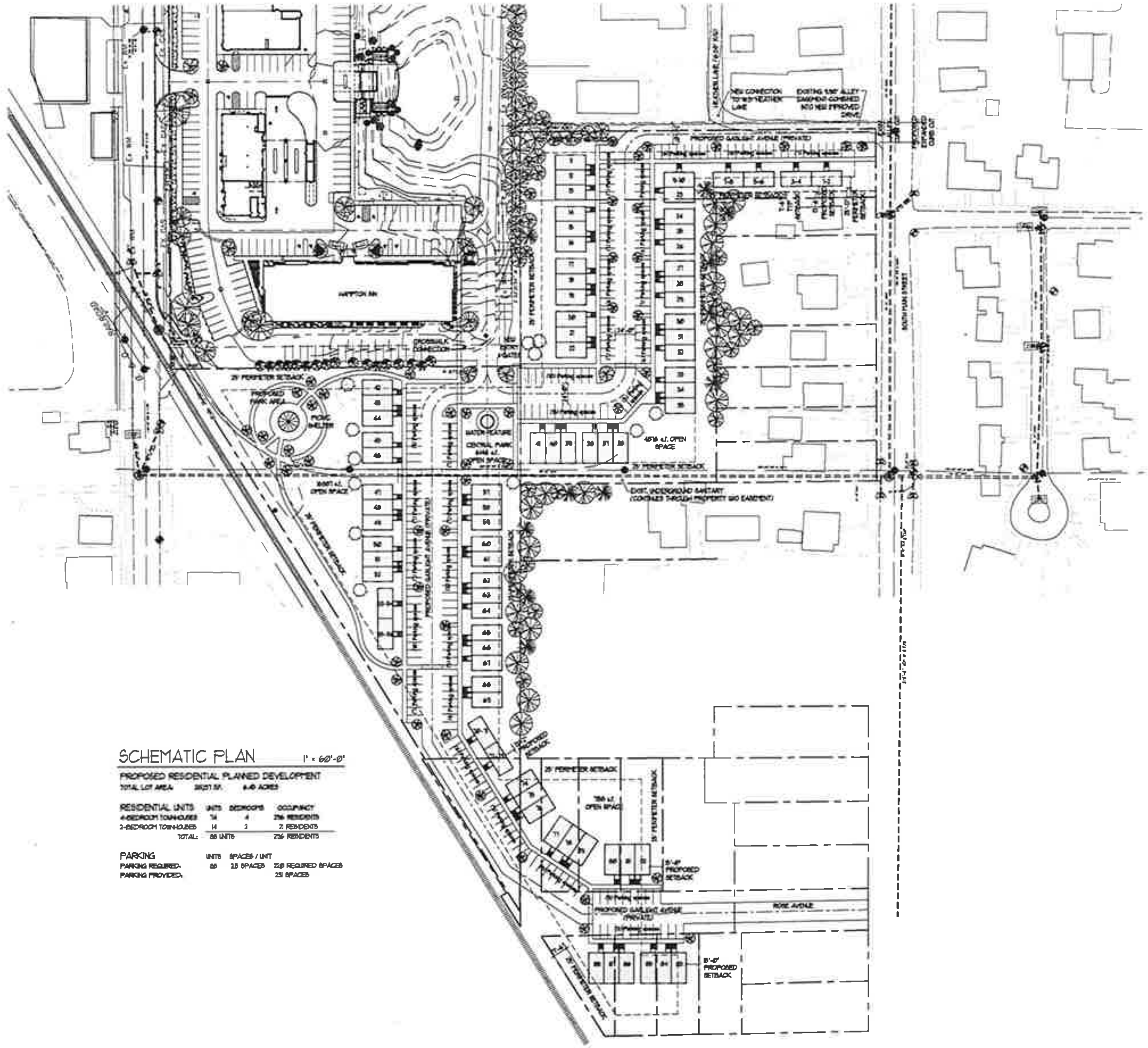
Applicant Signature *

Date * 12/2/16

Submit Application, Plans and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with the original and required copies of the plat and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.



SCHEMATIC PLAN

1" = 60'-0"

PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

TOTAL LOT AREA: [illegible] S.F. 6.40 ACRES

RESIDENTIAL UNITS	UNITS	BEDROOMS	OCCUPANCY
4-BEDROOM TOWNHOUSES	74	4	296 RESIDENTS
2-BEDROOM TOWNHOUSES	14	2	21 RESIDENTS
TOTAL:	88 UNITS		296 RESIDENTS

PARKING	UNITS	SPACES / UNIT	
PARKING REQUIRED:	88	2.5 SPACES	220 REQUIRED SPACES
PARKING PROVIDED:			251 SPACES

SCOTT WEBB ARCHITECT
110 West Walnut Street
Oxford, Ohio 45056
(513) 523-3836
scottwebbarchitect.com

REVISIONS

PROPOSED PLANNED DEVELOPMENT

Gaslight Avenue

at Stewart Square

FORMER MIAMI VALLEY LUMBER SITE
OXFORD, OHIO 45056

January 31, 2017

A-1

SCOTT WEBB
ARCHITECT
103 West Walnut Street
Oxford, Ohio 45056
(513) 523 3838
www.scottwebbarchitect.com

Gaslight Avenue at Stewart Square

PROPOSED PLANNED DEVELOPMENT
FORMER MIAMI VALLEY LUMBER SITE
OXFORD, OHIO 45056

DATE
January 27, 2017
REVISIONS

A-5