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

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

OWNER: GRAND COMMUNITIES, LTD A KENTUCKY LIMITED PARTNERSHIP

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

NOTARY PUBLIC: MY COMMISSION EXPIRES: _

SURVEYORS CERTIFICATION

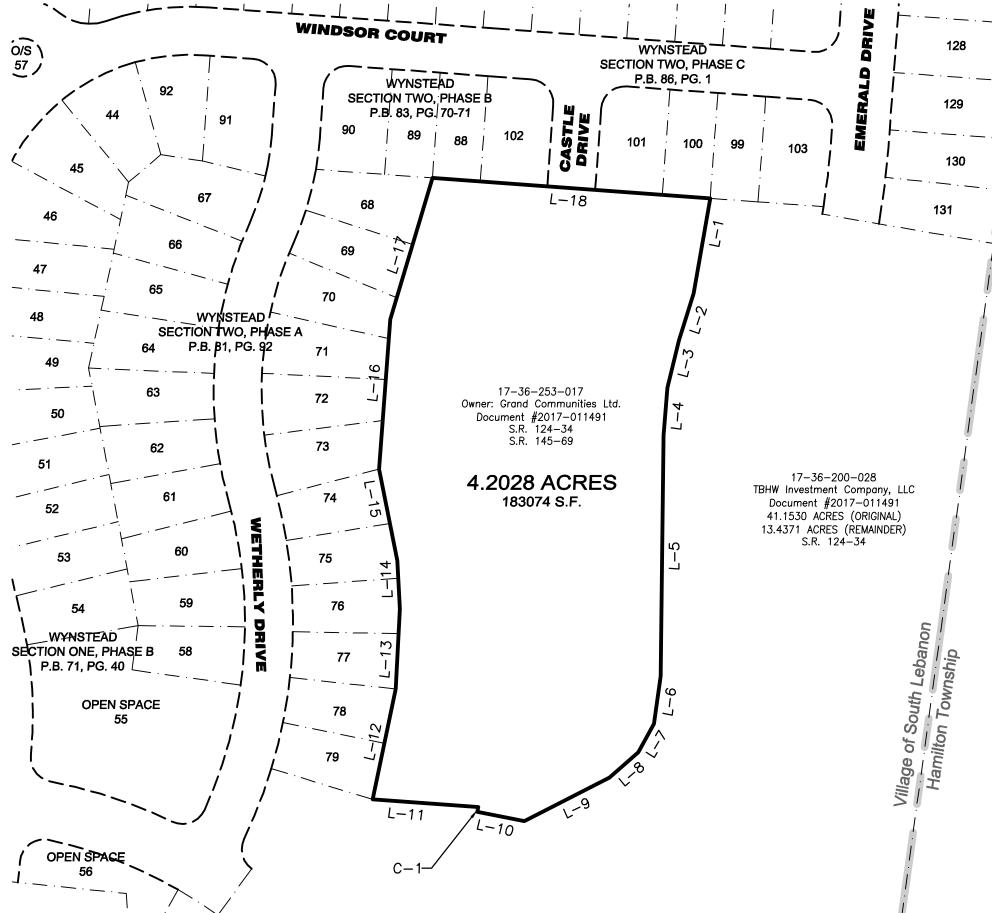
ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

BRIAN R. JOHNSON, P.S. PROFESSIONAL SURVEYOR #8484



WYNSTEAD SECTION FOUR, PHASE A

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



	LINE TABI	_E
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'
MAP		





513-336-6600 SHEET INDEX

1: TITLE 2: PLAT

OWNER

GRAND COMMUNITIES LTD.

3940 OLYMPIC BLVD, SUITE 100

ERLANGER, KY 41018

SURVEYOR

BAYER BECKER

6900 TYLERSVILLE ROAD

MASON, OH, 45040

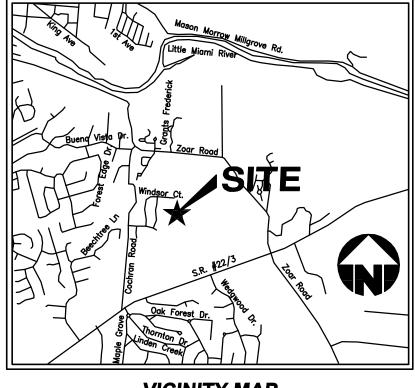
SETBACKS: FRONT YARD = 25' REAR YARD = 25'

SIDE YARD = 5' MINIMUM

MINIMUM LOT AREAS: 50' LOTS6000 SQ. FT.

NOTES

- 2. BASIS OF BEARING: SURVEY RECORD 145-69.
- 3. 5/8" X 30' LONG IRON PINS WILL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED.



VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS	APPROVED BY THE VILLA	AGE 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 RESOLU	JTION NO.	ADOPTED BY THE
COUNCIL OF THE VILLAGE OF SOUTH LI	EBANON, OHIO.	

NICOLE ARMSTRONG, FISCAL OFFICER JAMES D. SMITH, MAYOR

PRINTED NAME:

COUNTY AUDITOR

_, 2017, AT TRANSFERRED ON THIS ____ DAY OF __

COUNTY AUDITOR DEPUTY

COUNTY RECORDER	
FILE NO	
RECEIVED ON THIS DAY OF, 2017, ATM.	
RECORDED ON THIS DAY OF, 2017, ATM.	
RECORDED IN PLAT BOOK NO PAGE NO	
EE:	
COUNTY RECORDER DEPUTY	

PRINTED NAME:

1. PRIOR DEED REFERENCE: D.N. #2017-011491

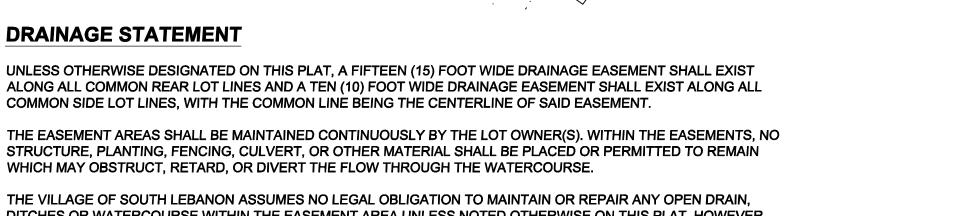
- 4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
- 5. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
- 6. MINIMUM PERMISSIBLE LOW FLOOR ELEVATION (INCLUDING BASEMENT). IF A FLOOR IS DESIRED BELOW THE M.O.E. ELEVATION SHOWN, THEN NO GRAVITY FLOW STORM DRAIN WILL BE PERMITTED FROM ANY 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.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE

IN THE STATE OF OHIO







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 DEVELOPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DEVELOPER (OR THEIR AGENTS) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS 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 SUMP MAINS 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 THE LOT OWNER(S) MUST NOTE THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN UNLESS NOTED OTHERWISE ON THE PLAT.

THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND

GRANT OF UTILITY EASEMENT

CURVE TABLE

Radius Length Chord

1°26'42" | 200.00' | 5.04' | N11°57'22"E 5.04

DRAINAGE STATEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC., SPRINT UNITED TELEPHONE, CHARTER COMMUNICATIONS, AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSICE EASEMENTS, AS SHOWN ON THE WITHIN 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 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 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., SPRINT UNITED TELEPHONE, CHARTER COMMUNICATIONS, AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY 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 ADJOINING

ROAD WAY DATA

TOTAL SECTION THREE

CASTLE DRIVE

ACREAGE

LOT# ACRES

137

138

139

140

142

143

144

145

147

150

152

153

154

155

156

157

158

159

0.1353

0.1340

0.1343

0.1378

0.1439

0.1462

0.1403

0.1321

0.1279

0.1278

0.1279

0.1767

0.1279

0.1292

0.1282

0.1291

0.1295

0.1329

0.1364

0.1341

0.1346

0.1441

0.1533

0.1516

0.1436

153

SIDWELLS

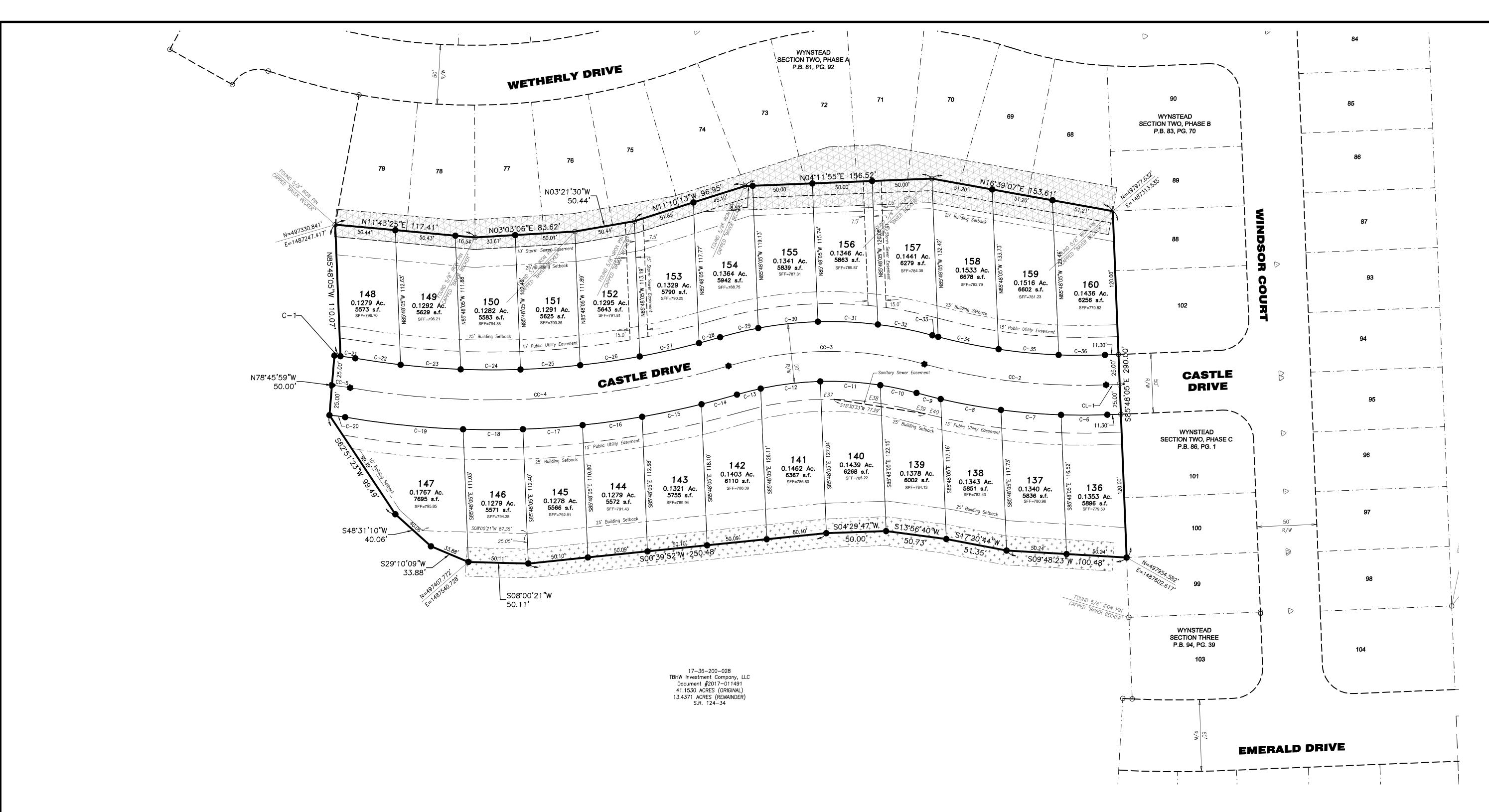
___-

4.2028 ACRES

ACREAGE TABLE 3.4387 ACRES RIGHT OF WAY 0.7641 ACRES

665.68 L.F.

04M027-004 RP4 TITL 07-19-1



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

CE	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*18'45"W	38.73'			
C-7	5*29'58"	525.00'	50.39'	S11°10'33"W	50.37			
C-8	5*35'31"	525.00'	51.24'	S16*43'18"W	51.22			
C-9	2*16'15"	525.00'	20.81'	S20°39'11"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'	S00°23'48"E	50.16			
C-13	4°16'04"	275.00'	20.48	S07*45'48"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	S05°27'48"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'	S12°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°15'12"	675.00'	38.33'	S14°38'11"W	38.32'			
C-23	4°16'27"	675.00'	50.35'	S10*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'			

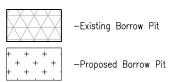
	LOT CURVE TABLE						
Curve Delta Radius Length Chord							
C-26	4°16'09"	675.00'	50.30'	S01*53'42"E	50.28		
C-27	4°18'57"	675.00'	50.84	S06'11'16"E	50.83		
C-28	1*33'06"	675.00'	18.28'	S09*07'17"E	18.28		
C-29	5*47'30"	325.00'	32.85'	S07*00'05"E	32.84		
C-30	8*50'38"	325.00'	50.16'	S00°18'58"W	50.12		
C-31	8*51'24"	325.00'	50.24	S09*09'59"W	50.19		
C-32	8*11'37"	325.00'	46.48'	S17*41'30"W	46.44		
C-33	0'36'43"	475.00'	5.07'	S21*28'57"W	5.07'		
C-34	6*12'55"	475.00'	51.53'	S18*04'08"W	51.50'		
C-35	6°05'21"	475.00'	50.48'	S11*55'00"W	50.46		
C-36	4*40'25"	475.00'	38.74	S06'32'07"W	38.73		

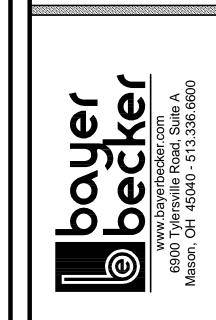
EASEMENT CURVE TABLE							
Curve Delta Radius Length Chord							
E37	2°22'22"	260.00'	10.77	N06°03'34"E	10.77		
E38	14°32'34"	260.00'	65.99'	N14°31'02"E	65.82		
E39	1°13'27"	540.00'	11.54'	N21°10'35"E	11.54'		
E40	1°28'56"	540.00'	13.97'	S19°49'24"W	13.97'		

LEGEND

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

SFF —Suggested Finish Floor





Basis of Bearing: Survey Record 145-69

SCALE: 1" = 40'