

LOT NUMBER	PARCEL NUMBER
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	

SUBDIVISION PLAT SHEPHERDS CROSSING SECTION 2

SEC 32 – TOWN 5 – RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO



OUTLINE SKETCH OF ORIGINAL TRACT
SCALE 1" = 400'

LINE No.	BEARING	LENGTH
L1	N 87°41'42" W	350.95'
L2	S 6°19'59" W	693.22'
L3	S 85°58'34" E	513.34'
L4	S 1°47'42" E	216.59'
L5	S 1°52'25" E	199.54'
L6	S 83°41'17" E	553.58'
L7	S 83°45'09" E	333.98'
L8	S 83°30'43" E	207.56'
L9	N 6°10'32" E	1238.56'
L10	S 70°11'07" W	22.58'
L11	S 8°11'08" W	105.04'
L12	S 84°11'08" W	240.17'
L13	N 26°11'52" W	604.59'
L14	N 5°50'06" E	449.82'
L15	N 87°55'34" W	346.10'
L16	S 5°44'54" W	915.94'
L17	N 83°42'47" W	215.36'
L18	S 6°17'12" W	4.39'
L19	N 83°42'47" W	175.00'
L20	N 6°17'13" E	22.64'

APPROVALS

VILLAGE PLANNING COMMISSION

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

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2017

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2017

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 2017

BY _____ 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 _____

FEE _____

BY _____ DEPUTY

VILLAGE PLANNING COMMISSION

CLERK OF SOUTH LEBANON

MAYOR OF SOUTH LEBANON

WARREN COUNTY AUDITOR

WARREN COUNTY RECORDER

OWNER'S CONSENT AND DEDICATION.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE 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 PUBLIC UTILITIES, SIDEWALKS AND TRAILS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES, SIDEWALKS AND TRAILS. THIS EASEMENT AND ALL OTHER 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, SIDEWALKS, TRAILS, 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 AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS 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 SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, VILLAGE OF SOUTH LEBANON WATER & SEWER, UNITED TELEPHONE SYSTEMS, AND TIME WARNER CABLE/SPECTRUM.

WE, THE UNDERSIGNED _____ HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS SHEPHERDS CROSSING, PHASE 2, A SUBDIVISION OF LOTS 82 TO 98 AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE VILLAGE OF SOUTH LEBANON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHERS SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. THE UNDERSIGNED FURTHER STATES THAT TO THE BEST OF THEIR KNOWLEDGE ALL PERSONS AND CORPORATIONS INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LEIHHOLDERS HAVE UNITED IN ITS EXECUTION.

GRANT OF EASEMENT – DUKE ENERGY

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED _____ DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH PARTIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES _____ THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON EXCLUSIVE EASEMENTS, AS SHOWN ON THE WRITTEN PLAT AND DESIGNATED AS "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 ("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 EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS ARE 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 FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICE TO SERVE 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 ADJOINING LOTS.

OWNERS

OWNER _____ DATE _____
FOR SHEPHERDS CROSSING DEVELOPMENT, LLC

STATE OF OHIO, VILLAGE OF SOUTH LEBANON, SS
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____ AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THIS IS AN ACCURATE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN APRIL, 2013, AND THAT ALL MONUMENTS AND CORNER PINS WILL BE SET AS SHOWN.

Jason C. McConnaughey 3/10/17
JASON C. McCONNAUGHEY, P.S. 8509 DATE



NOTES

- EXISTING ZONE OF SITE. R3/PUD
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
- PROPOSED WATER SUPPLY: VILLAGE OF SOUTH LEBANON.
- PROPOSED SEWAGE DISPOSAL: VILLAGE OF SOUTH LEBANON.
- ALL BUILDING SETBACKS SHALL BE 25 FT., SIDE YARD SETBACKS SHALL BE 6 FEET MINIMUM/12 FEET TOTAL CONSISTENT WITH THE UNDERLYING ZONING, A 5 FEET DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL SIDE LOT LINES, A 10 FOOT DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LINES.
- THE ABOVE PLAT IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY McCARTY ASSOCIATES IN APRIL 1995.
- BASED UPON THE SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 390563 0005 C, DATED OCTOBER 18, 1994. ZONE "X" DENOTES AREAS BEING OUTSIDE 500 – YEAR FLOOD PLAIN.
- THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.
- THE DEED REFERENCES AND SURVEYORS RECORDS AS LISTED ON THE PLAT WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
- NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- AREA IN LOTS: 5.1422 Ac.
AREA IN STREET: 1.1270 Ac.
TOTAL AREA: 6.2692 Ac.
- APPROVAL OF THIS PLAT INCLUDES APPROVAL BY ALL PARTIES OF THE VACATION OF THE EXISTING 20' EASEMENT SHOWN ON SHEET 2 OF THIS PLAT.
- ALL LOTS AND COMMON AREAS SHALL BE SUBJECT TO ADMINISTRATION BY A HOMEOWNERS ASSOCIATION.

OWNER/DEVELOPER

SHEPHERDS CROSSING DEVELOPMENT, LLC
7861 E. KEMPER ROAD
CINCINNATI, OHIO 45249

DEED REFERENCE:

SITUATED IN SECTION 32, TOWN 4, RANGE 3, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO, CONTAINING 6.2691 ACRES AND BEING PART OF THE ORIGINAL 60.948 TRACT AS CONVEYED TO SHEPHERDS CROSSING DEVELOPMENT, LLC AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT NUMBER 2016-029344. WARREN COUNTY, OHIO.

REVISIONS

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DRAWN: DWS CHECKED: LMP

MCCARTY ASSOCIATES, LLC
ARCHITECTS — ENGINEERS — SURVEYORS

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SUBDIVISION PLAT
SHEPHERDS CROSSING SECTION 2
SEC 2, TOWN 4, RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

DATE
2017

SCALE
NOTED

DRAWING NUMBER SHEET
E12-541B 1/2