#### **DEED REFERENCE**

SITUATED IN SECTION 1 & 7, TOWN 4, RANGE 3, UNION TOWNSHIP, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO AND BEING A SUBDIVISION CONTAINING 18.2368 ACRES, (OF WHICH 6.3640 ACRES ARE IN SECTION 7 AND 11.8728 ACRES ARE IN SECTION 1) AND BEING 17.2386 ACRES OF 47.972 (DEED) ACRES AS CONVEYED TO LEBANON MASON RESIDENTIAL LLC AS RECORDED IN DOCUMENT NO. 2016-033236, WARREN COUNTY, OHIO AND 0.9982 ACRES OF 22.971 (DEED - TRACT 2) ACRES AS CONVEYED TO LEBANON MASON, LLC AS RECORDED IN OFFICIAL RECORD 5856, PAGE 129, WARREN

#### **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 NUMBER 2018-006004, 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 CABL TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE O CUTTING. TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT. OF 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. AT&T. CHARTER COMMUNICATIONS. 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 RESIDENTIAL LLC (47.972 ACRES)
NAME:	

PRINTED NAME STATE OF OHIO COUNTY OF

BE REMEMBERED THAT ON THIS DAY OF , 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LEBANON MASON RESIDENTIAL LLC, AS REPRESENTED BY 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 AS WRITTEN ABOVE.

MY COMMISSION EXPIRES:						
OWNER:	LEBANON MASON LLC (22.971 ACRE					
NAME:						

PRINTED NAME STATE OF OHIO

COUNTY OF \_

STATE OF OHIO

COUNTY OF \_

NOTARY PUBLIC:

BE REMEMBERED THAT ON THIS DAY OF , 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LEBANON MASON LLC, AS REPRESENTED BY

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 AS WRITTEN ABOVE.

NOTARY PUBLIC:	
MY COMMISSION EXPIRES:	
LIEN HOLDER: WES BANCO BANK, INC.	
NAME:	
PRINTED NAME	_

BE REMEMBERED THAT ON THIS DAY OF , 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME WES BANCO BANK, INC., AS REPRESENTED BY

, 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 AS WRITTEN ABOVE.

OF'

JOHNSON

NOTARY PUBLIC:	
MY COMMISSION EXPIRES:	

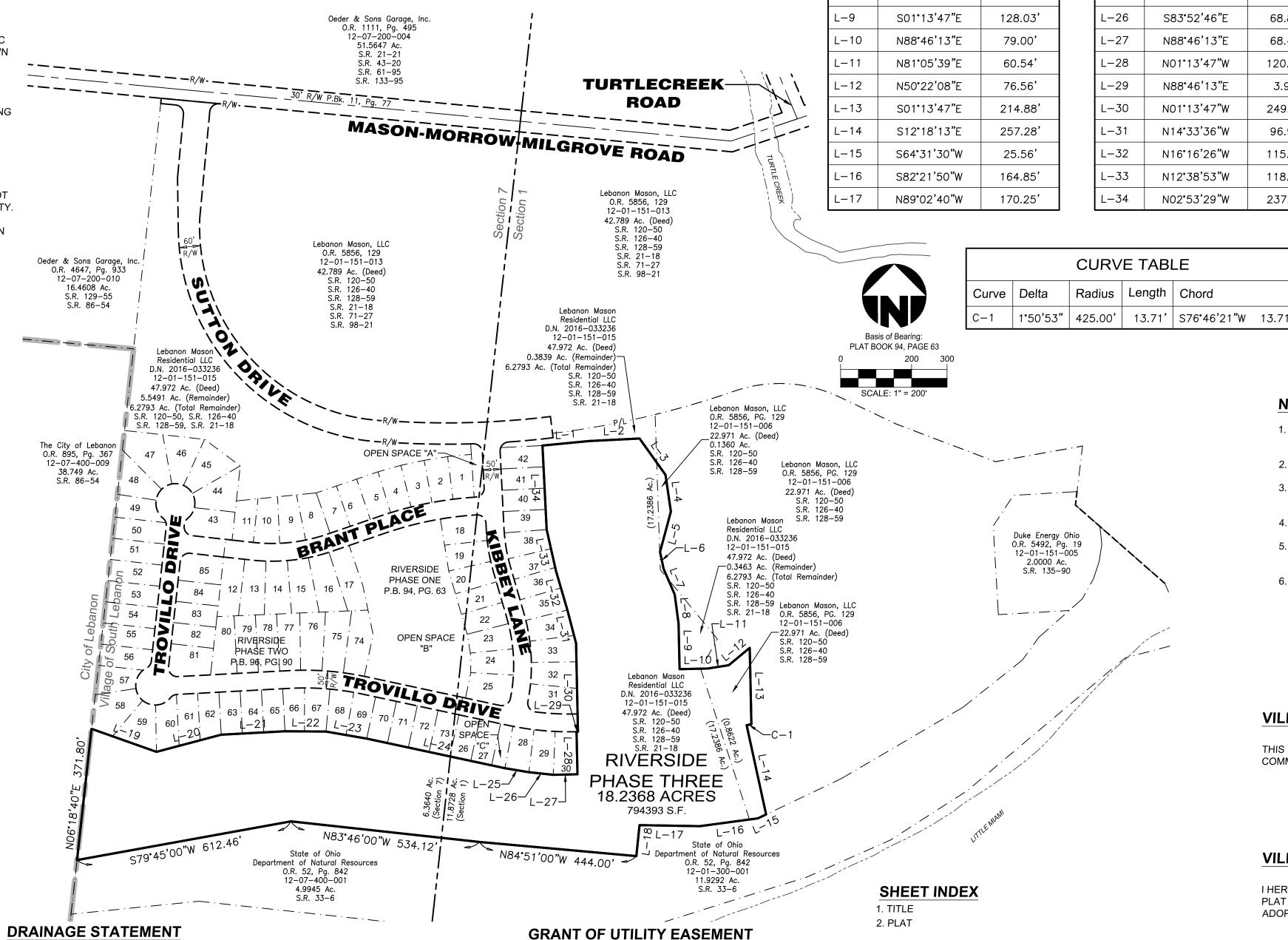
## **SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN.

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



SECTION 1 & 7, TOWN 4, RANGE 3 BETWEEN THE MIAMIS, UNION TOWNSHIP VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO DECEMBER, 2018



FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY

PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT

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

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-EXCLUSIVE EASEMENTS, AS SHOWN ON THE

"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

BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS

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.

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

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

SERVICE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING

UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY

EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

WILL DEFEND THE SAME AGAINST ALL CLAIMS.

BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO

AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE

THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE

WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES,

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL SIDE LOT LINES, WITH THE LINE BEING THE CENTERLINE OF SAID EASEMENT. THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S). WITHIN THE

EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL 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 VILLAGE OF SOUTH LEBANON 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 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 SUMP MAINS.

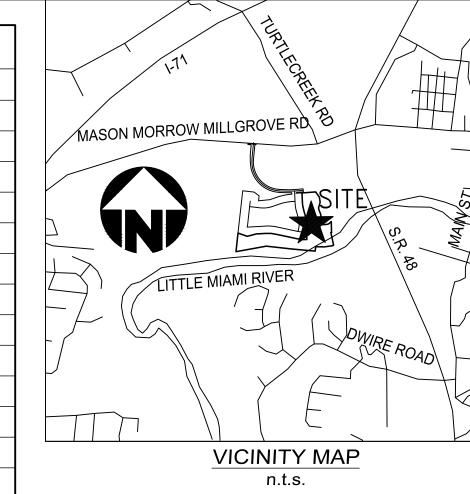
#### N84°31'35"E 131.38 L-18 S05°49'00"W 87.60 N87°04'38"E 142.86 L-19 S70°29'29"E 194.06 L-20 N75°10'36"E 188.70 S35°35'27"E 125.92 L-21 S08°19'54"E 104.40' N86°53'54"E 180.00 117.77 L-22 S89°37'24"E S15°02'19"W 115.52 S80°10'37"E S11°48'16"E 48.88 L - 23116.32 S77°53'43"E S23°27'37"E 78.93' L-24 398.02 S07°29'59"E 82.69' L-25 S80°33'22"E 68.75 S83°52'46"E 68.84 N88°46'13"E 68.43' N01°13'47"W 120.00 N88°46'13"E 3.94 NO1°13'47"W 249.00 N14°33'36"W 96.96 N16°16'26"W 115.56 N12°38'53"W 118.46 N02°53'29"W 237.04

**BOUNDARY LINE TABLE** 

Distance

Direction

**BOUNDARY LINE TABLE** Distance Direction



**SURVEYOR BAYER BECKER** 

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

#### **OWNER**

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

LEBANON MASON RESIDENTIAL, LLC 4020 KINROSS LAKES, SUITE 200 RICHFIELD, OH 44286 513-404-6401

OWNER

### NOTES

1. PRIOR DEED REFERENCE: DOCUMENT NUMBER 2016-033236. OFFICIAL RECORD 5856, PAGE 129

2. BASIS OF BEARING: PLAT BOOK 94, PAGE 63.

3. 5/8" IRON PINS ARE SET ON ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE NOTED.

4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.

5. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION UNLESS OTHERWISE SHOWN.

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.

# VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS\_\_\_\_\_ DAY OF \_\_\_

CHAIRMAN

# VILLAGE OF SOUTH LEBANON

I HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF , 2018, THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NO. ADOPTED BY THE COUNCIL OF THE VILLAGE OF SOUTH LEBANON, OHIO.

JAMES D. SMITH, MAYOR

NICOLE ARMSTRONG, FISCAL OFFICER

<u>CO</u>	UI	TV	Y	Α	Ul	DI	T	<u>O</u>	I

TRANSFERRED ON THIS \_\_\_\_ DAY OF , 2018, AT \_\_ **COUNTY AUDITOR** DEPUTY

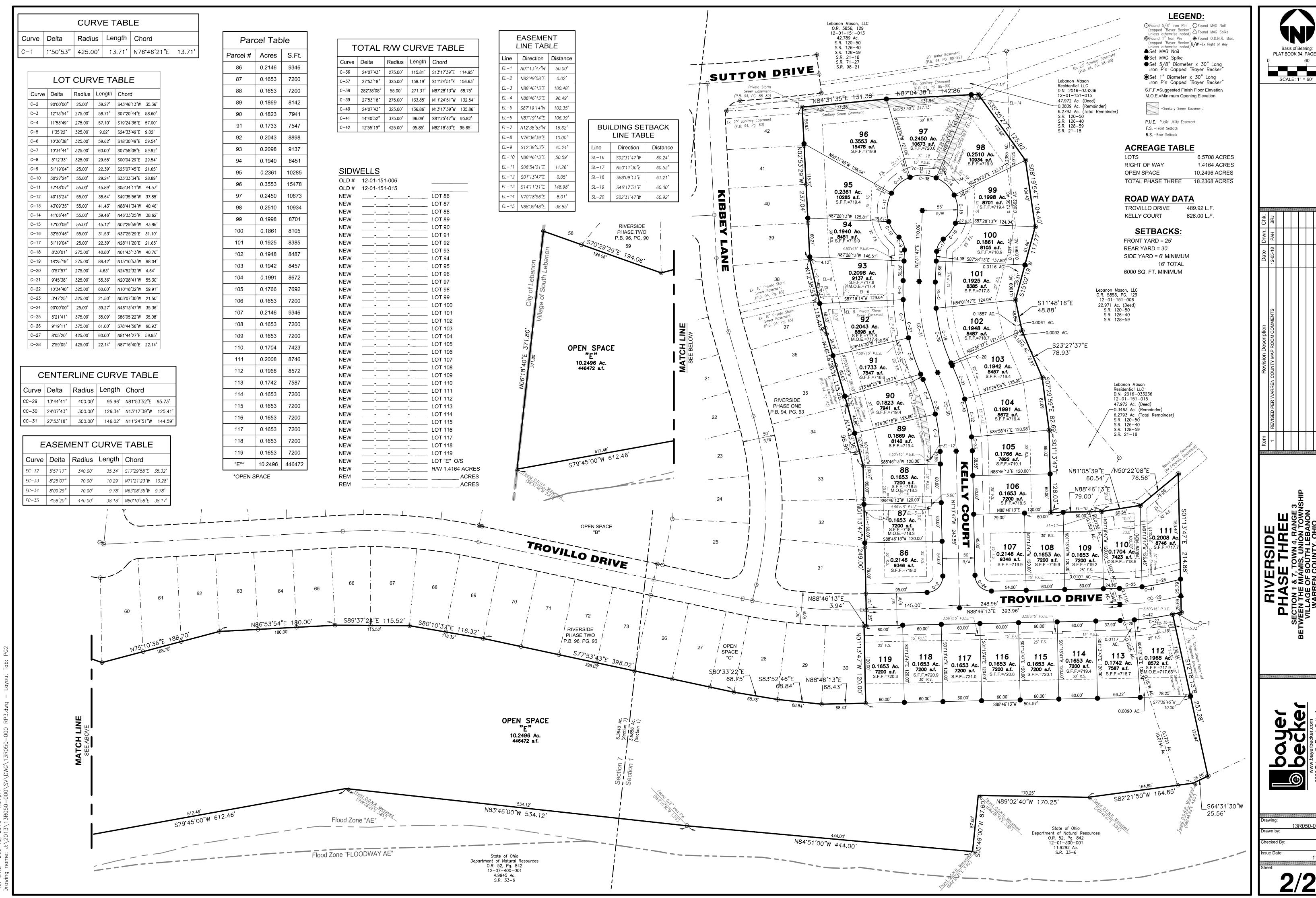
PRINTED NAME:

## **COUNTY RECORDER**

FILE NO	
RECEIVED ON THIS DAY OF	, 2018, ATM.
RECORDED ON THIS DAY OF _	, 2018, ATM.
RECORDED IN PLAT BOOK NO	PAGE NO
FEE:	
COUNTY RECORDER	DEPUTY

PRINTED NAME

11-09-1



Basis of Bearing: PLAT BOOK 94, PAGE 63

2/2