VILLAGE OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2019-47

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A RECORD PLAT FOR GRANTS FREDERICK SECTION 2 PHASE B SUBDIVISION, AND DECLARING AN EMERGENCY

WHEREAS, the Village Planning Commission met on April 30, 2019, and conditionally approved the final plat for the Grants Frederick Section 2 Phase B Subdivision; and,

WHEREAS, the developer has met the conditions required by the Planning Commission; and,

WHEREAS, immediate action is required to preserve the Village's authority to review and approve said subdivision record plat, and such action is necessary in order to preserve the public peace, health, safety or welfare of the Village.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of South Lebanon, Ohio, at least two-thirds of all members elected thereto concurring:

Section 1. That the Council approves and authorizes the Mayor and Fiscal Officer to execute the Grants Frederick Section 2 Phase B Subdivision Record Plat, a copy of which is attached hereto.

Section 2. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 3. That this Resolution is hereby declared to be an emergency measure in accordance with Ohio Rev. Code § 731.30 for the immediate preservation of the public peace, health, safety and general welfare; and, this Resolution shall be in full force and effective immediately upon its passage.

Section 4. That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this 7th day of November, 2019.

Attest: _____ _____
Nicole Armstrong, Fiscal Officer/Clerk James D. Smith, Mayor

Rules Suspended: / /2019 (if applicable)	Effective Date – / /2019
Vote - 6 Yeas ____ Nays	
First Reading – / /2019 Second Reading – / /2019 Third Reading– / /2019	Effective Date – / /2019
Vote - ____ Yeas ____ Nays	

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

By: _____
Date: 11/7/2019

THE VILLAGES AT RIVERS BEND
GRANTS FREDERICK
SECTION TWO, BLOCK "B"

MILITARY SURVEY #1546
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
FEBRUARY, 2019 ~ 10.5408 ACRES

DEED REFERENCE

SITUATED IN VIRGINIA MILITARY SURVEY #1546, VILLAGE OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, AND BEING 9.8382 ACRES OUT OF AN ORIGINAL 20.870 ACRE PARCEL OF LAND AS CONVEYED TO GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) AS RECORDED IN OFFICIAL RECORD 5307, PAGE 301, AND 0.5971 ACRES OUT OF AN ORIGINAL 0.5985 ACRE PARCEL OF LAND AND ALL OF 0.1055 ACRES ALL AS CONVEYED TO GRAND COMMUNITIES, LTD. AS RECORDED IN OFFICIAL RECORD 5429, PAGE 508 AS RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO FOR A TOTAL OF 10.5408 ACRES.

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR GRANTS FREDERICK HOME OWNERS ASSOCIATION, INC. WHICH IS RECORDED IN THE DEED OF RECORDS OF WARREN COUNTY, OHIO, COMMENCING WITH OFFICIAL RECORD 5485, PAGE 600 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.

OWNERS CONSENT AND 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 AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" SHOWN ON THIS PLAT AND TO THE EXTENT LOCATED IN EXISTING STREETS OF STREETS DEDICATED HEREBY ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF UNDERGROUND AND SURFACE MOUNTED WATER AND SEWER LINES 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 CLEARANCE 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 THE VILLAGE OF SOUTH LEBANON, DUKE ENERGY, UNITED TELEPHONE, CHARTER COMMUNICATIONS AND WARREN COUNTY.

OWNER: GRAND COMMUNITIES, LLC

____
TODD E. HUSS
PRESIDENT

STATE OF: KENTUCKY
COUNTY OF: BOONE

BE REMEMBERED THAT ON THIS ____ DAY OF ______________, 2019, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME GRAND COMMUNITIES, LLC AS REPRESENTED BY TODD E. HUSS, ITS PRESIDENT, WHO 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 NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC: ______________

MY COMMISSION EXPIRES: ____________

DRAINAGE STATEMENT

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON 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 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 SUMP MAINS.

SIDWELLS

OLD #	13-31-400-036	15.3825 ACRES
OLD #	13-31-400-022	0.1050 ACRES
OLD #	13-31-400-023	0.5980 ACRES
NEW	____________	LOT 78
NEW	____________	LOT 79
NEW	____________	LOT 80
NEW	____________	LOT 81
NEW	____________	LOT 82
NEW	____________	LOT 83
NEW	____________	LOT 84
NEW	____________	LOT 85
NEW	____________	LOT 86
NEW	____________	LOT 87
NEW	____________	LOT 88
NEW	____________	LOT 89
NEW	____________	LOT 90
NEW	____________	LOT 91
NEW	____________	LOT 92
NEW	____________	LOT 93
NEW	____________	LOT 94
NEW	____________	LOT 95
NEW	____________	LOT 96
NEW	____________	LOT 97
NEW	____________	LOT 98
NEW	____________	LOT 99
NEW	____________	LOT 100 O/S
NEW	____________	LOT 101 O/S
NEW	____________	R/W 0.8998 ACRES
REM	____________	______ ACRES
REM	____________	______ ACRES

O/S = OPEN SPACE

SETBACKS

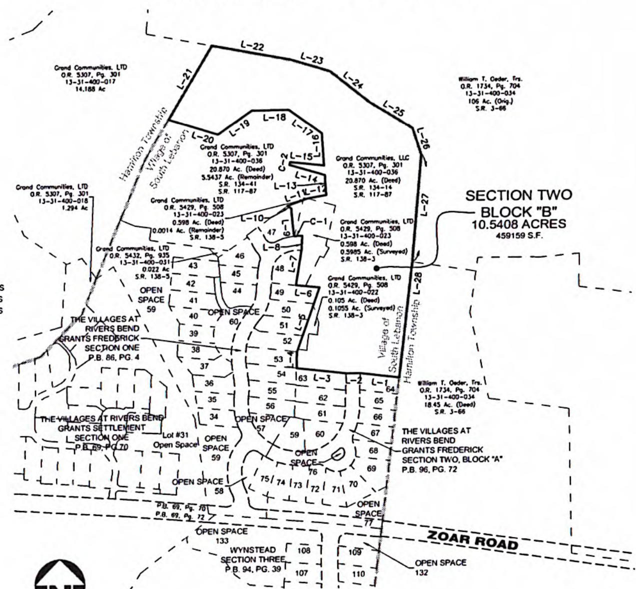
FRONT YARD = 25'
REAR YARD = 25'
SIDE YARD = 5'

ROAD WAY DATA

GRANTS FREDERICK 854.17 L.F.

ACREAGE TABLE

LOTS	4.3660 ACRES
OPEN SPACES	5.2750 ACRES
RIGHT OF WAY	0.8998 ACRES
TOTAL SECTION TWO "B"	10.5408 ACRES



KEY MAP

GRANT OF UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO, INC. 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-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE 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 FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO, INC. 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 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.

LINE TABLE

Line	Direction	Distance
L-1	N82°53'35"W	137.38'
L-2	S89°29'08"W	50.05'
L-3	N83°32'06"W	176.60'
L-4	N02°46'18"E	59.12'
L-5	N19°56'57"E	238.58'
L-6	N83°32'06"W	83.12'
L-7	N09°55'24"E	125.24'
L-8	N02°41'01"E	50.00'
L-9	N05°05'24"W	97.09'
L-10	N51°25'30"W	16.80'
L-11	N71°19'02"E	74.47'
L-12	N80°19'41"E	68.67'
L-13	N03°41'37"W	70.46'
L-14	N73°47'46"W	130.00'

LINE TABLE

Line	Direction	Distance
L-15	S84°02'28"E	121.41'
L-16	N03°41'37"W	111.37'
L-17	N53°43'56"W	144.94'
L-18	S89°16'48"W	127.75'
L-19	S55°36'50"W	146.94'
L-20	N72°41'36"W	180.55'
L-21	N31°15'37"E	301.44'
L-22	S79°15'24"E	279.36'
L-23	S73°00'24"E	145.20'
L-24	S51°30'24"E	176.88'
L-25	S58°00'24"E	176.88'
L-26	S17°30'24"E	96.49'
L-27	S05°25'59"W	377.10'
L-28	S07°06'25"W	409.26'

CURVE TABLE

Curve	Delta	Radius	Length	Chord	
C-1	7°46'25"	214.00'	29.03'	S88°47'48"W	29.01'
C-2	10°14'42"	56.00'	10.01'	N11°04'53"E	10.00'

Parcel Table

Parcel #	Acres	S.Ft.
78	0.2397	10442
79	0.2327	10135
80	0.2191	9545
81	0.2076	9042
82	0.1944	8470
83	0.2129	9274
84	0.1625	7080
85	0.1688	7352
86	0.1964	8557
87	0.2054	8949
88	0.2258	9838
89	0.1745	7601
90	0.2163	9423
91	0.2427	10574
92	0.1940	8452
93	0.1931	8410
94	0.1731	7539
95	0.1700	7403
96	0.1766	7692
97	0.1833	7984
98	0.1887	8218
99	0.1884	8206
100 (O/S)	0.0578	2517
101 (O/S)	5.2172	227263

SHEET INDEX

1. TITLE
2. PLAT

OWNER/DEVELOPER

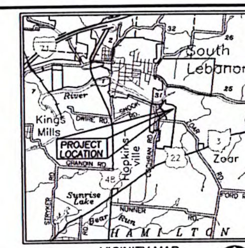
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KY 41018
859-341-4709

SURVEYOR

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

NOTES

1. BASIS OF BEARING: THE VILLAGES AT RIVERS BEND, GRANTS FREDERICK, SECTION TWO, BLOCK "A" PLAT BOOK 96, PAGES 72-73
2. PRIOR DEED REFERENCE: OFFICIAL RECORD 5307, PAGE 301 OFFICIAL RECORD 5429, PAGE 508
3. MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION AS SHOWN.
4. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
5. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS NOTED.
6. ALL DOCUMENTS USED AS SHOWN.
7. THE GRANTS FREDERICK HOME OWNERS ASSOCIATION, INC. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS.



VICINITY MAP
N.T.S.

APPROVALS

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS_____ DAY OF ______________, 2019.

____
CHAIRMAN

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

WARREN COUNTY WATER

I HEREBY APPROVE THIS PLAT ON THIS_____ DAY OF ______________, 2019.

____
CHRIS BRAUSCH

COUNTY AUDITOR

TRANSFERRED ON THIS ____ DAY OF ___________, 2019, AT ______M.

______________ ______________
COUNTY AUDITOR DEPUTY

PRINTED NAME:

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. _______ ON PAGE NO. _______.

FEE: ________

______________ ______________
COUNTY RECORDER DEPUTY

PRINTED NAME:

SURVEYORS CERTIFICATION

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

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

STATE OF OHIO — BRIAN R. JOHNSON S-8484 — REGISTERED PROFESSIONAL SURVEYOR

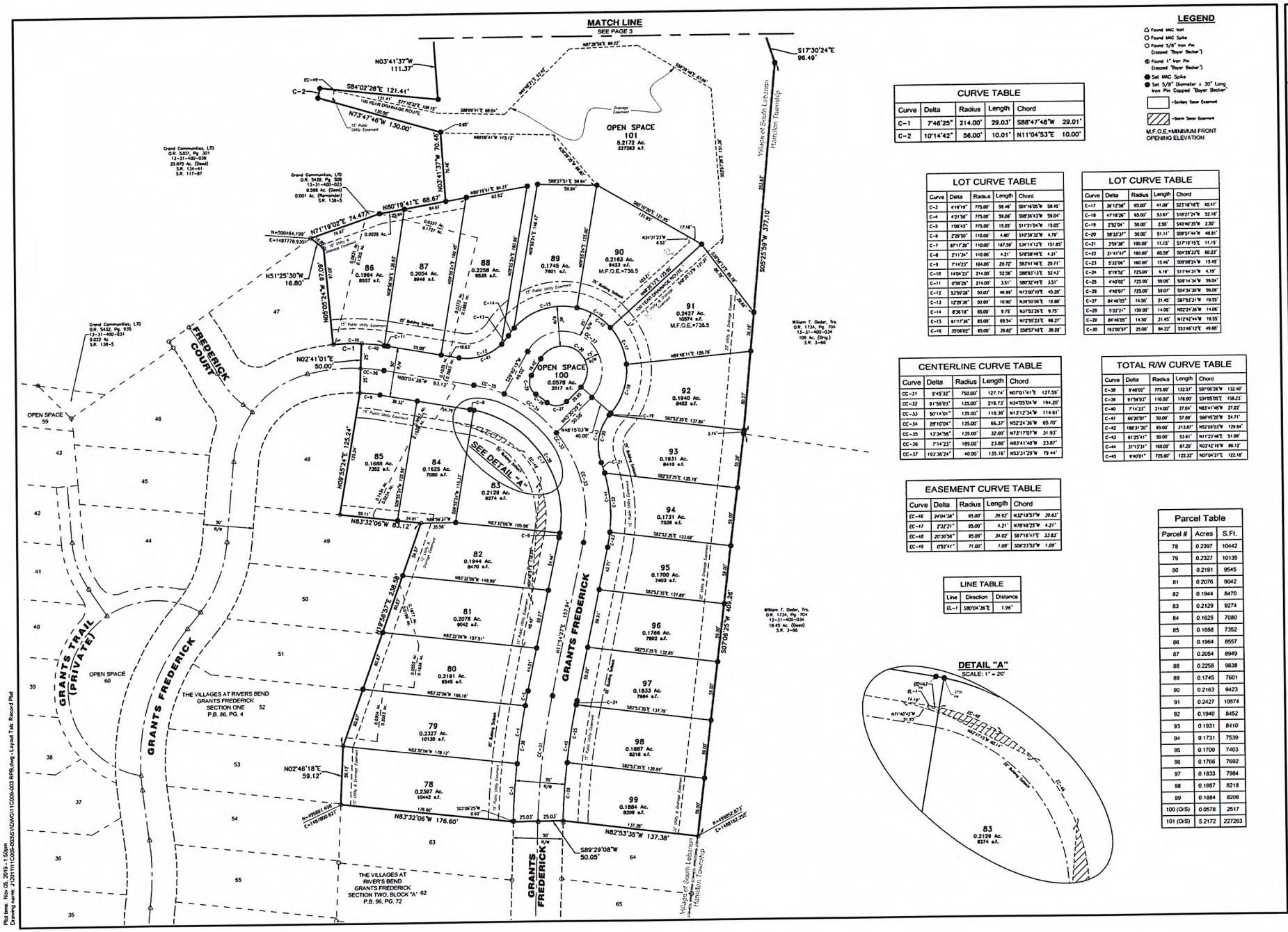
Item	Revision Description	Date	Drwn:	Chk:
1	UPDATE OWNER/DEVELOPER NAME	03-20-19	PAH	BRJ
2	ADD SIGNATURE BLOCK FOR COUNTY WATER	10-23-19	PAH	BRJ

THE VILLAGES AT RIVERS BEND
GRANTS FREDERICK
SECTION TWO, BLOCK "B"
MILITARY SURVEY #1546
VILLAGE OF SOUTH LEBANON, HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
RECORD PLAT

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

Drawing: 11C009-003 RPB TITLE
Drawn by: PAH
Checked By: BRJ
Issue Date: 02-08-19
Sheet: 1/3

Plot time: Nov 05, 2019 - 1:46pm
Drawing name: J:\2011\11C009-003\SVD\DWG\11C009-003 RPB Title.dwg - Layout Tab: Record Plat



LEGEND

- Found MAG Nail
- Found MAG Spike
- Found 5/8" Iron Pin (capped "Bayer Becker")
- Found 1" Iron Pin (capped "Bayer Becker")
- Set MAG Spike
- Set 5/8" Diameter x 30" Long Iron Pin Capped "Bayer Becker"
- Sanitary Sewer Easement
- Storm Sewer Easement

M.F.O.E.=MINIMUM FRONT OPENING ELEVATION

Basis of Bearing: PLAT BOOK 96, PAGE 72

0 40 80 SCALE: 1" = 40'

CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	7°46'25"	214.00'	29.03'	S88°47'48"W 29.01'
C-2	10°14'42"	56.00'	10.01'	N11°04'53"E 10.00'

LOT CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-3	6°19'19"	775.00'	58.46'	S04°16'05"W 58.45'
C-4	4°21'56"	775.00'	59.06'	S08°36'43"W 59.04'
C-5	1°06'45"	775.00'	15.05'	S11°21'04"W 15.05'
C-6	2°29'30"	110.00'	4.80'	S10°39'32"W 4.79'
C-7	87°17'39"	110.00'	167.59'	S34°14'12"E 151.85'
C-8	2°11'36"	110.00'	4.21'	S78°58'49"E 4.21'
C-9	7°14'23"	164.00'	20.72'	S83°41'48"E 20.71'
C-10	14°04'23"	214.00'	52.58'	S89°03'13"E 52.43'
C-11	0°56'26"	214.00'	3.51'	S80°32'49"E 3.51'
C-12	53°59'28"	50.00'	46.99'	N73°00'10"E 45.28'
C-13	12°29'39"	50.00'	10.90'	N39°50'08"E 10.88'
C-14	8°36'16"	65.00'	9.75'	N37°32'28"E 9.75'
C-15	61°17'36"	65.00'	69.54'	N12°50'23"E 66.27'
C-16	35°06'02"	65.00'	39.82'	S56°57'48"E 39.20'

LOT CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-17	36°12'58"	65.00'	41.09'	S23°16'18"E 40.41'
C-18	47°18'26"	65.00'	53.67'	S18°27'24"W 52.16'
C-19	2°52'04"	50.00'	2.50'	S40°40'35"W 2.50'
C-20	38°33'37"	50.00'	51.11'	S09°57'44"W 48.31'
C-21	3°59'38"	160.00'	11.15'	S17°19'15"E 11.15'
C-22	21°41'43"	160.00'	60.59'	S04°28'33"E 60.23'
C-23	5°32'06"	160.00'	15.46'	S09°08'24"W 15.45'
C-24	0°19'52"	725.00'	4.19'	S11°46'31"W 4.19'
C-25	4°40'02"	725.00'	59.06'	S08°14'34"W 59.04'
C-26	4°40'07"	725.00'	59.07'	S04°34'30"W 59.06'
C-27	84°48'05"	14.50'	21.45'	S67°53'31"W 19.55'
C-28	3°32'21"	130.00'	14.06'	N52°24'36"W 14.06'
C-29	84°48'05"	14.50'	21.45'	N12°42'44"W 19.55'
C-30	193°00'37"	25.00'	84.22'	S33°48'12"E 49.68'

CENTERLINE CURVE TABLE

Curve	Delta	Radius	Length	Chord
CC-31	9°45'32"	750.00'	127.74'	N07°01'41"E 127.59'
CC-32	91°56'03"	135.00'	216.73'	N34°05'04"W 194.20'
CC-33	50°14'01"	135.00'	118.36'	N13°12'34"W 114.61'
CC-34	28°10'04"	135.00'	66.37'	N52°24'36"W 65.70'
CC-35	13°34'56"	135.00'	32.00'	N73°17'07"W 31.93'
CC-36	7°14'23"	189.00'	23.88'	N83°41'48"W 23.87'
CC-37	193°36'24"	40.00'	135.16'	N53°31'29"W 79.44'

TOTAL R/W CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-38	9°48'02"	775.00'	132.57'	S07°00'28"W 132.40'
C-39	91°59'03"	110.00'	176.60'	S34°05'05"E 158.23'
C-40	7°14'23"	214.00'	27.04'	N83°41'48"W 27.02'
C-41	66°20'07"	50.00'	57.89'	S66°45'29"W 54.71'
C-42	188°31'29"	65.00'	213.87'	N52°09'03"W 129.64'
C-43	61°25'41"	50.00'	53.61'	N11°23'46"E 51.08'
C-44	31°13'31"	160.00'	87.20'	N03°42'19"W 86.12'
C-45	9°40'01"	725.00'	122.33'	N07°04'27"E 122.18'

EASEMENT CURVE TABLE

Curve	Delta	Radius	Length	Chord
EC-46	24°04'38"	95.00'	39.92'	N32°18'57"W 39.63'
EC-47	2°32'21"	95.00'	4.21'	N78°48'25"W 4.21'
EC-48	20°30'56"	95.00'	34.02'	S67°16'47"E 33.83'
EC-49	0°52'41"	71.00'	1.09'	S06°23'52"W 1.09'

LINE TABLE

Line	Direction	Distance
EL-1	S88°04'36"E	1.96'

Parcel Table

Parcel #	Acres	S.Ft.
78	0.2397	10442
79	0.2327	10135
80	0.2191	9545
81	0.2076	9042
82	0.1944	8470
83	0.2129	9274
84	0.1625	7080
85	0.1688	7352
86	0.1964	8557
87	0.2054	8949
88	0.2258	9838
89	0.1745	7601
90	0.2163	9423
91	0.2427	10574
92	0.1940	8452
93	0.1931	8410
94	0.1731	7539
95	0.1700	7403
96	0.1766	7692
97	0.1833	7984
98	0.1887	8218
99	0.1884	8206
100 (O/S)	0.0578	2517
101 (O/S)	5.2172	227263

Rev.	Revision Description	Date	By
1	UPDATE OWNER/DEVELOPER NAME	03-26-19	PAH

THE VILLAGES AT RIVERS BEND GRANTS FREDERICK SECTION TWO, BLOCK "B"

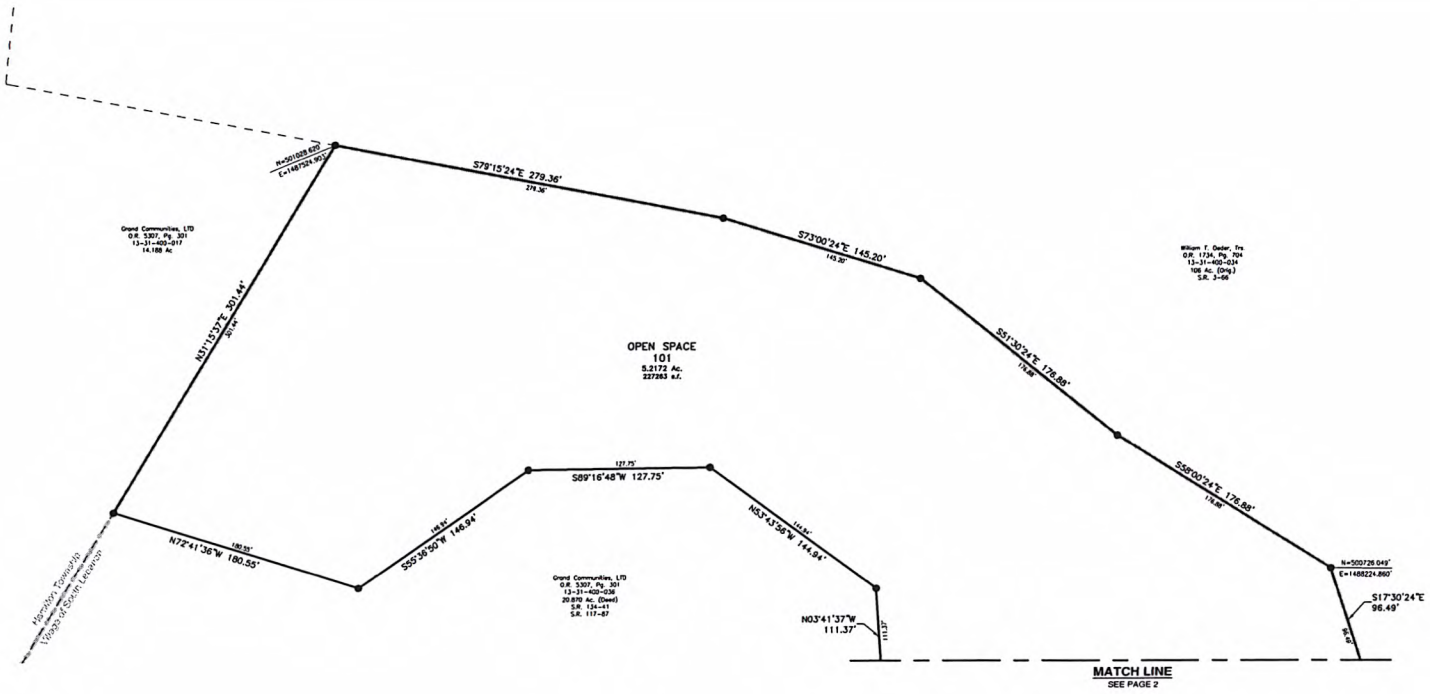
MILITARY SURVEY #1546
VILLAGE OF SOUTH LEBANON, HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

RECORD PLAT

bayer becker
Engineers | Surveyors
8900 Yankee Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 11C009-003 RPB
Drawn by: PAH
Checked By: BRJ
Issue Date: 02-08-19
Sheet: 2/3

Plot time: Nov 05, 2019 - 1:50pm
Drawing name: J:\2011\11C009-003\SV\DWG\11C009-003 RPB.dwg - Layout Tab: Record Plat



Revision Description			
1	UPDATE OWNER/DEVELOPER NAME	02-26-19	PAH

THE VILLAGES AT RIVERS BEND
GRANTS FREDERICK
SECTION TWO, BLOCK "B"
MILITARY SURVEY #1548
VILLAGE OF SOUTH LEBANON, HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
RECORD PLAT

bayer becker
www.bayerbecker.com
8900 Tylersville Road, Suite A
Mason, OH 45040 - 513.338.9900

Drawing:	11C009-003 RPB
Drawn by:	PAH
Checked By:	BRJ
Issue Date:	02-08-19
Sheet:	3/3

Plot time: Nov 05, 2019 - 1:52pm
Drawing name: J:\2011\11C\006-020\SV\DWG\11C009-003 RPB.dwg - Layout Tab: Record Plat