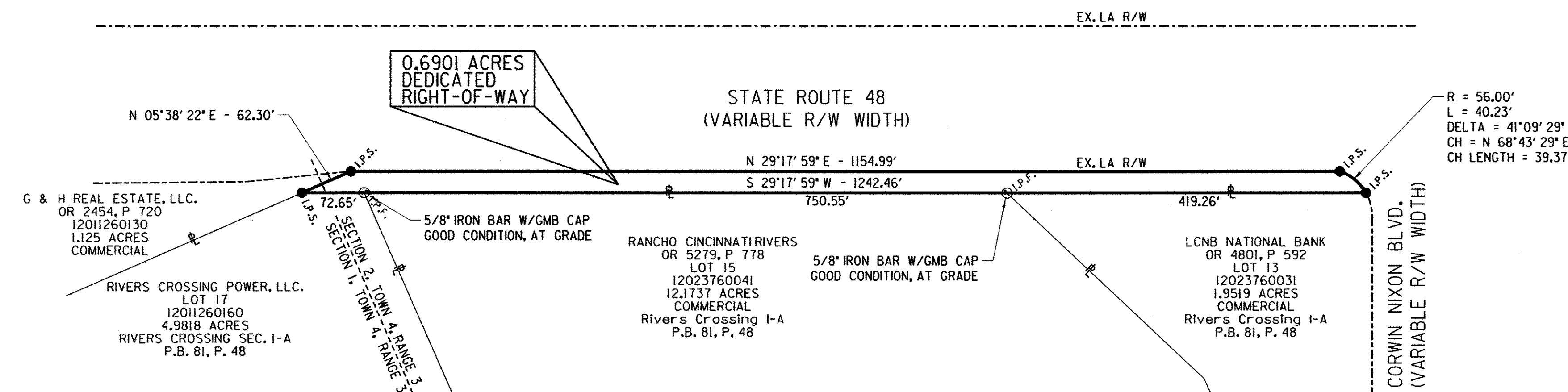


STATE ROUTE 48 RIGHT-OF-WAY DEDICATION

BEING ALL OF LOT 16, RIVERS CROSSING 1-A, P.B. 81 PAGE 48-51
SECTION 1 & SECTION 2, TOWN 4, RANGE 3, M.R.s
VILLAGE OF SOUTH LEBANON, UNION TOWNSHIP
WARREN COUNTY, OHIO
JANUARY 2014



LEGEND
① I.P.F. - IRON PIN FOUND
● I.P.S. - 5/8\"/>

VILLAGE OF SOUTH LEBANON
I HEREBY APPROVE THIS PLAT OF THIS _____ DAY OF _____ 2014

PLANNING COMMISSION

COUNTY AUDITOR
TRANSFERRED ON THIS _____ DAY OF _____ 2014

BY: _____ DEPUTY _____ COUNTY AUDITOR

DEED REFERENCE:
SITUATE IN SECTIONS 1 & 2, TOWN 4, RANGE 3, M.R.s, UNION TOWNSHIP AND VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO AND BEING:
• ALL OF LOT 16, AS RECORDED IN PLAT BOOK 81 PAGES 48-51
CONTAINING 0.6901 ACRES OF LAND AND BEING PART OF THE ORIGINAL 56.830 ACRE PARCEL CONVEYED TO RIVERS CROSSING POWER, LLC BY O.R. 4516, PG. 904

OCCUPATION STATEMENT
LINES OF OCCUPATION, WHERE THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.

COUNTY RECORDER
FILE NO: _____

RECEIVED ON THIS _____ DAY OF _____, AT _____ AM PM

RECORDED ON THIS _____ DAY OF _____, AT _____ AM PM

RECORDED IN PLAT BOOK NUMBER _____ PAGE _____

FEE _____

BY: _____ DEPUTY _____ WARREN COUNTY RECORDER

CERTIFICATION:
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR STATE ROUTE 48 RIGHT-OF-WAY DEDICATION PERMANENT PLAT MONUMENTS AND LOT CORNER PINS AS SHOWN HEREON SHALL BE PLACED, (SET), AFTER ALL SUBDIVISION IMPROVEMENTS ARE CONSTRUCTED. ALL MEASUREMENTS ARE CERTIFIED CORRECT AND CURVE DISTANCES SHOWN ARE MEASURED ON THE ARC, AND THAT THE WARREN COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

Ryan D. Hillard 3/10/14
RYAN D. HILLARD
OHIO PROFESSIONAL SURVEYOR No. 8558 DATE

OWNERS CONSENT AND DEDICATIONS

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREET SHOWN HEREON TO THE PUBLIC USE FOREVER.

RIVERS CROSSING POWER, LLC
C/O OHIO REALTY ADVISORS
4020 KINROSS LAKES
RICHFIELD, OH 44286

BY: _____ (PRINTED NAME) BY: _____ (SIGNATURE)

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2014, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____ ITS MEMBER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES _____

LIEN HOLDER:

BY: _____

VSL CENTER, LLC

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2014, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____ OF _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES _____

MISCELLANEOUS NOTES:

1. BASIS OF BEARINGS - BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83) AS TRANSFERRED FROM GPS SURVEY OF WARREN COUNTY MONUMENTS 52 AND 152 AS DERIVED BY WARREN COUNTY MONUMENT DATA AND DETERMINES THE EASTERLY LINE OF STATE ROUTE 48 AS BEING N 29°17' 59\"/>

2. PERTINENT INFORMATION AND OTHER RECORD DOCUMENTS USED:

PLAT BOOK 81, PAGES 48-51

DEEDS OF RECORD AS NOTED HEREON.
(ALL RECORD DOCUMENTS ARE TO THE RECORDER'S OFFICE, WARREN COUNTY, OHIO AND SURVEY RECORDS ARE ON FILE AT WARREN COUNTY ENGINEER'S TAX MAP DEPARTMENT).

3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. UTILITY STATEMENT - AS TO EXISTING UTILITIES, NO ATTEMPT WAS MADE TO SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

5. ALL IRON PINS TO BE SET FOR THIS SUBDIVISION BY LJB INC. (AS NOTED HEREIN) ARE 5/8\"/>

6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED AS PART OF THE BOUNDARY SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

LOT AREA SUMMARY:

PER P.B. 81, PG. 48
0.6901 ACRE TOTAL
0.0004 ACRE IN SECTION 1
0.6897 ACRE IN SECTION 2



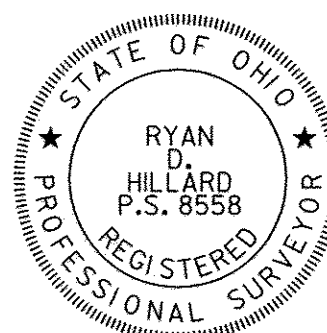
LJB Inc.
2500 Newmark Drive
Miamisburg, OH 45342
(937) 259-5000 tel
(937) 259-5100 fax
LJBInc.com



1" = 100'



SURVEYORS SEAL



DESIGNED	RDH	JOB NUMBER	0100857D.00
DRAWN	JAH	DATE	03/10/14
CHECKED	RDH		

STATE ROUTE 48
RIGHT-OF-WAY DED.
VILLAGE OF
SOUTH LEBANON
WARREN COUNTY, OHIO

SHEET NUMBER
1 OF 1