

PLANNING COMMISSION AGENDA



Planning Commission Meeting
5:00 PM Wednesday, January 24, 2018

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 December 19, 2017
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 18-01P: Application for Replat of Lots 24 & 25, Fredericks Stand Subdivision
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 St. South Lebanon, Ohio 45065
Ph:(513)494-2296 Fax:(513)494-1656

www.southlebanonohio.org

**Planning Commission Meeting
MEETING MINUTES
Tuesday, December 19, 2017**

Members Present:

Dennis Rees
Tom Hunsche
Bill Madison
Jim Smith

Members Absent:

Darrick Zucco

Staff:

Jerry Haddix,
Administrator
Brianna Yarbrough
Clerk

1. Call to order at 6:05p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum: None
5. Review and Approval of Minutes from October 11th, 2017. A motion to approve was made by Tom Hunsche and Seconded by Dennis Rees. A vote was taken. All YEAS.
6. Public Hearing: None
7. Old Business: None
8. New Business:
 - a) 17-12P – Application for Final Plat Approval for Riverside Subdivision Phase Two. Administrator, Jerry Haddix explained the Final Record Plat has been sent to several agencies for review and the owner has addressed comments received by Warren County Tax Map Department, Choice One Engineering, and Duke Energy. Haddix stated that pursuant to Section 15.20.4 of the Village Zoning Code, a subdivision Developer, after receiving approval of the preliminary plat of proposed subdivision, shall submit a final plat for the subdivision specifications of improvements required therein no later than 12 months after the date of the approval for preliminary plat. Dennis Rees made a motion to approve the application and was seconded by Bill Madison. A vote was taken. All YEAS.
9. Communications: Mayor, Jim Smith announced the start of demolition to the Milacron Building a.

10. A motion to Adjourn was made by Tom Hunsche and was Seconded by Bill Madison. A vote was taken. All YEAS

Darrick Zucco – Chairman

Brianna Yarbrough – Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case No. 18-01P, Replat Lots 24 & 25 in Fredericks Stand Subdivision

DATE: January 19, 2018

On the agenda for January 24th is Case No. 18-01P, an application for approval of a replat of Lots 24 and 25 (the “Replat”) in Fredericks Stand Subdivision submitted by THP Homes, LLC, the property owner (“Owner”).

Background

The Final Record Plat for Fredericks Stand Subdivision was recorded on April 27, 2005. Lots 24 (0.2184 ac.) and 25 (0.1328) are shown on this Record Plat. The Applicant is proposing to move the lot line between the two lots 20’ to the west creating new lots 24-A (0.1716 ac.) and 25-A (0.1796 ac.).

Code Analysis

Pursuant to Sec 15.20.5 Replats and Transfers of the Village Zoning Regulations, the requirements and procedures to be followed for modifying an existing, recorded subdivision plat shall be the same as those specified for preliminary plats and final plats.

Pursuant to Sec 15.20.4(17) Final Plat Contents, the replat shall contain the following information:

- a. Name of the subdivision, location by section, range and township, or by other survey number; date, north point, scale, and acreage.
- b. Name and address of the subdividers, and the professional engineer and/or registered surveyor who prepared the plat and appropriate registration numbers and seals.
- c. Plat boundaries, based on accurate traverse, with angular and lineal dimensions. All dimensions, both linear and angular shall be determined by an accurate control survey in the field which must balance and close within the limit of one (1) in ten thousand (10,000).
- d. Bearings and distances to nearest established street lines or other recognized permanent monuments.
- e. Exact locations, right-of-way, and names of all streets within and adjoining the plat, and building setback lines.
- f. Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords of all applicable streets within the plat area.
- g. All easements and rights-of-way provided for public services or utilities.
- h. All lot numbers and lines with accurate dimensions in feet and hundredths. When lots are located on a curve, the width at the building setback line shall be shown.

- i. Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
- j. A copy of any restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision.
- k. Certification by a registered surveyor to the effect that the plat represents a survey made by him and that the monuments show thereon exist as located and that all dimensional details are correct.
- l. Notarized certification by the owner or owners of the adoption of the preliminary plat and the dedication of streets and other public areas.
- m. Typical sections and complete profiles of streets and other related improvements to be constructed in the proposed subdivision.
- n. Accurate location and a description of all monuments and pins as to type, size and whether the monument was found or set. If a monument has been omitted or offset, a notation shall appear on the plat indicating the reason for the omission; or, if it has been offset, its true location in relation to the property corner or lot corner shall be noted.
- o. The owners of record, size, and deed book (or official record book) and page references for all abutting tracts; and, the names of all abutting subdivisions, with lot lines, lot numbers and plat book and page references..
- p. A general notation describing the evidence of occupation that may be found along every boundary line and/or occupation lines.
- q. A citation of pertinent documents and sources of data used as a basis for the plat.
- r. A superimposition of the plat on a survey of the tract or tracts from which the plot is drawn, which shall contain an accurate metes-and-bounds description, deed book and page references, names of owners and acreages of the tract or tracts.
- s. Statements and signature blocks as required in Article 10. All signatures, certifications and notarizations shall be in waterproof ink and shall be legible and reproducible.

Zoning Process

The Planning Commission shall approve or disapprove the replat within thirty days after it has been filed. If the replat 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 Owner. The Commission shall not disapprove the replat if the Owner has done everything that he was required to do and has proceeded in accordance with the conditions and standards specified in the approved final plat. If disapproved, the Owner shall make the necessary corrections and resubmit the replat within thirty days to the Commission for its final approval.

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

Staff Review

The Replat contains all the appropriate information listed in Sec 15.20.4(17). No public improvements or bonding are required for a replat. The Replat complies with the underlying R-3 (PUD) Single and Two-Family Residential District Regulations as to minimum lot size (6,000 square feet) and frontage (60').

The Replat has been reviewed by the Warren County Map Department, Choice One Engineering and the Warren County Sanitary and Water Department. The comments received from these agencies will be incorporated on final version prior to signatures and recording with the Warren County Recorder.

Recommendation

Staff recommends that the Planning Commission pass a motion to approve the Replat of Lots 24 and 25 in Fredericks Stand Subdivision and authorize Chairman Zucco to sign the Mylar.

Attachments

Replat Application

Replat Survey

BOARD OF ZONING APPEALS
Village of South Lebanon
99 High Street
South Lebanon, OH 45065
(513) 494-2296

APPLICATION FOR APPEALS, VARIANCES, CONDITIONAL USES, & SIMILAR USES

A separate application is required for each appeal or variance requested.

1. Application Type: (check the appropriate box)

Dimensional Variance (Article 5)		Appeal (Article 5)
Conditional Use (Article 6)	<input checked="" type="checkbox"/>	Similar Use (Article 6)
Other Action (specify):		
Identify the nature and extent of the requested action, and the grounds upon which the action is being requested. Include proposed use(s) and/or buildings to be constructed and any required dimensional calculations. A separate application will be required for each action requested:		
Replat of Existing lots		

2. Property Information

Project Location and Size: Fredericks Pass, Lots # 24 & 25			
SIDWELL No(s): 24: 4700147 25: 4700148		Lot Width: 169.62'	
Lot & Subdivision: The Village of Fredericks Pass		Lot Depth: 100.37'	
Address: N/A		Total Acreage: 0.3512	
Current Zoning: R3		Pertinent Code Section:	
Existing Use: Vacant			
Current Owner of the Property		Project Contact (Architect, Engineer, Planner)	
Name: THP Homes, LLC		Name: Robert V. Painter	
Address: 726 E. Main St. Suite F-107		Address: 6230 Centre Park Dr.	
City: Lebanon State: OH Zip: 45036		City: West Chester Twp State: OH Zip: 45069	
Telephone: (513) 331-9006 Fax:		Telephone: (513) 403-1084 Fax:	
Permit Applicant(s):			
Name: Wesley Delony of RVP Engineering			
Address: 6230 Centre Park Dr.			
City: West Chester		State: OH Zip: 45069	
Telephone: (513) 403-1084		Fax:	
* Applicant's Signature:			

* Applicant is responsible for payment of all fees

3. Other Permits of Approval Required:

A.	
B.	
C.	

4. Accompanying Materials Required: Application will not be accepted if any item A-E below is missing.

	A. Application fee.
	B. Proof of owner's interest in property (copy of deed, purchase agreement, or title insurance).
	C. Owner's concurrence in this application if owner does not sign below.
	D. Submit one set of mailing labels including the name and address of property owners of parcels adjacent to or across the street from the property in question.
	E. 8 Plot Plans. (Standards below are the minimum that must be met for submission. If variance is sought in conjunction with Site Plan Review, a site plan pursuant to Article 18 is required.)
	<ul style="list-style-type: none"> Folded plans drawn to scale. Applicant's name, address, and telephone number. Scale, northpoint, and dates of submission and revision. Property identification (address and sidwell) number. Zoning classification of subject property and all abutting parcels. Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on site and within 50 feet of the site. Dimensions of all lot and property lines showing the relationship of site to abutting properties. For Dimensional Variances - verified measurements of existing conditions and proposed dimensions or calculations regarding the specific standard from which a variance is sought. Floor plans and elevations. (if applicable) Name, address, and phone number of person or firm who prepared the plot plan.
	F. Three (3) copies of this application must be accompanied by narrative statements establishing and substantiating that variance conforms to the standards established in Article 5, Section 15.5.5 "Application and Standards for Variances" as shown below:
	<ul style="list-style-type: none"> The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by these Regulations on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare. The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district. There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or building in the area, and which are such that the strict application of the provisions of these Regulations would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land. There must be proof of hardship created by the strict application of these Regulations. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of these Regulations; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered. The granting of the variance is necessary for the reasonable use of the land or building, and the variances as granted is the minimum variance that will accomplish this purpose. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion upon public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or same district.

5. Similar Use Application Requirements.

The following standards shall be considered by the Board when making a determination that a use is substantially similar to a permitted or a conditional use within a specific district.	
	1. The compatibility of the proposed use with the general classification system as specified in these Regulations.
	2. The nature, predominant characteristics, and intensity of the proposed use in relation to those uses specified by these Regulations as being permitted, or in the case of a conditional use, conditionally permitted, in that district.
	3. The size, dimensional requirements, parking requirements, traffic generation potential, and other regulatory considerations normally associated with uses as specified in these Regulations.
	4. In no case shall a finding of substantially similar use be made if the proposed use is explicitly stated as a permitted use or conditional use in a zoning district other than the zoning district for which the proposed use is intended.

6. Conditional Use Application Requirements.

Applications for Conditional Use Permits at a minimum shall contain the following information:	
	1. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping features, and such other information as the Board may require;
	2. A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent properties and with the comprehensive plan, to include an evaluation of the effects on adjoining properties of such elements as traffic circulation, noise, glare, odor, fumes, and vibration;
	3. A list containing the names and mailing addresses of all owners of property within five hundred (500) feet of the property in question;

7. Schedule.

Hearings for Variances and Conditional Uses will be scheduled within 30 days after a completed application is submitted and accepted by the Village.
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SEE PAGE 4 OF 5 FOR FEE SCHEDULE

8. Fee Schedule (See Page 5 of 5 for Footnotes to Fee Schedule).

Article/Ord. Reference	Item	Fees ⁽³⁾⁽⁴⁾	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs ⁽¹⁾ (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾	4 Copies ⁽⁵⁾ 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats ⁽⁵⁾ & Legal Descriptions 1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre	20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper ⁽⁵⁾
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any ⁽⁶⁾	Depends Upon Type of Application or Meeting Requested

FOOTNOTES TO FEE SCHEDULE

- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The Village reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the Village Engineer. Such fees for review and field inspection by Village staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the Village's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.

1150 Rd.
525.00
PS
TRANSFERRED

NOV 20 2013

SEC. 319.902 COMPLIED WITH
NICK NELSON, Auditor
WARREN COUNTY, OHIO

LIMITED WARRANTY DEED

CAPSTONE RESDEV, LLC, a Delaware limited liability company ("**Grantor**"), for valuable consideration paid, grants, bargains, sells and conveys, with limited warranty covenants, to **THP HOMES, LLC**, an Ohio limited liability company whose tax-mailing address is 4400 Willow Creek Circle, Hamilton, Ohio 45030, its successors and assigns (collectively, "**Grantee**"), the **REAL PROPERTY** located in Warren County, Ohio, and more particularly described as:

Real property in the Township of Hamilton, Village of South Lebanon, County of Warren, State of Ohio, and is described as follows:

TRACT I:

SITUATE IN THE TOWNSHIP OF HAMILTON, VILLAGE OF SOUTH LEBANON, COUNTY OF WARREN, STATE OF OHIO AND BEING LOTS 12, 19, 25, 26, 27, 28, 29 AND 30 OF THE VILLAGES AT RIVERS BEND, GRANTS SETTLEMENT, SECTION ONE, AS RECORDED IN PLAT BOOK 69 PAGES 70 AND 71 OF THE PLAT RECORDS OF WARREN COUNTY, OHIO.

TRACT II:

SITUATE IN THE TOWNSHIP OF HAMILTON, VILLAGE OF SOUTH LEBANON, COUNTY OF WARREN, STATE OF OHIO AND BEING LOTS 2, 4, 11, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25 AND 26 OF THE VILLAGES AT RIVERS BEND, VILLAGE OF FREDERICKS STAND, SECTION ONE, AS RECORDED IN PLAT BOOK 69 PAGES 72 AND 73 OF THE PLAT RECORDS OF WARREN COUNTY, OHIO.

The Real Property conveyed by Grantor to Grantee hereunder is subject to: (i) non-delinquent real property taxes and assessments, (ii) all easements, covenants, conditions, restrictions and other agreements of record, (iii) all matters which would be disclosed by a recent and accurate survey of the Real Property, (iv) public streets and legal highways, and, (v) municipal, zoning and subdivision laws and ordinances.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE FOR LIMITED WARRANTY DEED]

TRACT I: EXECUTED this 29 day of October, 2013.

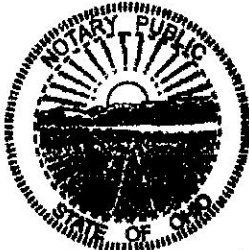
LOT 12 13-31-466-012
 19 13-31-464-004
 25 13-31-464-010
 26 13-31-464-011
 27 13-31-464-012
 28 13-31-464-013
 29 13-31-464-014
 LOT 30 13-31-464-015

CAPSTONE RESDEV, LLC, a Delaware limited liability company

By: [Signature] v.p.
 Name: Daniel P. O'Donnell
 Title: Vice President

STATE OF OHIO)
)
 COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 29 day of October, 2013, by Daniel P. O'Donnell, the Vice President of Capstone Resdev, LLC, Delaware limited liability company, on behalf of the company.



LORI CARTER
 Notary Public, State of Ohio
 My Commission Expires
 February 17, 2016

Notary Public
 My commission expires: 2-17-16

This instrument prepared in its unexecuted form and without benefit of title exam by: Stephanie L. Kabat, Esq., Graydon Head & Ritchey LLP, 1900 Fifth Third Center, 511 Walnut Street, Cincinnati, Ohio 45202.

4495380.1

TRACT II:

LOT 2 17-36-204-002
 4 17-36-204-004
 11 17-36-204-011
 13 17-36-202-002
 14 17-36-202-003
 15 17-36-202-004
 16 17-36-202-005
 LOT 19 17-36-202-008

BP
 FOR ALL

LOT 20 17-36-202-009
 21 17-36-202-010
 22 17-36-202-011
 23 17-36-202-012
 24 17-36-202-013
 25 17-36-202-014
 LOT 26 17-36-202-015

FIRST AMERICAN
 Title Insurance Company
 109 E MONUMENT AVE., SUITE 204
 DAYTON, OH 45402
 2013999

Owner's Consent and Dedication
We, the undersigned, being all 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 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 for the maintenance and repair of streets. 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, storm water 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 Warren County Commissioners, United Telephone, Duke Energy and Time Warner Cable.

Owner
THP HOMES, LLC
By: _____ Witness
Managing Member _____ Witness

Certificate of Notary Public
State of Ohio, S.S.

Be it remembered that on this _____ day of _____, 2017, before me the undersigned, a Notary Public in and for said State, personally came _____, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

Notary Public _____ My Commission Expires: _____

ORIGINAL LOTS		
LOT NO.	SIDWELL NO.	AREA
24	17-36-202-013	0.2184 Ac
25	17-36-202-014	0.1328 Ac
		0.3512 Ac

REPLAT LOTS		
LOT NO.	SIDWELL NO.	AREA
24-A	17-36-202-	0.1716 Ac
25-A	17-36-202-	0.1796 Ac
		0.3512 Ac

- NOTES:
- ① OCCUPATION IN GENERAL FITS SURVEY EXCEPT WHERE SHOWN.
 - ② ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.

Deed Reference

Containing 0.512 Acres and being a replat of Lots 24 & 25 of The Villages at Rivers Bend, Village of Fredericks Stand Section One, recorded in Plat Book 69, Page 72 and Conveyed to THP Homes, LLC in OR 5945, Page 272, of the Warren County, Ohio, Recorder's Office,

All lots shown hereon are subject to the terms and conditions of the Declaration of Covenants, Conditions and Reservation of Easements for Village of Fredericks Stand as recorded in OR 4132, Page 259 of the Warren County, Ohio Recorder's Office.

RECORD PLAN

THE VILLAGES AT RIVERS BEND

VILLAGE OF FREDERICKS STAND

SECTION TWO

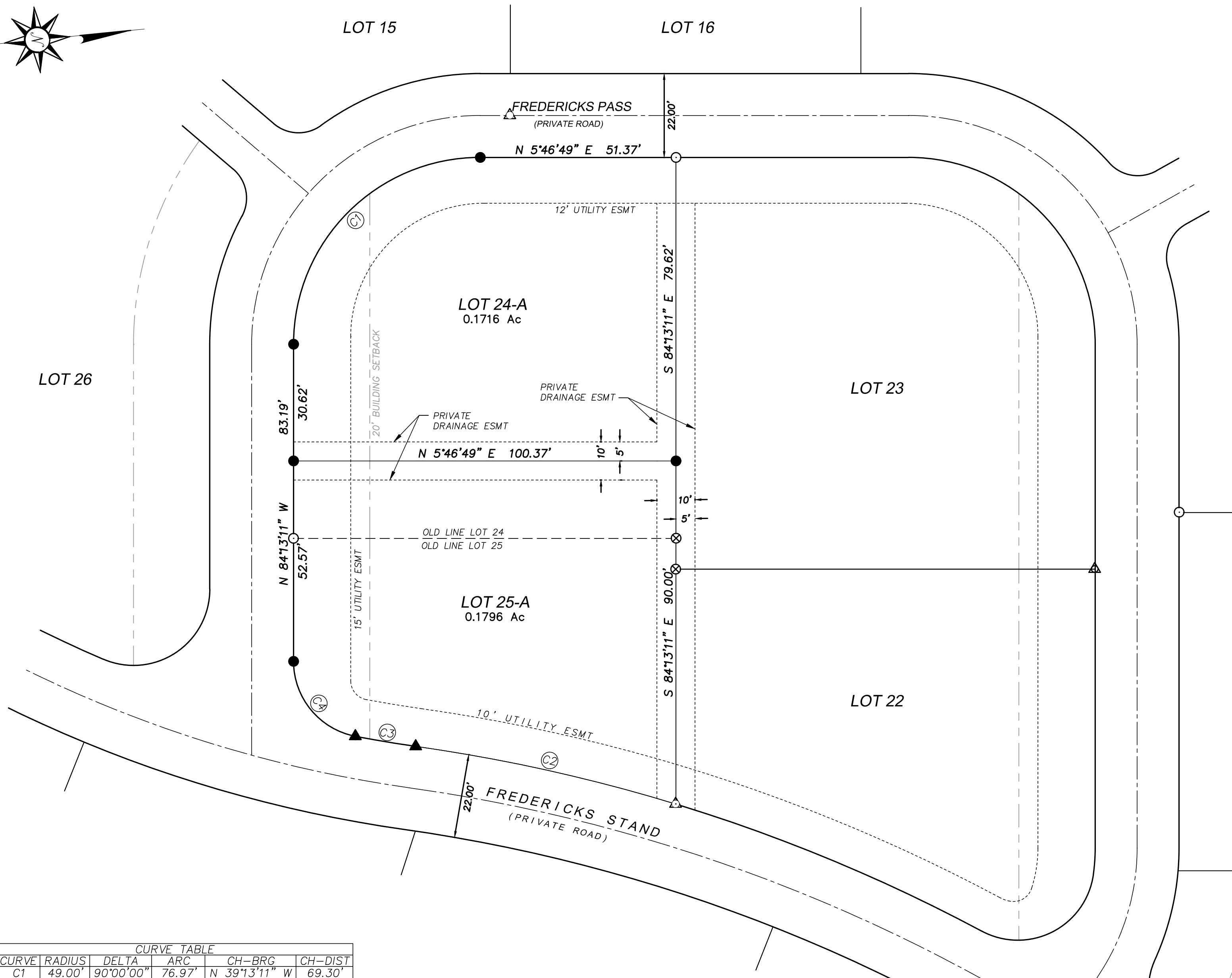
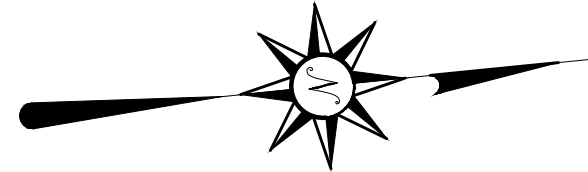
REPLAT OF LOTS 24 & 25

MILITARY SURVEY No 1546, VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

NOVEMBER 2017

NORTH BASED ON THE NORTHERLY LINE OF LOTS 24 & 25 (S 84°13'11" E) AS SHOWN IN PLAT BOOK 69, PAGE 72 OF THE WARREN COUNTY, OHIO RECORDER'S OFFICE



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CH-BRG	CH-DIST
C1	49.00'	90°00'00"	76.97'	N 39°13'11" W	69.30'
C2	448.00'	8°57'22"	70.03'	S 18°17'09" W	69.96'
C3	324.00'	2°50'26"	16.06'	N 15°13'42" E	16.06'
C4	20.00'	79°07'54"	27.62'	S 56°12'52" W	25.48'

LEGEND

- = I.PIN FND.
- ⊗ = I.PIN W/CAP FND.
- = I.PIN SET
- = I.PIPE FND.
- = R.R. SPK. FND.
- = R.R. SPK. SET
- ▲ = MAG NAIL FND.
- ▲ = MAG NAIL SET
- = P.K. NAIL FND.
- = STONE FND.
- = MON. FND.

IRON PINS SET ARE 5/8" REBAR
WITH CAP INSCRIBED CJ KLUENER #8057

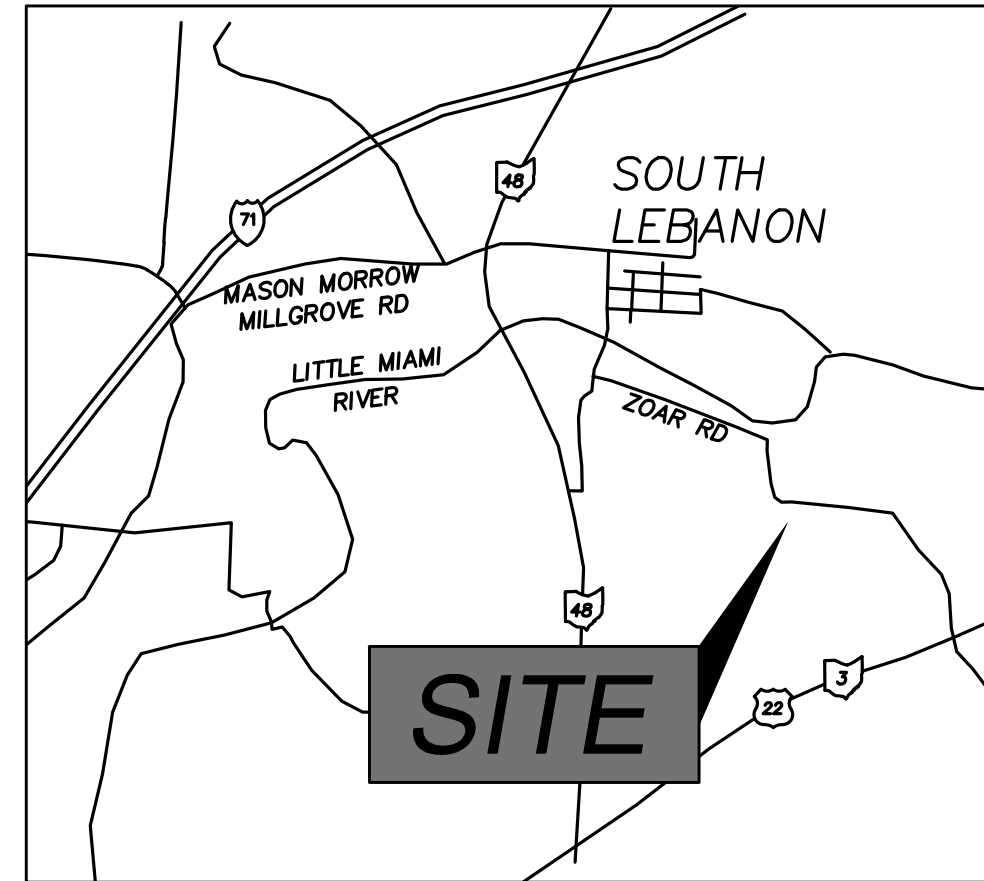
Certificate of Surveyor:

I hereby certify that this plat is a true and complete survey made under my supervision and that all monumentation indicated hereon actually exists and their location, size, & material are correctly shown, and that all requirements of the Warren County Subdivision Regulations have been complied with to the best of my knowledge.



Charles J. Kluener
Charles Kluener, P.S. No. 8057

0' 20' 40'
SCALE: 1" = 20'



LOCATION MAP
NO TO SCALE

Village of South Lebanon Planning Commission

This plat was approved by The Village of South Lebanon Planning Commission on this _____ day of _____, 2017

Chairman

Mayor

I hereby approve this plat on this _____ day of _____, 2017

Mayor

Fiscal Officer

I hereby approve this plat on this _____ day of _____, 2017

Fiscal Officer

County Sanitary Engineer

I hereby approve this plat on this _____ day of _____, 2017

Warren County Sanitary Engineer

County Auditor

Transferred on this _____ day of _____, 2017 at _____ M

By: _____
Warren County Auditor Deputy

County Recorder

File No. _____
Received on this _____ day of _____, 2017, at _____

Recorded on this _____ day of _____, 2017, at _____

Recorded in Plat Book No. _____ Page _____

Fee _____

By: _____
Warren County Recorder Deputy