

PLANNING COMMISSION AGENDA



Planning Commission Meeting
Wednesday, February 1, 2017 at 4:00 p.m.

Village Administration Building
99 High Street
South Lebanon, Ohio 45065

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of January 12, 2017
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 17-03P: Application for Easement Plat Approval for Riverside Subdivision Phase One
9.	Communications
10.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.



Village of South Lebanon
99 N. High Street, South Lebanon, Ohio 45065
513-494-2296 fax: 513-494-1656
www.southlebanonohio.org

Planning Commission Meeting
MEETING MINUTES
January, 12 2017

Members Present:

Tom Hunsche
Dennis Rees
Bill Madison
Jim Smith

Staff:

Jerry Haddix, Administrator
Elbert Allen, Clerk

Members Absent:

Darrick Zucco

1. Call to order at 6:00 PM
2. Pledge of Allegiance
3. Roll Call
4. Open Forum
5. Review and Approval of Minutes of November 30, 2016. After the minutes were reviewed a motion to approve the minutes was made by Tom Hunsche and was seconded by Dennis Rees. A vote was taken. All yeas.
6. Public Hearing: None
7. Old Business: None
8. New Business:

A. Case 17-01P: Application for Final Plat Approval for Riverside Subdivision Phase One. Submitted by Bayer Becker Engineers on behalf of Lebanon Mason, LLC (the "Owner"). Mike Dooley from Bayer Becker was in attendance to answer questions. On February 11, 2016 the Village Planning Commission passed a motion to approve the Preliminary Plat for 127 lots on 54.120 acres. At that time, it was to be called Rivers Crossing South, but has been renamed Riverside Subdivision. Phase One will create 42 single family lots on

15.421 acres. The present zoning is R-3. The Final Record Plat has been sent to a number of officials and agencies. Staff recommends that the Planning Commission approve the Final Record Plat and authorize Chairman Zucco to sign the Mylar with the following conditions: 1) Comply with all comments from the Village Engineer, Warren Co. Tax Map Department or any other reviewing agency; and 2) provide the statements pursuant to Section 15.20.10 of Village Subdivision Regulations. A motion to approve the Application for Final Plat Approval for Riverside Subdivision Phase One was made by Tom Hunsche and was seconded by Bill Madison. A vote was taken. Results were all Yeas.

B. Case 17-02P: Site Plan review for Patel Convenience Store, 720 E. State Route 22-3. Submitted by Maestro Development, the developer/builder for the Project (the "Applicant"). Michelle Loos from Maestro Development was in attendance to answer questions. The present zoning is B-2 General Business. The proposed project consists of a 5,564 s.f. convenience store with (8) fueling pumps. Also planned are two adjoining 1,040 s.f. commercial spaces. Water service is currently provided by Warren County Water & Sewer Department. The Village and Warren County have been working to provide sanitary sewer to this site. A resolution to the sanitary sewer issue should come in the next week or two. The Ohio Department of Transportation (ODOT) will need to approve all access points onto Route 22-3 from this development. ODOT will need to approve any boring under the road. Staff recommends that the Planning Commission grant its approval of the site plan and landscape plan for the Patel Convenience Store with the following conditions: 1) address the comments on the Site Plan Checklist to the satisfaction of Choice One Engineering; 2) approval of ODOT for access to and from Route 22-3 and boring approval; 3) meet the requirements of the Warren County Water & Sewer Department; 4) meet requirements of the Hamilton Township Fire Department; and 5) provision of sanitary sewer to this site by either Warren County or the Village of South Lebanon. Signage will be reviewed separately by Zoning Administrator at a later date. A motion to approve the Site Plan for Patel Convenience Store located at 720 E. State Route 22-3 was made by Tom Hunsche and was seconded by Bill Madison. A vote was taken. Results were all Yeas.

9. Communications: None
10. Motion to adjourn. Dennis Rees made the motion; Bill Madison seconded. A vote was taken. Results were all yeas.

Darrick Zucco – Chairman

Elbert Allen - Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission
FROM: Jerry Haddix, Village Administrator
RE: Case 17-01P, Easement Plat Approval, Riverside Subdivision Phase One
DATE: January 31, 2017

On the agenda for the February 1st meeting is Case #17-03P, for approval of an Easement Plat for the Riverside Subdivision Phase One (the “Property”) submitted by Bayer Becker Engineers on behalf of Lebanon Mason, LLC (the “Owner”).

Background

On January 12, 2017, the Village Planning Commission passed a motion to conditionally approved the final record plat for the Riverside Phase One subdivision. The Project Engineer, Bayer Becker has submitted an easement plat for Phase One of this development. This includes the easements required for the development. The easement plat contains additional offsite easements that were not shown on the final plat.

This has been reviewed by Choice One Engineering as well as the County Tax Map Department.

Code Analysis

Pursuant to Section 15.20.4 of the Village Zoning Code, a subdivision developer, after receiving approval of the preliminary plat of the proposed subdivision, shall submit a final plat for the subdivision and drawings and specifications of the improvements required therein. The final plat shall be filed with the Planning Commission not later than twelve months after the date of approval of the preliminary plat.

Zoning Process

The Planning Commission shall approve or disapprove the final plat within thirty days after it has been filed. If the plat is disapproved, the grounds for disapproval shall be stated in the records of the Commission, and a copy of said record shall be forwarded to the developer. The Commission shall not disapprove the final plat if the developer has done everything that he was required to do and has proceeded in accordance with the conditions and standards specified in the approved preliminary plat. If disapproved, the developer shall make the necessary corrections and resubmit the final plat within thirty days to the Commission for its final approval.

When the final plat has been approved by the Commission, the original tracing (Mylar) shall be signed by the chairperson of the Commission, approved by the Village Council, and returned to the Owner for filing with the Court Recorder after all necessary certifications are received.

Recommendation

Staff recommends that the Planning Commission adopt a motion to approve the Easement Plat for Riverside Phase One and authorize Chairman Zucco to sign the Mylar.

Attachments

Final Record Plat

Planning Commission Application

DEED REFERENCE

SITUATED IN THE SECTIONS 1 & 2, TOWN 4, RANGE 3, UNION TOWNSHIP, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO AND BEING PART OF 42.789 (DEED) ACRES AS CONVEYED TO LEBANON MASON, LLC AS RECORDED IN OFFICIAL RECORD 5868, PAGE 129 WARREN COUNTY, OHIO AND PART OF 47.872 (DEED) ACRES AS CONVEYED TO LEBANON MASON RESIDENTIAL, LLC AS RECORDED IN DOCUMENT NO. 2016-033236 WARREN COUNTY, OHIO.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY DEDICATE TO THE PUBLIC THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND AND EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL, AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS OR GROUNDS, AND FOR THE PURPOSE OF PREVENTING OR REMOVING ANY OBSTRUCTIONS TO THE FREE FLOW OF SAID EASEMENTS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, A.T.&T. TIME WARNER CABLE, THE VILLAGE OF SOUTH LEBANON AND WARREN COUNTY.

ALL PERSONS INTERESTED IN THIS PLAT AS OWNERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

OWNER: LEBANON MASON LLC (42.789 ACRES)

NAME: _____

PRINTED NAME _____

STATE OF OHIO
COUNTY OF _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LEBANON MASON, LLC, AS REPRESENTED BY _____, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER: WES BANCO BANK, INC.

NAME: _____

PRINTED NAME _____

STATE OF OHIO
COUNTY OF _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME WES BANCO BANK, INC., AS REPRESENTED BY _____, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

OWNER: LEBANON MASON RESIDENTIAL, LLC (47.872 ACRES)

NAME: _____

PRINTED NAME _____

STATE OF OHIO
COUNTY OF _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LEBANON MASON, LLC, AS REPRESENTED BY _____, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

OWNER: LEBANON MASON RESIDENTIAL, LLC

4020 KINROSS LAKES, SUITE 200
RICHFIELD, OH 44286
513-404-6401

OWNER: LEBANON MASON, LLC

4020 KINROSS LAKES, SUITE 200
RICHFIELD, OH 44286
513-404-6401

SURVEYOR: BAYER BECKER

6900 TYLERSVILLE ROAD
MASON, OH, 45040
513-336-6600

HOA REFERENCE

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR RIVERSIDE SUBDIVISION WHICH IS RECORDED IN THE DEED OF RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH DOCUMENT NO. _____, AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE ASSOCIATION. SAID DECLARATION MAY BE AMENDED, SAID AMENDMENT(S) RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO.

RIVERSIDE, PHASE ONE
EASEMENT PLAT
SECTION 1 & 7, TOWN 4, RANGE 3
BETWEEN THE MIAMIS, UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

DRAINAGE STATEMENT

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNERS), WITHIN THE EASEMENTS, NO STRUCTURE, INCLUDING FENCING, GATES, OR OTHER MAINTENANCE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

THE VILLAGE OF SOUTH LEBANON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAIN, DITCHES OR WATERCOURSE WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE ON THIS PLAT. HOWEVER, WHEN THE PLATTED RIGHT-OF-WAY AREA HAS BEEN PREVIOUSLY ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES, THE BOARD OF TRUSTEES OR THEIR REPRESENTATIVES MAY ENTER UPON AND INSPECT THE EASEMENT AREAS AND, IN ACCORDANCE WITH SECTION 5589.06 OF THE OHIO REVISED CODE, MAY REMOVE OR CAUSE THE REMOVAL OF AN OBSTRUCTION ADVERSELY IMPACTING AN AREA WITHIN THE PUBLIC RIGHT-OF-WAY.

UNTIL THE EXPIRATION OF THE DRIVE OPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DRIVE OPER OR THEIR AGENTS) PRESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR REESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE CHANNELS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

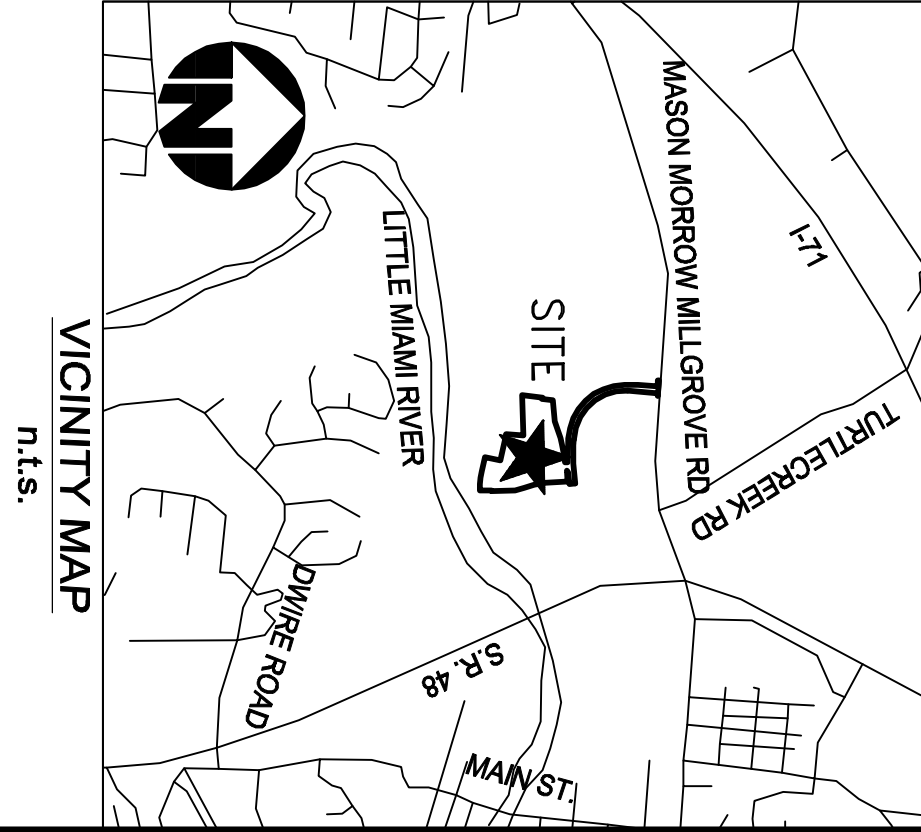
THE PUBLICLY-MAINTAINED PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAINS, CULVERTS, AND/OR DITCHES LOCATED WITHIN EITHER THE PUBLIC RIGHT-OF-WAY OR THE PUBLIC UTILITY EASEMENT AREA ADJACENT TO THE ROAD RIGHT-OF-WAY WITH THE EXCEPTION OF SWAMP MANS AND CULVERTS FOR PRIVATE DRIVEWAYS WHERE, IN LIEU OF AN OPEN DITCH, A DEVELOPER, BUILDER OR LOT OWNER INSTALLS A STORM DRAIN ON PRIVATE PROPERTY. THE STORM DRAIN SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER TO ENSURE THAT NEITHER THIS PROPERTY OR ADJACENT PROPERTIES ARE NEGATIVELY IMPACTED AND THAT THE LOT OWNER(S) MUST NOTE THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN UNLESS NOTED OTHERWISE ON THE PLAT.

THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SWAMP MANS.

GRANT OF UTILITY EASEMENT

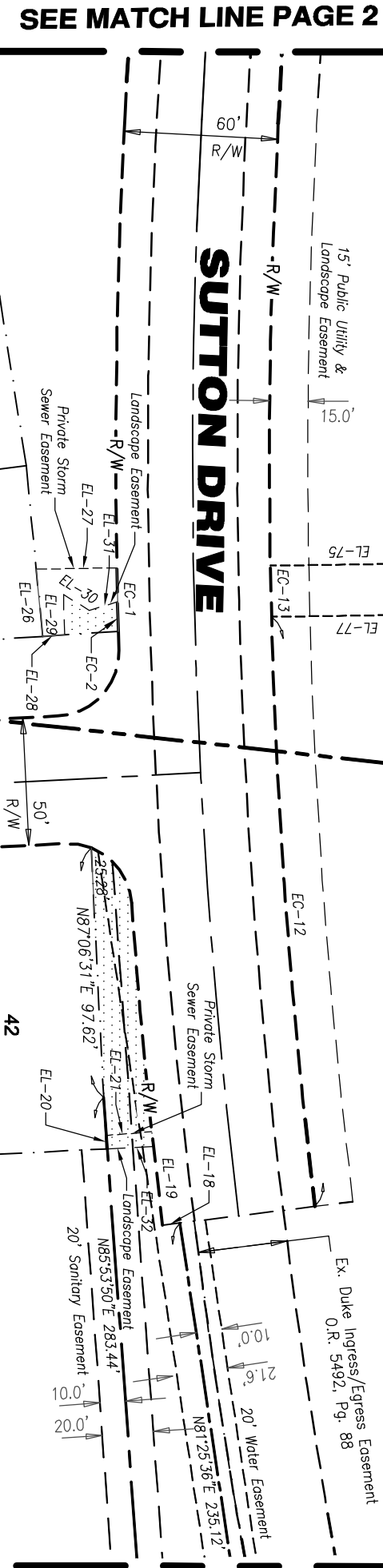
FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY CHIOCKENTUCKY, INC., A.T.&T. TIME WARNER CABLE, AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THE RIGHT TO MAINTAIN, OPERATE, REPAIR, REPLACE, OR REPLACE THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY EXISTING 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 EASEMENT 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 AREA, AND THE GRANTEE SHALL HAVE THE FULL POWER TO CONVERT THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY CHIOCKENTUCKY, INC., A.T.&T. TIME WARNER CABLE, AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERNALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICES TO SERVICE 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 ADDITIONAL LOTS.



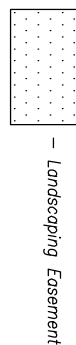
VICINITY MAP
n.t.s.

SEE MATCH LINE PAGE 2



SEE MATCH LINE PAGE 2

LEGEND:



Lebanon Mason
Residential LLC
D.N. 2016-033236
12-01-151-004
S.R. 128-59
S.R. 21-18

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS _____ DAY OF _____, 2017.

CHAIRMAN _____

VILLAGE OF SOUTH LEBANON

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2017, THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ ADOPTED BY THE COUNCIL OF THE VILLAGE OF SOUTH LEBANON, OHIO.

JAMES D. SMITH, MAYOR

ATTEST:

SHARON LOUALLEN, FISCAL OFFICER

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 2017, AT _____ M.

COUNTY AUDITOR _____

DEPUTY _____

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS _____ DAY OF _____, 2017, AT _____ M.

RECORDED ON THIS _____ DAY OF _____, 2017, AT _____ M.

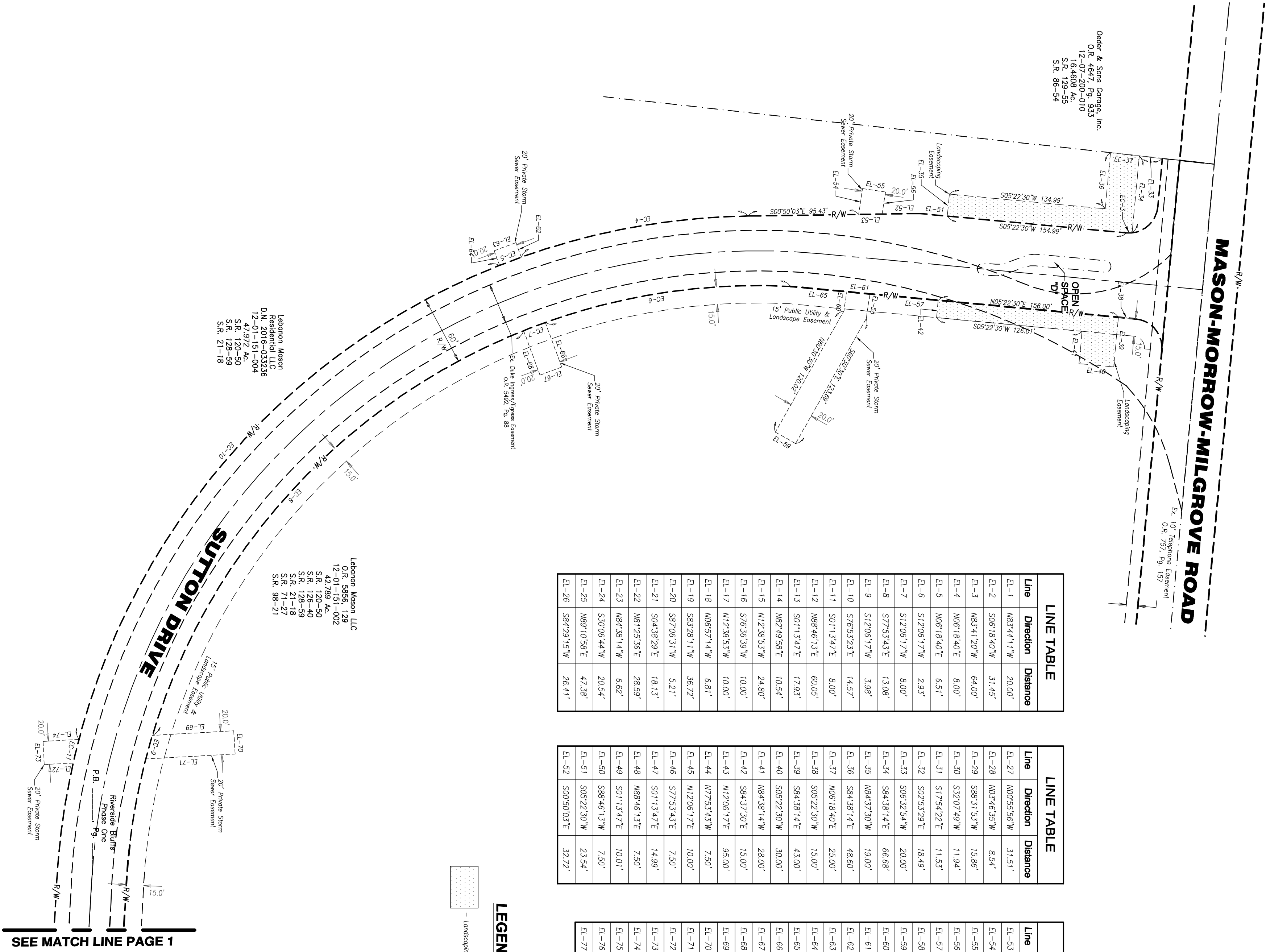
RECORDED IN PLAT BOOK NO. _____ PAGE NO. _____

FEE: _____

COUNTY RECORDER _____

DEPUTY _____

PRINTED NAME: _____

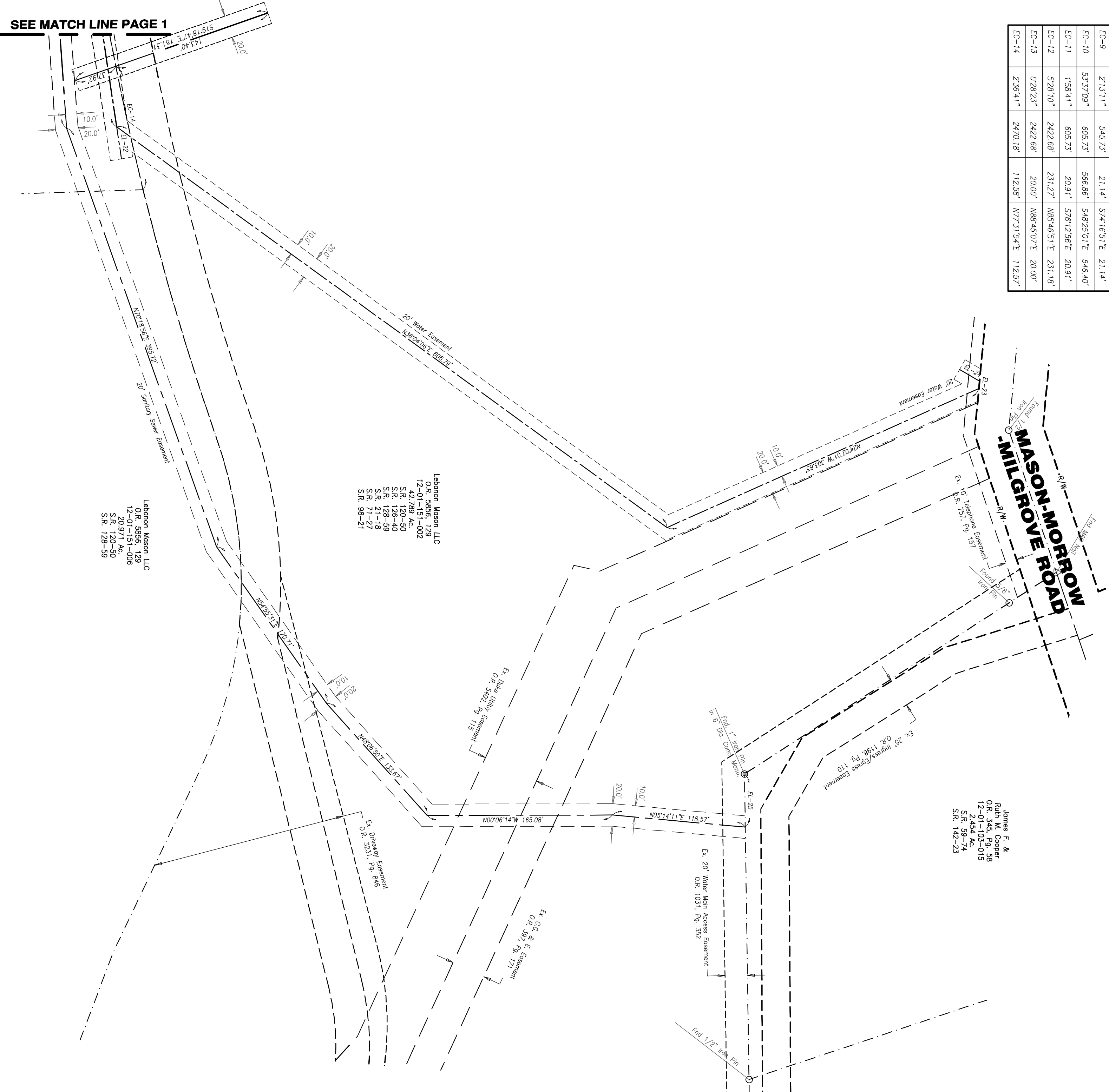


LINE TABLE		
Line	Direction	Distance
EL-1	N83°44'11\"	20.00'
EL-2	S06°18'40\"	31.45'
EL-3	N83°41'20\"	64.00'
EL-4	N06°18'40\"	8.00'
EL-5	S17°54'22\"	6.51'
EL-6	S12°08'17\"	2.93'
EL-7	S12°06'17\"	8.00'
EL-8	S17°54'43\"	13.08'
EL-9	S12°08'17\"	3.98'
EL-10	S12°06'17\"	14.57'
EL-11	S01°13'47\"	8.00'
EL-12	N08°46'13\"	60.05'
EL-13	S01°13'47\"	17.93'
EL-14	N02°49'38\"	10.54'
EL-15	N12°38'53\"	24.80'
EL-16	S16°35'39\"	10.00'
EL-17	N12°38'53\"	10.00'
EL-18	N06°57'14\"	6.81'
EL-19	S02°58'17\"	36.22'
EL-20	S07°06'31\"	5.21'
EL-21	S04°38'29\"	18.13'
EL-22	N01°25'36\"	28.89'
EL-23	N04°38'14\"	6.62'
EL-24	S30°06'44\"	20.54'
EL-25	N09°10'59\"	47.38'
EL-26	S04°29'15\"	26.41'

LINE TABLE		
Line	Direction	Distance
EL-27	N00°55'56\"	31.51'
EL-28	N03°46'35\"	8.54'
EL-29	S08°31'53\"	15.86'
EL-30	S32°07'49\"	11.94'
EL-31	S17°54'22\"	11.53'
EL-32	S02°53'29\"	18.49'
EL-33	S06°32'54\"	20.00'
EL-34	S04°38'14\"	66.68'
EL-35	S04°37'30\"	19.80'
EL-36	N04°38'14\"	28.00'
EL-37	N06°18'40\"	25.00'
EL-38	S09°22'30\"	15.00'
EL-39	S04°38'14\"	43.00'
EL-40	S05°22'30\"	30.00'
EL-41	N04°38'14\"	28.00'
EL-42	S04°37'30\"	15.00'
EL-43	N12°08'17\"	95.60'
EL-44	N17°53'43\"	7.50'
EL-45	N12°06'17\"	10.00'
EL-46	S17°53'43\"	7.50'
EL-47	S01°13'47\"	14.99'
EL-48	N08°46'13\"	7.50'
EL-49	S01°13'47\"	10.01'
EL-50	S08°46'13\"	7.50'
EL-51	S05°22'30\"	23.54'
EL-52	S00°50'03\"	32.72'

LINE TABLE		
Line	Direction	Distance
EL-53	S00°50'03\"	20.28'
EL-54	S01°18'59\"	22.54'
EL-55	S08°41'25\"	20.00'
EL-56	S01°18'59\"	19.18'
EL-57	S09°22'30\"	59.10'
EL-58	S01°18'59\"	21.58'
EL-59	S29°29'30\"	20.00'
EL-60	S01°18'59\"	16.25'
EL-61	N05°22'30\"	20.03'
EL-62	N09°46'28\"	13.26'
EL-63	S20°13'32\"	20.00'
EL-64	N09°46'28\"	13.41'
EL-65	S09°22'30\"	48.81'
EL-66	N09°46'28\"	40.88'
EL-67	S20°13'32\"	20.00'
EL-68	N09°46'28\"	40.82'
EL-69	S03°11'50\"	70.25'
EL-70	N08°46'10\"	20.00'
EL-71	S03°11'50\"	77.10'
EL-72	S03°11'50\"	24.96'
EL-73	N08°46'10\"	20.00'
EL-74	S03°11'50\"	31.00'
EL-75	S00°49'07\"	65.74'
EL-76	N09°10'53\"	20.00'
EL-77	S00°49'07\"	65.59'

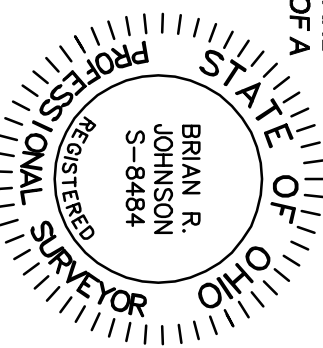
EASEMENT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
EC-1	0°34'26\"	2482.68'	24.86'	N68°42'24\"E 24.86'
EC-2	0°16'10\"	2482.68'	11.67'	N88°31'16\"E 11.67'
EC-3	1°13'31\"	28.00'	5.04'	N02°41'51\"W 5.03'
EC-4	1°52'53\"	605.73'	199.61'	S10°16'29\"E 198.71'
EC-5	1°53'31\"	605.73'	20.00'	S20°39'41\"E 20.00'
EC-6	22°34'53\"	545.73'	215.08'	S08°22'07\"E 215.69'
EC-7	2°06'00\"	545.73'	20.00'	S20°42'33\"E 20.00'
EC-8	5°12'44\"	545.73'	488.68'	S4°22'34\"E 473.40'
EC-9	2°13'11\"	545.73'	21.14'	S7°41'6\"E 21.14'
EC-10	5°33'09\"	605.73'	20.91'	S7°16'56\"E 20.91'
EC-11	1°53'41\"	605.73'	20.91'	S7°16'56\"E 20.91'
EC-12	5°29'10\"	2422.68'	231.27'	N05°46'51\"E 231.18'
EC-13	0°29'23\"	2422.68'	20.00'	N08°46'07\"E 20.00'
EC-14	2°35'41\"	2420.18'	112.58'	N7°31'54\"E 112.57'



SURVEYORS CERTIFICATION

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

BRIAN R. JOHNSON, P.S.
PROFESSIONAL SURVEYOR #48484
DATE



**RIVERSIDE, PHASE ONE
EASEMENT PLAT**
SECTION 1 & 7, TOWN 4, RANGE 3
BETWEEN THE MIAMIS, UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO



Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER COMMENTS	01-27-17	BJR	BRJ

