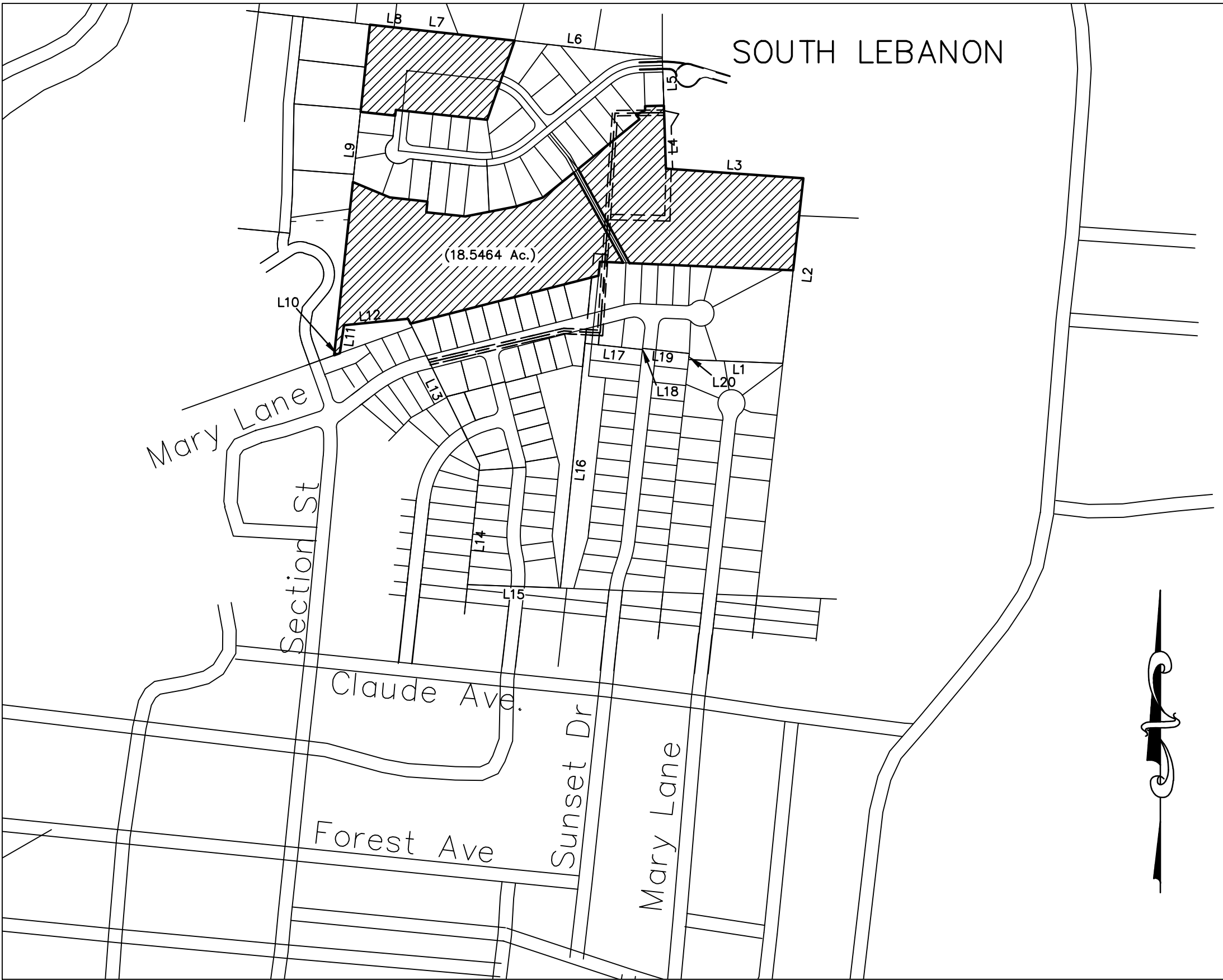


LOT NUMBER	PARCEL NUMBER
OLD 22.9049 Ac. R	13-32-351-029
NEW LOT 60	
NEW LOT 61	
NEW LOT 62	
NEW LOT 63	
NEW LOT 64	
NEW LOT 65	
NEW LOT 66	
NEW LOT 67	
NEW LOT 68	
NEW LOT 69	
NEW LOT 70	
NEW LOT 71	
NEW LOT 72	
NEW LOT 73	
NEW LOT 74	
NEW R/W 0.6359 Ac.	

# SHEPHERDS CROSSING SECTION 4

SEC 32 – TOWN 5 – RANGE 3  
UNION TOWNSHIP  
VILLAGE OF SOUTH LEBANON  
WARREN COUNTY, OHIO  
FEBRUARY, 2019



OUTLINE SKETCH OF ORIGINAL TRACT  
SCALE 1" = 400'

LINE TABLE		
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 81°1'08" 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 OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2019

### VILLAGE OF SOUTH LEBANON

I HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION No. \_\_\_\_\_ ADOPTED BY THE COUNCIL OF THE VILLAGE OF SOUTH LEBANON, OHIO.

ATTEST:  
JAMES D. SMITH, MAYOR  
NICOLE ARMSTRONG, FISCAL OFFICER

## COUNTY AUDITOR

TRANSFERRED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

BY \_\_\_\_\_ DEPUTY  
WARREN COUNTY AUDITOR

## COUNTY RECORDER

FILE NO. \_\_\_\_\_

RECEIVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 AT \_\_\_\_\_ M.

RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 AT \_\_\_\_\_ M.

RECORDED IN PLAT BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_

FEE \_\_\_\_\_  
BY \_\_\_\_\_ DEPUTY  
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, AND 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 SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, VILLAGE OF SOUTH LEBANON WATER & SEWER, CENTURY LINK, AND TIME WARNER CABLE/SPECTRUM.

WE THE UNDERSIGNED \_\_\_\_\_ HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS SHEPHERDS CROSSING, SECTION 3, A SUBDIVISION OF LOTS 48 TO 59 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 LEIN HOLDERS 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 "PUBLIC 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 PUBLIC UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE PUBLIC UTILITY EASEMENTS AREA, NOR MAY THE PUBLIC UTILITY EASEMENTS 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 \_\_\_\_\_, 2018, 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 A 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* 2/8/19  
JASON C. MCCONNAUGHEY, P.S. 8509 DATE



### REVISIONS

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DRAWN: DWS CHECKED: LMP

**McCarty Associates, LLC**  
ARCHITECTS — ENGINEERS — SURVEYORS

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304 E. MARKET ST., WASHINGTON C.H., OHIO 45160 PH-740-335-3816 FAX-740-335-5828

www.mccartyassociates.com

SHEPHERDS CROSSING SECTION 4

SEC 32, TOWN 5, RANGE 3

UNION TOWNSHIP

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

DATE  
FEBRUARY, 2019

SCALE  
AS NOTED

DRAWING NUMBER SHEET

E12-541B

1/3



# SHEPHERDS CROSSING SECTION 4

SEC 32 – TOWN 5 – RANGE 3  
UNION TOWNSHIP  
VILLAGE OF SOUTH LEBANON  
WARREN COUNTY, OHIO  
FEBRUARY, 2019

BEARINGS ARE BASED UPON THE GRID AZ (Az 133°32'44.2")  
BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "LEBA"  
AND MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT  
"BISHOP (3001)" AND DERIVED FROM GPS OBSERVATIONS  
TAKEN SEPTEMBER 19, 2012, UTILIZING THE TRIMBLE ODOT  
CORS VRS (VIRTUAL REFERENCE SYSTEM).

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CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	20.41	25.00'	46°46'11"	19.85'	N 17°12'34" W
C2	9.99	48.00'	11°55'29"	9.97'	S 34°37'55" E
C3	66.96	48.00'	79°55'38"	61.66'	S 11°17'38" W
C4	46.49	48.00'	55°29'34"	44.69'	S 79°00'15" W
C5	30.32	48.00'	36°11'41"	29.82'	N 55°09'08" W
C6	20.41	25.00'	46°46'11"	19.85'	S 60°26'23" E
C7	50.86	225.00'	12°57'06"	50.75'	N 77°20'55" W
C8	45.22	200.00'	12°57'15"	45.12'	N 77°20'51" W
C9	39.58	175.00'	12°57'25"	39.49'	N 77°20'46" W
C10	39.27	25.00'	90°00'00"	35.36'	S 51°10'32" W
C11	153.76	48.00'	183°32'22"	95.95'	S 51°10'32" W

## NOTES:

SIDE YARD SETBACKS SHALL BE 6 FEET  
MINIMUM/12 FEET TOTAL CONSISTENT WITH  
THE UNDERLYING ZONING.

5' DRAINAGE EASEMENTS SHALL BE  
PROVIDED ALONG ALL SIDE LOT LINES

10' DRAINAGE EASEMENTS SHALL BE  
PROVIDED ALONG ALL REAR LOT LINES

## LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP  
STAMPED "MCCARTY ASSOCIATES"
- 1" IRON PIN (SET)
- MAG NAIL (SET)
- ⊗ 1/2" IRON PIN (FOUND)
- STONE (FOUND)

SHEPHERDS CROSSING SECTION 4

SEC 32, TOWN 5, RANGE 3

UNION TOWNSHIP

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

DATE  
FEBRUARY, 2019

SCALE  
AS NOTED

DRAWING NUMBER

E12-541B

SHEET

2  
3

DRY RUN ESTATES  
FIRST ADDITION  
PLAT BOOK 58, PAGE 89

REPLAT OF DOGWOOD  
TRAILS SUBDIVISION  
PLAT BOOK, 21, PAGE 76

SHEPHERDS CROSSING  
SECTION 3  
PLAT BOOK, 98, PAGE 13

SHEPHERDS CROSSING  
SECTION 3  
PLAT BOOK, 98, PAGE 13

SHEPHERDS CROSSING  
SECTION 2  
PLAT BOOK, 95, PAGE 44

SHEPHERDS CROSSING  
DEVELOPMENT, LLC  
DOC. No. 2016-029344  
38.0100 Ac.  
S.R. 52, PLAT 59

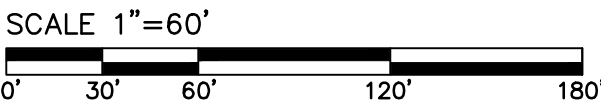
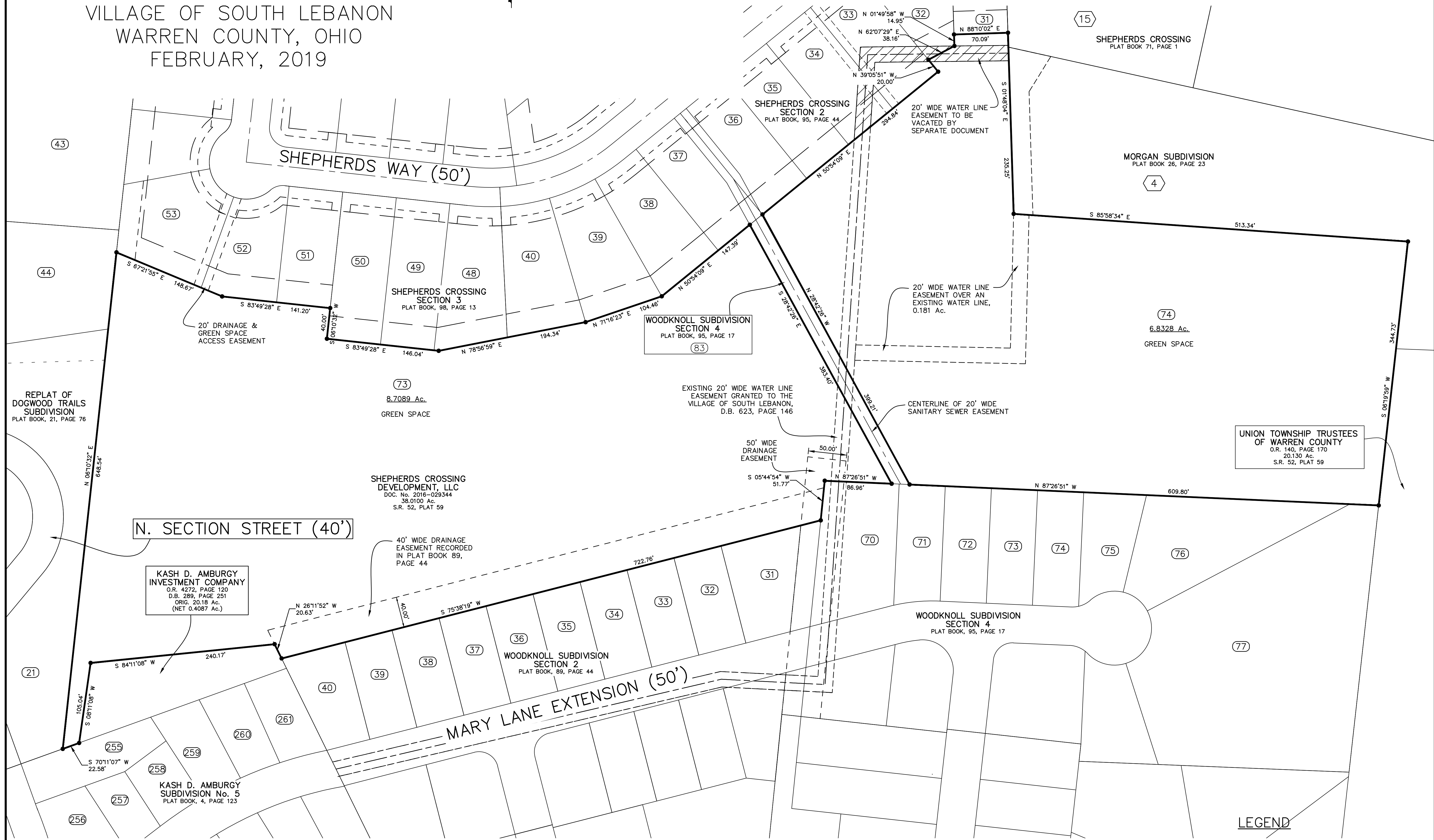
SCALE 1"=40'  
0' 20' 40' 80' 120'



SHEPHERDS CROSSING  
SECTION 4

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