

DEED REFERENCE

SITUATED IN PART OF MILITARY SURVEY #1546, VILLAGE OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY OHIO, BEING ALL OF 4.2028 ACRES AS CONVEYED TO GRAND COMMUNITIES, LTD, AS RECORDED IN D.N. 2017-011491 IN THE DEED RECORDS OF WARREN COUNTY, OHIO.

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WYNSTEAD WHICH IS RECORDED IN THE DEED OF RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH OFFICIAL RECORD 3902 PAGE 473, 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.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE 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 SIDEWALKS AND AND PUBLIC UTILITIES FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. 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, 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 PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, SPRINT UNITED TELEPHONE, 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: GRAND COMMUNITIES, LTD
A KENTUCKY LIMITED PARTNERSHIP

NAME: _____

PRINTED NAME: TODD E. HUSS, PRESIDENT

STATE OF KENTUCKY
COUNTY OF BOONE

BE REMEMBERED THAT ON THIS ____ DAY OF _____, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME GRAND COMMUNITIES LTD, AS REPRESENTED BY TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES LTD, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

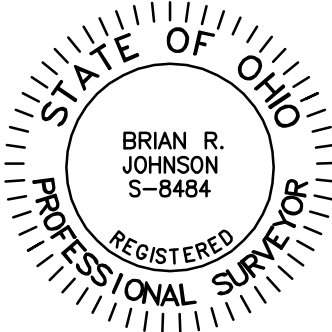
NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATION

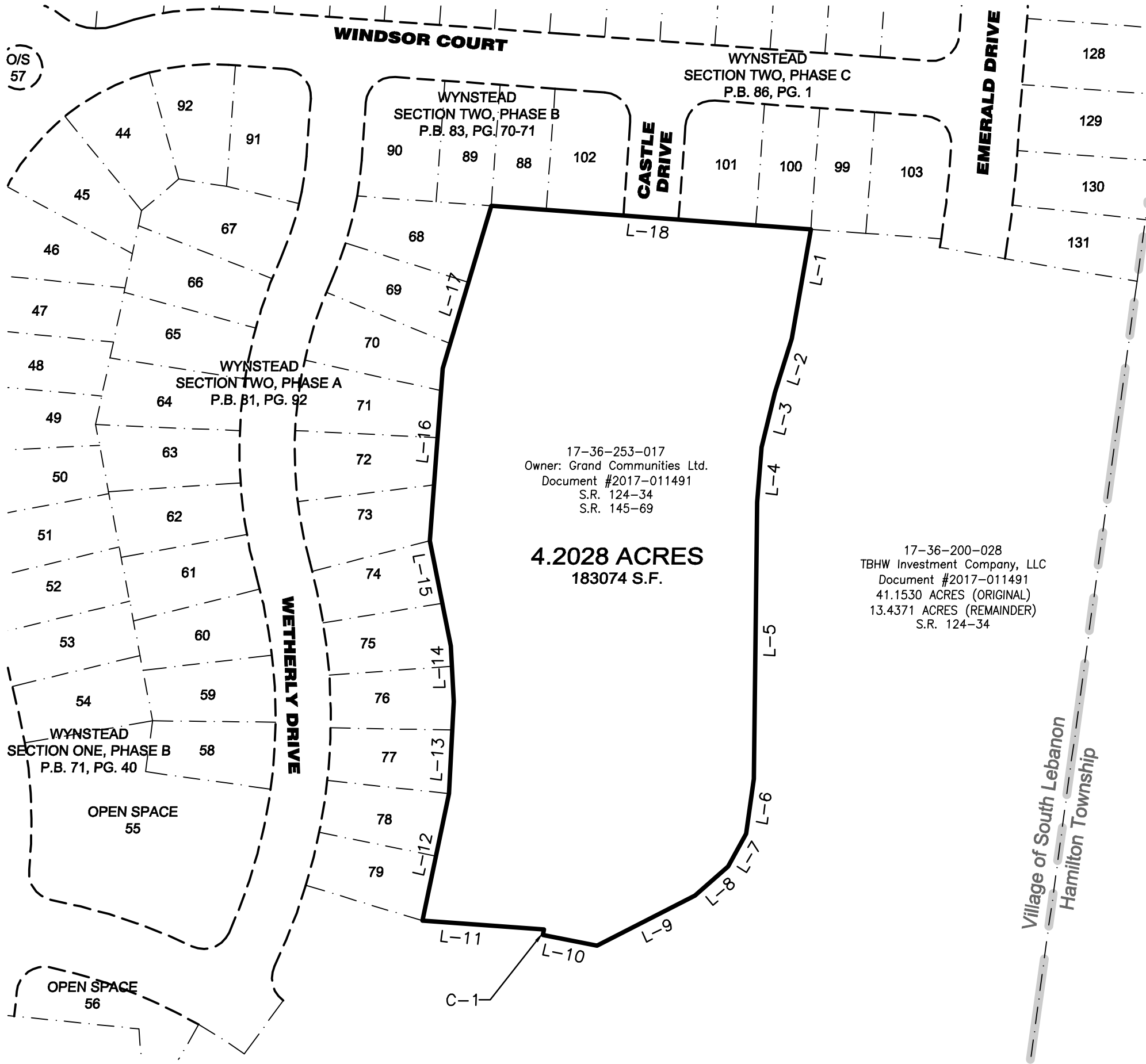
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

BRIAN R. JOHNSON, P.S. DATE
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO



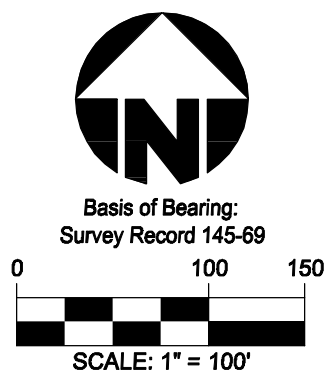
WYNSTEAD
SECTION FOUR, PHASE A

MILITARY SURVEY NO. 1546
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
OCTOBER, 2017



LINE TABLE		
Line	Direction	Distance
L-1	S09°48'23"W	100.48'
L-2	S17°20'44"W	51.35'
L-3	S13°56'40"W	50.73'
L-4	S04°29'47"W	50.00'
L-5	S00°39'52"W	250.48'
L-6	S08°00'21"W	50.11'
L-7	S29°10'09"W	33.88'
L-8	S48°31'10"W	40.06'
L-9	S62°51'23"W	99.49'
L-10	N78°45'59"W	50.00'
L-11	N85°48'05"W	110.07'
L-12	N11°43'25"E	117.41'
L-13	N03°03'06"E	83.62'
L-14	N03°21'30"W	50.44'
L-15	N11°10'13"W	96.95'
L-16	N04°11'55"E	156.52'
L-17	N16°39'07"E	153.61'
L-18	S85°48'05"E	290.00'

KEY MAP



ACREAGE

LOT #	ACRES
136	0.1353
137	0.1340
138	0.1343
139	0.1378
140	0.1439
141	0.1462
142	0.1403
143	0.1321
144	0.1279
145	0.1278
146	0.1279
147	0.1767
148	0.1279
149	0.1292
150	0.1282
151	0.1291
152	0.1295
153	0.1329
154	0.1364
155	0.1341
156	0.1346
157	0.1441
158	0.1533
159	0.1516
160	0.1436

SIDWELLS

OLD #	
136	-
137	-
138	-
139	-
140	-
141	-
142	-
143	-
144	-
145	-
146	-
147	-
148	-
149	-
150	-
151	-
152	-
153	-
154	-
155	-
156	-
157	-
158	-
159	-
160	-

OWNER

GRAND COMMUNITIES LTD,
3940 OLYMPIC BLVD, SUITE 100
ERLANGER, KY 41018

SURVEYOR

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

SHEET INDEX

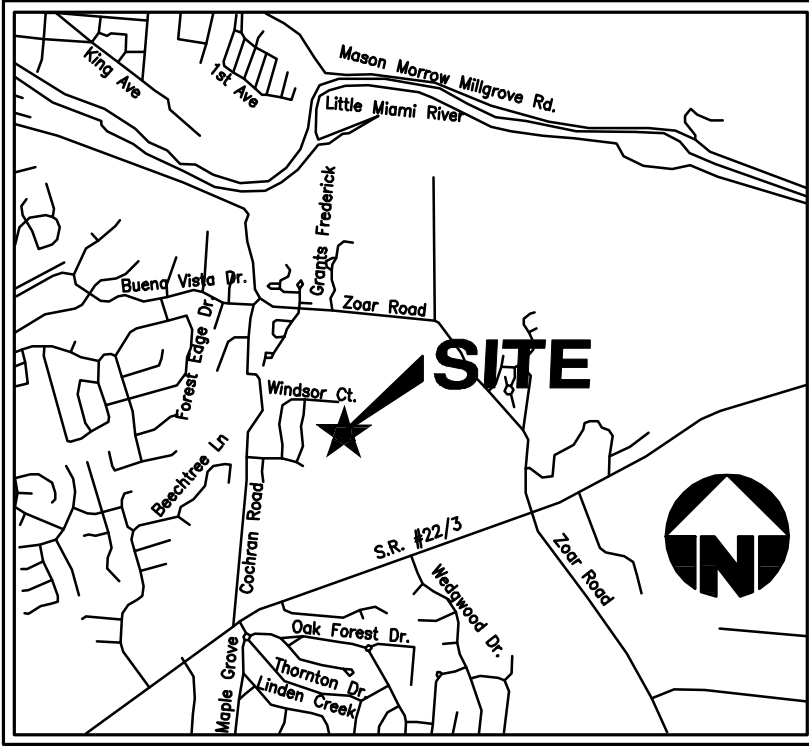
1: TITLE
2: PLAT

SETBACKS:

FRONT YARD = 25'
REAR YARD = 25'
SIDE YARD = 5' MINIMUM

MINIMUM LOT AREAS:

50' LOTS6000 SQ. FT.



VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANING 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: NICOLE ARMSTRONG, FISCAL OFFICER

COUNTY AUDITOR

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

COUNTY AUDITOR _____ DEPUTY _____

PRINTED NAME: _____

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: _____

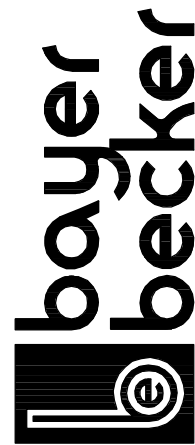
NOTES

- PRIOR DEED REFERENCE: D.N. #2017-011491.
- BASIS OF BEARING: SURVEY RECORD 145-69.
- 5/8" X 30" LONG IRON PINS WILL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
- ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
- MINIMUM PERMISSIBLE LOW FLOOR ELEVATION (INCLUDING BASEMENT). IF A FLOOR IS DESIRED BELOW THE M.O.E. ELEVATION SHOWN, THEN NO GRAVITY FLOW STORM DRAIN WILL BE PERMITTED FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT, PATIO OR OTHER SOURCE TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXISTING OR PROPOSED WATERCOURSE BELOW THE M.O.E. ELEVATION SHOWN. SUMP PUMP WELLS AND SUMP PUMPS SHALL BE INSTALLED FOR BASEMENTS OF HOMES IF THE BASEMENT ELEVATION IS BELOW THE M.O.E. ELEVATION SHOWN.

WYNSTEAD
SECTION FOUR, PHASE A

MILITARY SURVEY #1546
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

RECORD PLAT



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

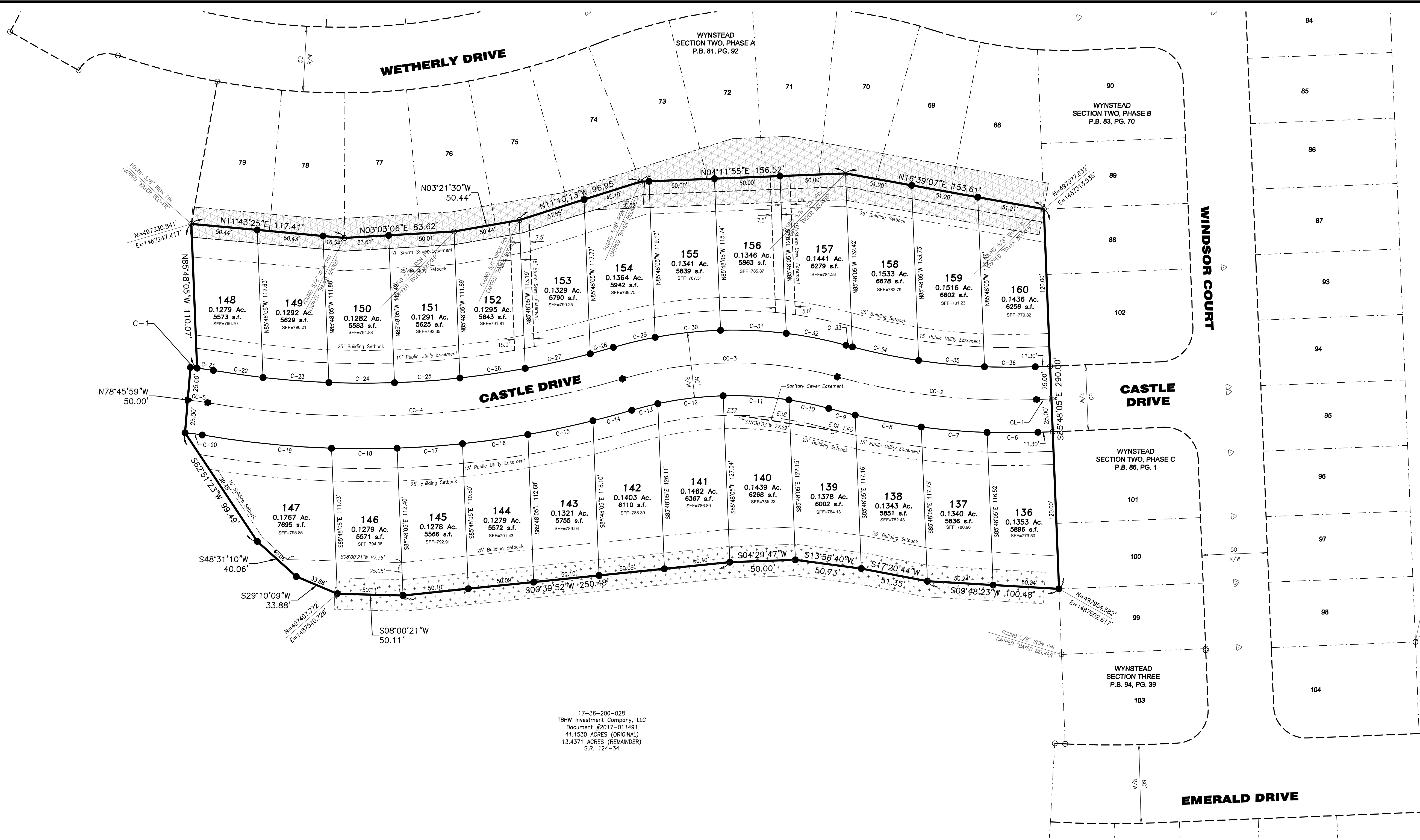
Drawing: 04M027-004 RP4 TITLE

Drawn by: PAH

Checked By: BRJ

Issue Date: 07-19-17

Sheet:



BOUNDARY CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	1°26'42"	200.00'	5.04'	N11°57'22"E	5.04'

CENTERLINE TABLE		
Line	Direction	Distance
CL-1	S04°11'55"W	11.30'

CENTERLINE CURVE TABLE				
Curve	Delta	Radius	Length	Chord
CC-2	17°35'24"	500.00'	153.50'	S12°59'37"W 152.90'
CC-3	31°41'09"	300.00'	165.91'	S05°56'44"W 163.80'
CC-4	26°09'38"	700.00'	319.61'	S03°10'59"W 316.84'
CC-5	5°01'47"	175.00'	15.36'	S13°44'54"W 15.36'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-6	4°13'39"	525.00'	38.74'	S06°16'45"W 38.73'
C-7	5°29'58"	525.00'	50.39'	S11°10'33"W 50.27'
C-8	5°35'31"	525.00'	51.24'	S16°43'18"W 51.32'
C-9	2°16'15"	525.00'	20.81'	S23°06'11"W 20.81'
C-10	6°27'55"	275.00'	31.03'	S18°33'21"W 31.01'
C-11	10°29'14"	275.00'	50.33'	S10°04'47"W 50.26'
C-12	10°27'56"	275.00'	50.23'	S02°25'48"E 50.16'
C-13	4°16'04"	725.00'	20.48'	S08°43'48"E 20.48'
C-14	2°25'46"	725.00'	30.74'	S08°40'57"E 30.74'
C-15	4°00'33"	725.00'	50.73'	S02°28'48"E 50.72'
C-16	3°58'18"	725.00'	50.26'	S01°28'22"E 50.25'
C-17	3°57'14"	725.00'	50.03'	S02°29'24"W 50.02'
C-18	3°57'19"	725.00'	50.05'	S06°26'40"W 50.04'
C-19	7°50'28"	725.00'	99.22'	S21°20'34"W 99.14'
C-20	5°01'47"	150.00'	13.17'	S13°44'54"W 13.16'
C-21	3°35'05"	200.00'	12.51'	S14°28'15"W 12.51'
C-22	3°13'12"	675.00'	38.33'	S14°36'11"W 38.32'
C-23	4°16'22"	675.00'	50.35'	S19°52'22"W 50.34'
C-24	4°14'56"	675.00'	50.06'	S06°36'40"W 50.04'
C-25	4°14'50"	675.00'	50.04'	S02°21'47"W 50.03'



LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-26	41°16'09"	675.00'	50.30'	S0°15'42"E 50.28'
C-27	41°18'57"	675.00'	50.84'	S06°11'16"E 50.83'
C-28	1°33'06"	675.00'	18.28'	S09°07'17"E 18.28'
C-29	54°37'30"	325.00'	32.85'	S0°00'05"E 32.84'
C-30	8°50'38"	325.00'	50.16'	S09°18'58"W 50.16'
C-31	8°51'24"	325.00'	50.24'	S09°09'59"W 50.19'
C-32	8°11'37"	325.00'	46.48'	S1°47'30"E 46.44'
C-33	0°36'43"	325.00'	5.07'	S21°28'57"W 5.07'
C-34	61°22'55"	475.00'	51.53'	S16°04'08"W 51.50'
C-35	6°05'21"	475.00'	50.48'	S15°55'00"W 50.46'
C-36	44°02'15"	475.00'	38.74'	S00°32'07"W 38.73'

EASEMENT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
E37	2°22'22"	260.00'	10.77'	N06°03'34"E 10.77'
E38	14°32'34"	260.00'	65.99'	N14°31'02"E 65.82'
E39	1°13'27"	540.00'	11.54'	N21°10'35"E 11.54'
E40	1°28'56"	540.00'	13.97'	S19°49'24"W 13.97'

LEGEND

- Found 5/8" Iron Pin
- △ Found MAG Nail
- Set 5/8" Diameter x 30" Long Iron Pin Capped "Bayer Becker"

SFF –Suggested Finish Floor


 -Existing Borrow Pit

 -Proposed Borrow Pit

[illegible]

WYNSTEAD
SECTION FOUR, PHASE A
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HAMILTON TOWNSHIP
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RECORD PLAT

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

Drawing:	04M027-004 R
Drawn by:	P
Checked By:	B
Issue Date:	07-19-