

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2023-51**

**A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND
DIRECTOR OF FINANCE TO EXECUTE A RECORD PLAT AND EASEMENT PLAT
FOR HIGHMEADOW SECTION TWO SUBDIVISION, AND DECLARING AN
EMERGENCY**

WHEREAS, the South Lebanon Planning Commission met on December 12, 2023, and conditionally approved the final plat for the Highmeadow Section Two Subdivision; and,

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

WHEREAS, the Warren County Tax Map Department is requiring an easement plat for various sanitary sewer easements outside of the area included in the record plat; and

WHEREAS, the South Lebanon Planning Commission met on December 12, 2023, and approved an easement plat for the Highmeadow Section Two Subdivision; and,

WHEREAS, immediate action is required to preserve the City'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 City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City 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 Director of Finance to execute the Highmeadow Section Two Subdivision Record Plat and Easement Plat, copies of which are attached hereto.

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

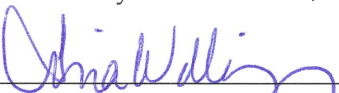
Resolution No. 2023-51

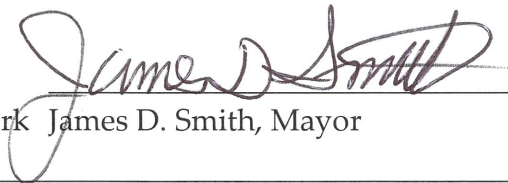
Page 2

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 21st day of December, 2023.

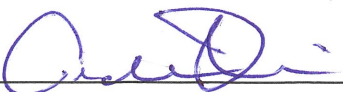
Attest: 
Petrina D. Williams, Director of Finance/Clerk


James D. Smith, Mayor

Rules Suspended: <u>12/21</u> /2023 (if applicable)	Effective Date – <u>12/21</u> /2023
Vote - <u>6</u> Yeas ___ Nays	
First Reading – / /2023 Second Reading – / /2023	Effective Date – / /2023
Vote - ___ Yeas ___ Nays	

Prepared by and approved as to form:

ANDREW P. MEIER
LAW DIRECTOR
CITY OF SOUTH LEBANON, OHIO

By: 
Date: 12/21 /2023

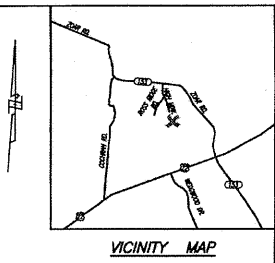
HIGHMEADOW SUBDIVISION, SECTION 2

MILITARY SURVEY #1546

CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP

WARREN COUNTY, OHIO

NOVEMBER 2023



HIGHMEADOW SUBDIVISION SECTION 2

DEED REFERENCES:

SITuated in MILITARY SURVEY #1546, CITY OF SOUTH LEBANON, WARREN COUNTY, OHIO CONTAINING 10.9754 ACRES, BEING PART OF THE 16.58 ACRES OF LAND CONVEYED TO THE DREES COMPANY AND RECORDED IN DEED RECORDED IN DOCUMENT NUMBER 2023-014815 OF THE WARREN COUNTY, OHIO RECORDS & CONTAINING 0.1451 ACRES, BEING PART OF THE 6.4589 ACRES OF LAND CONVEYED TO THE DREES COMPANY AND RECORDED IN DEED RECORDED IN DOCUMENT NUMBER 2022-009033 OF THE WARREN COUNTY, OHIO RECORDS.

OWNER'S CONSENT AND DESIGNATION:

"WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LEAS HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS SAID PLAN AND TO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER."

"ANY PUBLIC UTILITIES EASEMENTS" AS SHOWN ON THIS PLAN 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 PLAN, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR RENOVATION OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DRAINAGE AND FOR THE EXPRESS PURPOSES OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENTS, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR FOR PROVIDING ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER, NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF OTHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LINE SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OF (1) OR CREATE A HAZARD."

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO:

- DUNE ENERGY CO
- ALTA ENERGY
- SPECTRUM
- CITY OF SOUTH LEBANON WATER & SEWER
- ADKALPA/DELTA CABLE

WE ALSO HEREBY OWE TO DUNE ENERGY CO, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS THE RIGHT TO LATERALLY ENTER, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SOME ADJACENT LOTS AS CONTRACTED BY THE ORIGINAL BUILDER ALLOWING ASSISTANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR REPLACEMENT IS PERMISSIBLE ONLY WITH WRITTEN PERMISSION OF THE PRINCE, OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREED LOCATION, NO PART OF THE UTILITY EASEMENTS SHALL ENCOMPASS EXISTING BUILDINGS OR ADJACENT LOTS.

SIGNED: THE DREES COMPANY
Mark Mason
 WITNESS

Erin Wall
 WITNESS



NOTARY STATEMENT:

STATE OF KY, SS
 BE IT REMEMBERED THAT ON THIS _____ DAY OF December, AD. 2023
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF KY, PERSONALLY

APPEARED ERIN WALL (ASSISTANT SECRETARY/COMPANY LAWYER) OF THE DREES COMPANY WHO REPRESENTED THAT THEY ARE FULLY AUTHORIZED TO SIGN ON BEHALF OF SAID CORPORATION AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES OF SAID INSTRUMENT MENTIONED ON BEHALF OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THIS DAY AND DATE ABOVEWRITTEN.

Erin Wall
 NOVARY PUBLIC, STATE OF KENTUCKY
 MY COMMISSION EXPIRES 4/14/24

MORTGAGE ACCEPTANCE STATEMENT:

SIGNED: THE DREES COMPANY
 BY: N/A

WITNESS: NAME: _____

WITNESS: TITLE: _____

NOTARY STATEMENT:

STATE OF KY, SS
 BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF _____ WHO REPRESENTED THAT THEY ARE FULLY AUTHORIZED TO SIGN ON BEHALF OF SAID CORPORATION AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES OF SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THIS DAY AND DATE ABOVEWRITTEN.

NOVARY PUBLIC, STATE OF _____
 MY COMMISSION EXPIRES _____

MORTGAGE RECORDED WITH INSTRUMENT NUMBER _____ IN WARREN COUNTY, OHIO.

GENERAL NOTES:

1. LINES OF OCCUPATION, WHERE EXISTING, AGREE IN GENERAL WITH PROPERTY LINES.
2. PERMANENT DOCUMENTS USED IN HERRYARD RESOLUTION ARE SHOWN ON THE FACE OF THIS PLAN.
3. 3/8" DIA. X 30" HIGH PINS WITH CAPS ARE TO BE PLACED AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION. ALL MARKINGS FOUND ON SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. DRAINAGE EASEMENTS SHOWN ARE INTENDED TO FOLLOW ALONG AND BE CONTROLLED UPON HIGHWAYS. EXCEPT THESE ALONG COMMON PROPERTY LINES ARE CENTERED ALONG SAID PROPERTY LINES.
5. STORM SEWERS ARE PUBLIC AND LOCATED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
6. PUBLIC UTILITIES AS SHOWN ON COMMON PROPERTY LINES ARE CENTERED ON SAID PROPERTY LINE.
7. IRREGULAR EASEMENTS AS SHOWN HEREON ARE BOUND GEOMETRICALLY. THESE EASEMENTS DO NOT PARALLEL A LOT OR PORT OF ANY LOT.

HOME OWNER'S ASSOCIATION NOTES:

THE DECLARATION FOR HIGHMEADOW SUBDIVISION IS RECORDED IN DOCUMENT NUMBER _____ OF THE WARREN COUNTY RECORDS. SAID DECLARATION MAY BE AMENDED IN THE FUTURE. ANY AMENDMENTS ARE PLACED ON RECORD IN THE OFFICE OF THE WARREN COUNTY RECORDER.

THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS INCLUDING SEWERS, STRUCTURES, DETENTION/RETENTION BASINS, AND SWAMP LANS.

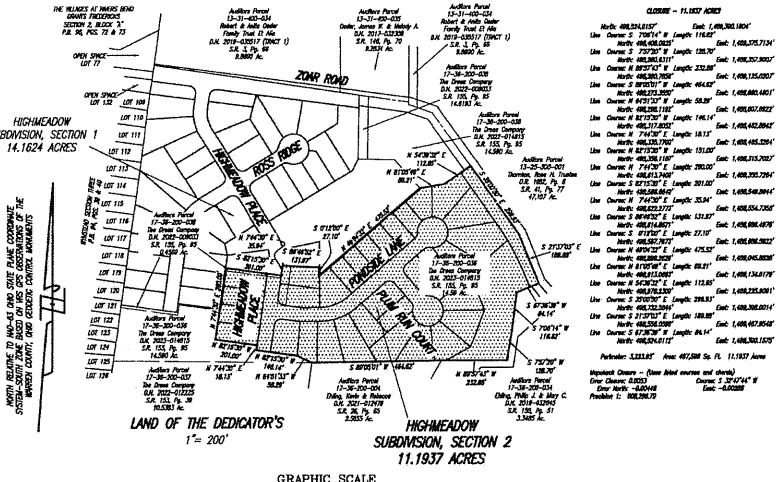
PUBLIC SANITARY SEWER EASEMENT:

"ANY PUBLIC SANITARY SEWER EASEMENT" AS SHOWN ON THIS PLAN IS FOR THE BENEFIT OF THE CITY OF SOUTH LEBANON. THE EASEMENT GRANTS CITY OF SOUTH LEBANON, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ACCESS, SURVEY, CONSTRUCT, USE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SANITARY SEWERS, FORCE MAINS, TRUNK SEWERS, FORCE MAINS, AND BELOW GROUND APPURTENANCES AND FOR THE EXPRESS PURPOSES 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 AND FOR PROVIDING ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF OTHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE AMOUNT OF COVER OVER THE UTILITY LINES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OF (1) OR CREATE A HAZARD.

TOTAL AREA SUMMARY
 AREA IN LOTS = 9.1231 ACRES
 AREA IN R/W = 2,070.6 ACRES
 TOTAL AREA = 11,193.7 ACRES

PARCEL SUMMARY
 D.N. 2023-014815
 AUD. PARCEL 17-36-200-036
 10.9754 ACRES (PART OF PARCEL)
 1.6016 ACRES (R/W HIGHMEADOW PLACE)
 0.4554 ACRES (R/W ZOAR ROAD)
 1,300.3 ACRES (OPEN SPACE "D")
 7,618.1 ACRES (LOTS)

PARCEL SUMMARY
 D.N. 2022-009033
 AUD. PARCEL 17-36-200-038
 0.2183 ACRES (PART OF PARCEL)
 0.0136 ACRES (R/W HIGHMEADOW PLACE)
 0.2047 ACRES (LOTS)



CITY OF SOUTH LEBANON PLANNING COMMISSION:

THIS PLAN WAS APPROVED BY THE CITY OF SOUTH LEBANON PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

CITY OF SOUTH LEBANON:
 I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THIS PLAN WAS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ ADOPTED BY THE COUNCIL OF THE CITY OF SOUTH LEBANON, OHIO.

JAMES D. SMITH, MAYOR ATTEST: TINA WILLIAMS, FISCAL OFFICER

COUNTY RECORDER:

TRANSFERRED ON THIS _____ DAY OF _____, 20____, AT _____ M.

COUNTY RECORDED:

FILE NO. _____
 RECORDED ON THIS _____ DAY OF _____, 20____, AT _____ M.
 RECORDED IN PLAT BOOK NO. _____ PAGE NO. _____

COUNTY RECORDER:

PRINTED NAME: _____

CERTIFICATE OF SURVEY:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, IN NOVEMBER 2023 AND THAT ALL INSTRUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

DOUGLAS B. PREMER
 REGISTERED SURVEYOR #6885

OWNER/DEVELOPER:
 THE DREES COMPANY
 211 GRANDVIEW DRIVE
 FORT MITCHELL, KENTUCKY 41017
 (859) 578-6565

DATE	6-23-23
BY	G.R.
CHECKED	D.P.
DATE	N/A

RECORD PLAT
 HIGHMEADOW SUBDIVISION SECTION 2
 MILITARY SURVEY #1546
 CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP
 WARREN COUNTY, OHIO

Abercrombie & Associates, Inc.
 Civil Engineering & Surveying
 1715 W. STATE ST. SUITE 200
 CINCINNATI, OHIO 45202
 www.abercombie.com



HIGHMEADOW SUBDIVISION
SECTION 2

6-23-23

Author	G.R.
Client	D.P.
Scale	1" = 50'

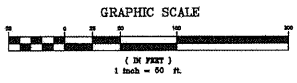
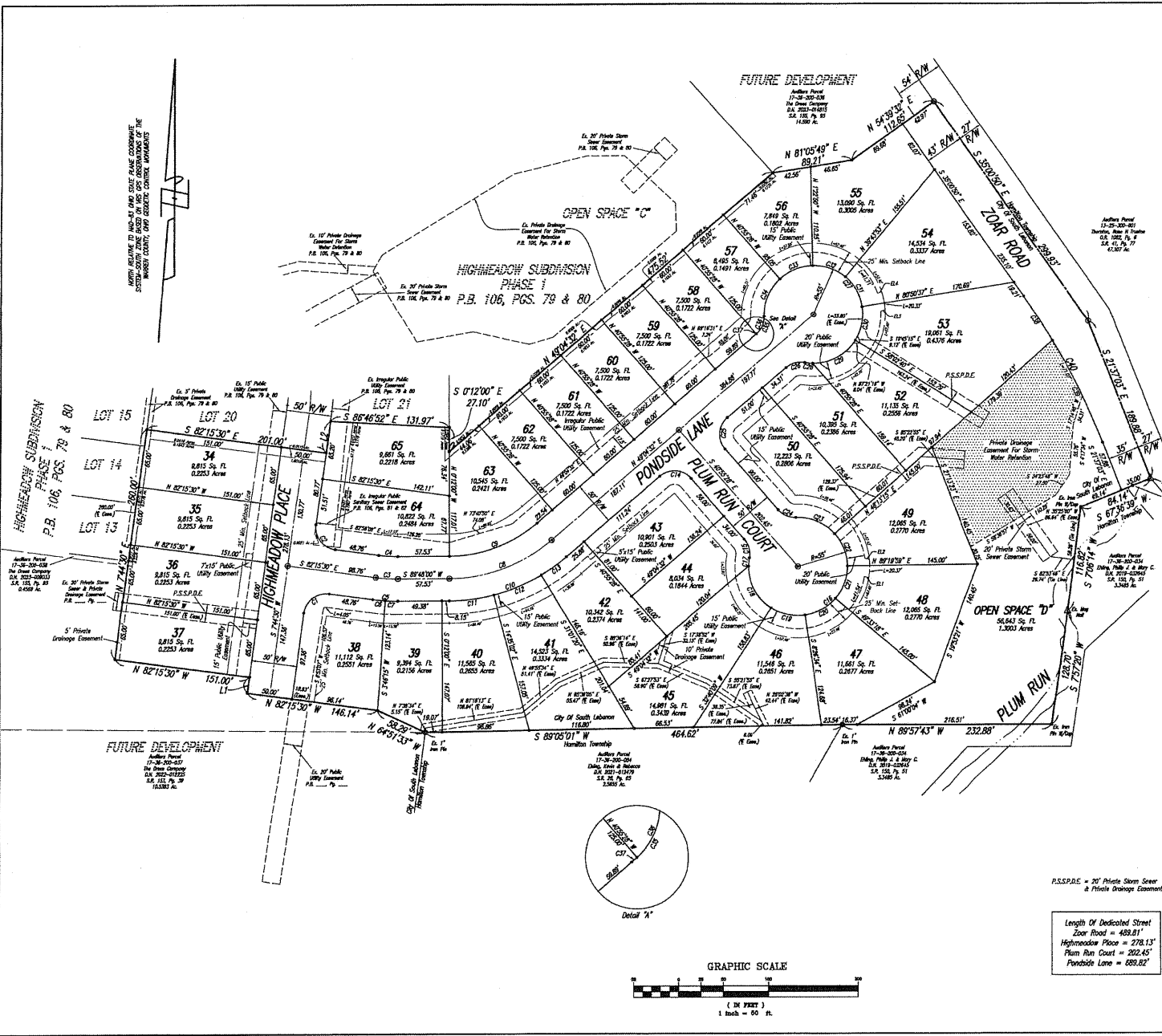
RECORD PLAT
HIGHMEADOW SUBDIVISION, SECTION 2
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering & Surveying
15555 W. 10th Street, Suite 200
Overland Park, KS 66213
www.abercombieassociates.com

CURVE	BEAR	ANGLS	LENGTH	CHORD	BEARING
C1	80°00'00"	25.00'	38.27'	35.76'	S 52°44'00" W
C2	80°00'00"	25.00'	38.27'	35.76'	S 37°15'00" E
C3	75°57'29"	175.00'	24.28'	24.24'	S 85°15'45" E
C4	75°57'29"	150.00'	20.73'	20.77'	S 85°15'45" E
C5	75°57'29"	200.00'	27.72'	27.70'	S 85°15'45" E
C6	75°57'15"	200.00'	13.86'	13.86'	S 84°14'38" E
C7	75°57'15"	200.00'	13.86'	13.86'	S 85°12'38" E
C8	40°43'29"	175.00'	124.30'	121.78'	N 89°26'18" E
C9	40°43'29"	150.00'	106.62'	104.39'	N 89°26'18" E
C10	40°43'29"	200.00'	142.16'	136.18'	N 89°26'18" E
C11	142°32'02"	200.00'	50.21'	50.08'	N 82°38'29" E
C12	187°18'18"	200.00'	67.38'	57.18'	N 54°01'36" E
C13	87°54'10"	200.00'	34.57'	34.52'	N 54°01'36" E
C14	80°00'00"	25.00'	38.27'	35.76'	N 85°33'28" W
C15	51°19'04"	25.00'	22.37'	21.85'	N 15°15'56" W
C16	282°28'08"	55.00'	371.31'	68.75'	N 49°24'32" E
C17	148°58'30"	55.00'	4.42'	8.41'	N 07°29'07" E
C18	57°54'29"	55.00'	55.50'	53.25'	N 282°38'36" W
C19	41°06'44"	55.00'	38.46'	38.62'	N 77°52'18" W
C20	41°06'44"	55.00'	38.46'	38.62'	S 81°00'04" W
C21	41°06'44"	55.00'	38.46'	38.62'	S 19°53'21" W
C22	41°06'44"	55.00'	38.46'	38.62'	S 21°13'23" W
C23	5272'48"	55.00'	48.44'	46.80'	S 67°02'38" E
C24	51°19'04"	25.00'	22.37'	21.85'	S 85°33'28" W
C25	90°00'00"	25.00'	38.27'	35.76'	S 04°04'18" W
C26	51°19'04"	25.00'	22.37'	21.85'	S 74°44'04" W
C27	282°28'08"	55.00'	371.31'	68.75'	N 40°55'28" W
C28	922'15"	55.00'	9.00'	8.99'	N 84°17'32" W
C29	39°04'01"	55.00'	56.70'	54.22'	N 81°29'21" W
C30	41°06'44"	55.00'	38.46'	38.62'	S 112°25'08" W
C31	41°06'44"	55.00'	38.46'	38.62'	S 29°42'45" E
C32	41°06'44"	55.00'	38.46'	38.62'	S 27°48'29" E
C33	41°06'44"	55.00'	38.46'	38.62'	N 67°37'45" E
C34	42°52'32"	54.94'	46.83'	45.51'	N 22°11'54" E
C35	51°19'04"	25.00'	22.37'	21.85'	N 23°24'59" E
C36	37°03'42"	25.00'	22.82'	21.25'	N 23°17'18" E
C37	0°15'22"	25.00'	0.11'	0.11'	N 49°56'31" E
C38	4°15'29"	800.00'	58.45'	58.44'	S 32°53'05" E
C39	9°08'18"	800.00'	127.58'	127.46'	S 26°11'12" E
C40	172°14'47"	800.00'	187.65'	186.62'	N 28°18'58" E

LINE	LENGTH	BEARING
L1	18.12"	N 07°44'30" E
L2	35.94"	N 07°44'30" E

LINE	LENGTH	BEARING
L3	5.61"	N 79°19'09" W
L4	3.96"	S 78°14'08" E
L5	5.84"	S 89°14'21" W
L6	8.00"	N 89°14'21" E



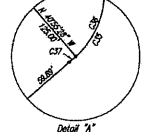
R.S.S.P.D.E. = 20' Private Storm Sewer & Private Drains Easement

Length of Dedicated Street
Zoor Road = 489.81'
Highmeadow Place = 278.13'
Plum Run Court = 202.45'
Pondsides Lane = 689.82'

- SYMBOLS USED
- 3/4" Wide (Paved) to be Set
 - 2" DIA. CURB
 - 12" DIA. MANHOLE
 - 18" DIA. MANHOLE
 - △ 6" DIA. MANHOLE

NOTES: 1. THIS PLAT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, PUBLIC LAW 94-142, AS AMENDED, AND THE RULES OF THE SURVEYING BOARD OF THE STATE OF OHIO.

FUTURE DEVELOPMENT
Author: Pineda
17-30-200-024
The Ohio Company
S.S. 100-02416
S.S. 100-02417
S.S. 100-02418
14.800 A.



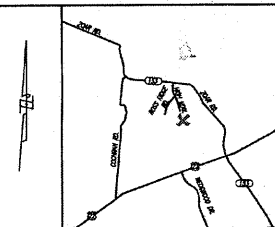
HIGHMEADOW SUBDIVISION, SECTION 2 EASEMENT PLAT

MILITARY SURVEY #1546

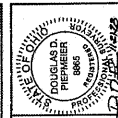
CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP

WARREN COUNTY, OHIO

NOVEMBER 2023



VICINITY MAP



DEED REFERENCES:

STATED IN MILITARY SURVEY #1546, CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO BEING PART OF THE 16.48 ACRES OF LAND CONVEYED TO THE DRESS COMPANY AND RECORDED IN DEED RECORDED IN DOCUMENT NUMBER 2023-014815 OF THE WARREN COUNTY, OHIO RECORDS, AND BEING PART OF THE 10.6533 ACRES OF LAND CONVEYED TO THE DRESS COMPANY AND RECORDED IN DEED RECORDED IN DOCUMENT NUMBER 2022-012225 OF THE WARREN COUNTY, OHIO RECORDS.

OWNER'S CONSENT AND DEDICATION:

"BE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEASE 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 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, INCLUDING DISPOSAL AND FOR THE EXPRESS PURPOSES OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THEREON TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER, NO BUILDING 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 OHIO
- ATA FIBER SYSTEMS
- CITY OF SOUTH LEBANON ENGINEERS
- CITY OF SOUTH LEBANON WATER & SEWER
- ADSL/FIBER/CABLE

WE ALSO HEREBY GRANT TO DUKE ENERGY OHIO, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS THE RIGHT TO LATERALLY EXTEND, REPAIR AND MAINTAIN NATURAL GAS SERVICES TO SERVICE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL SUBDIVIDER ALONGSIDE EXISTING OR NEW EXISTING SERVICE LINES NECESSARY FOR THE REPAIR AND/OR THE LOT ON WHICH THE SERVICE IS LOCATED. RESTRICTION OR REDUCTION IS PERMISSIBLE ONLY WITH WRITTEN PERMISSION OF THE ORIGINAL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY ACCESSIBLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

Matt Mass
WITNESS

SIGNED: THE DRESS COMPANY

Everett Wall
WITNESS

NOTARY PUBLIC
STATE OF KENTUCKY

NOTARY STATEMENT:

STATE OF KY SS
BE IT REMEMBERED THAT ON THIS 14th DAY OF December, A.D. 2023
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF KY, PERSONALLY
APPEARED JERRY HEDBLER (ASSISTANT SECRETARY (COUNCILMAN) LAND) OF THE DRESS COMPANY WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED TO SIGN ON BEHALF OF SAID CORPORATION AND WHO ACKNOWLEDGED THAT THEY DO SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THIS DAY AND DATE ABOVE SAID.

Jerry Hedbler
JERRY HEDBLER, STATE OF KENTUCKY
MY COMMISSION EXPIRES 4/16/26

MORTGAGE ACCEPTANCE STATEMENT:

SIGNED: THE DRESS COMPANY

WITNESS

BY: N/A

WITNESS

NAME: _____
TITLE: _____

NOTARY STATEMENT:

STATE OF KY SS
BE IT REMEMBERED THAT ON THIS 14th DAY OF December, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF _____ WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED BY THE PRINCIPALS AND WHO ACKNOWLEDGED THAT THEY DO SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THIS DAY AND DATE ABOVE SAID.

NOTARY PUBLIC, STATE OF _____
MY COMMISSION EXPIRES _____

MORTGAGE RECORDED WITH INSTRUMENT NUMBER _____ IN WARREN COUNTY, OHIO.

DRAINAGE STATEMENT:

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTY-FIVE (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON ROAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON ONE LOT LINES, WITH THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNERS. WITHIN THE EASEMENT, NO STRUCTURE, PLANTING, FENCING, CLOSURE, OR OTHER OBSTRUCTION SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR IMPAIR THE FLOW THROUGH THE INTERCOURSE.

THE CITY OF SOUTH LEBANON ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE CHANNELS OR INTERCOURSE WITHIN THE EASEMENT AREA UNLESS SAID OBLIGATION IS 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 5503.06 OF THE OHIO REVENUE CODE, MAY REMOVE OR CAUSE THE REMOVAL OF AN OBSTRUCTION ADVERSELY IMPACTING AN AREA WITHIN THE PUBLIC RIGHT-OF-WAY.

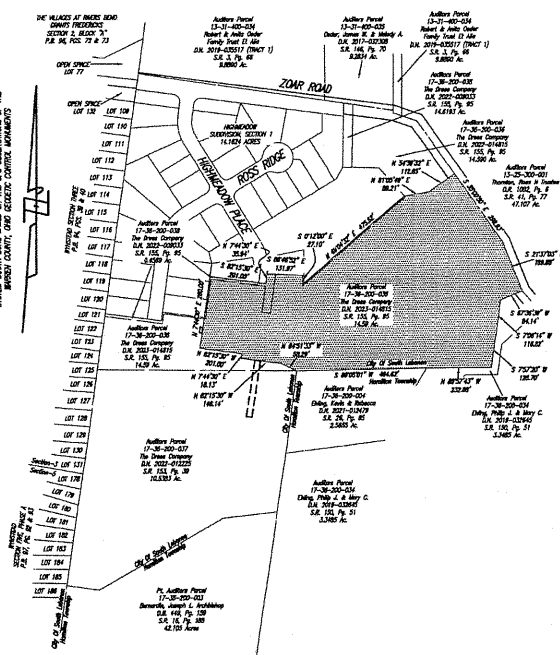
UNTIL THE EXPUNCTION OF THE DEVELOPER'S PUBLIC IMPROVEMENT BONDING PERIOD, THE DEVELOPER (OR THEIR AGENTS) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE CHANNELS WITHIN ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

THE PUBLICLY-MAINTAINED PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAINAGE CHANNELS, INLET OR LIDDETS 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 STUMP REMOVAL AND COLLECTION FOR PRIVATE DRAINAGES. INSTEAD OF AN OPEN DRAIN, A DEVELOPER BUILDER OR LOT OWNER INSTALLS A STORM DRAIN ON PRIVATE PROPERTY. THE STORM DRAIN SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER TO CHARGE THAT NEITHER THIS PROPERTY OR ADJACENT PROPERTIES ARE ADVERSELY IMPACTED, AND THE LOT OWNER'S BEST INTEREST THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN UNLESS NOTED OTHERWISE ON THE PLAT.

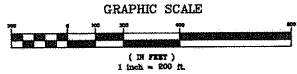
THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL STORM SEWER/PIPING LOCATED BETWEEN THE CURB BOUND AT THE BACK OF THE STREET CURB AND THE ROW LINE AS WELL AS ALL THE STORM SEWER/PIPING LOCATED WITHIN THE PRIVATE STORM SEWER EASEMENT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

GENERAL NOTES:

1. LINES OF OCCUPANCY, WHERE EXISTING, AGREE IN GENERAL WITH PROPERTY LINES.
2. PERMANENT DOCUMENTS USED IN BOUNDARY RESOLUTION ARE SHOWN ON THE FACE OF THIS PLAT.
3. 3" X 4" OR 4" X 3" IRON PINS WITH CAPS ARE TO BE PLACED AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



LAND OF THE DEDICATOR'S
1" = 200'



CITY OF SOUTH LEBANON PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF SOUTH LEBANON PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

COUNCILMAN

CITY OF SOUTH LEBANON:

I HEREBY CERTIFY THAT ON _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ ADOPTED BY THE COUNCIL OF THE CITY OF SOUTH LEBANON, OHIO.

JAMES D. SMITH, MAYOR ATTEST: TIM WILLIAMS, FISCAL OFFICER

COUNTY CLERK:

TRANSFERRED ON THIS _____ DAY OF _____, 20____, AT _____ M.

COUNTY AUDITOR:

DEPUTY _____
PRINTED NAME: _____

COUNTY RECORDER:

FILE NO. _____
RECORDED ON THIS _____ DAY OF _____, 20____, AT _____ M.

RECORDED IN PLAT BOOK NO. _____ PAGE NO. _____

FEES:

COUNTY RECORDER:

DEPUTY _____
PRINTED NAME: _____

CERTIFICATE OF SUBMISSION:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, IN NOVEMBER 2023 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

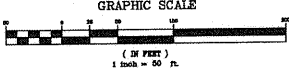
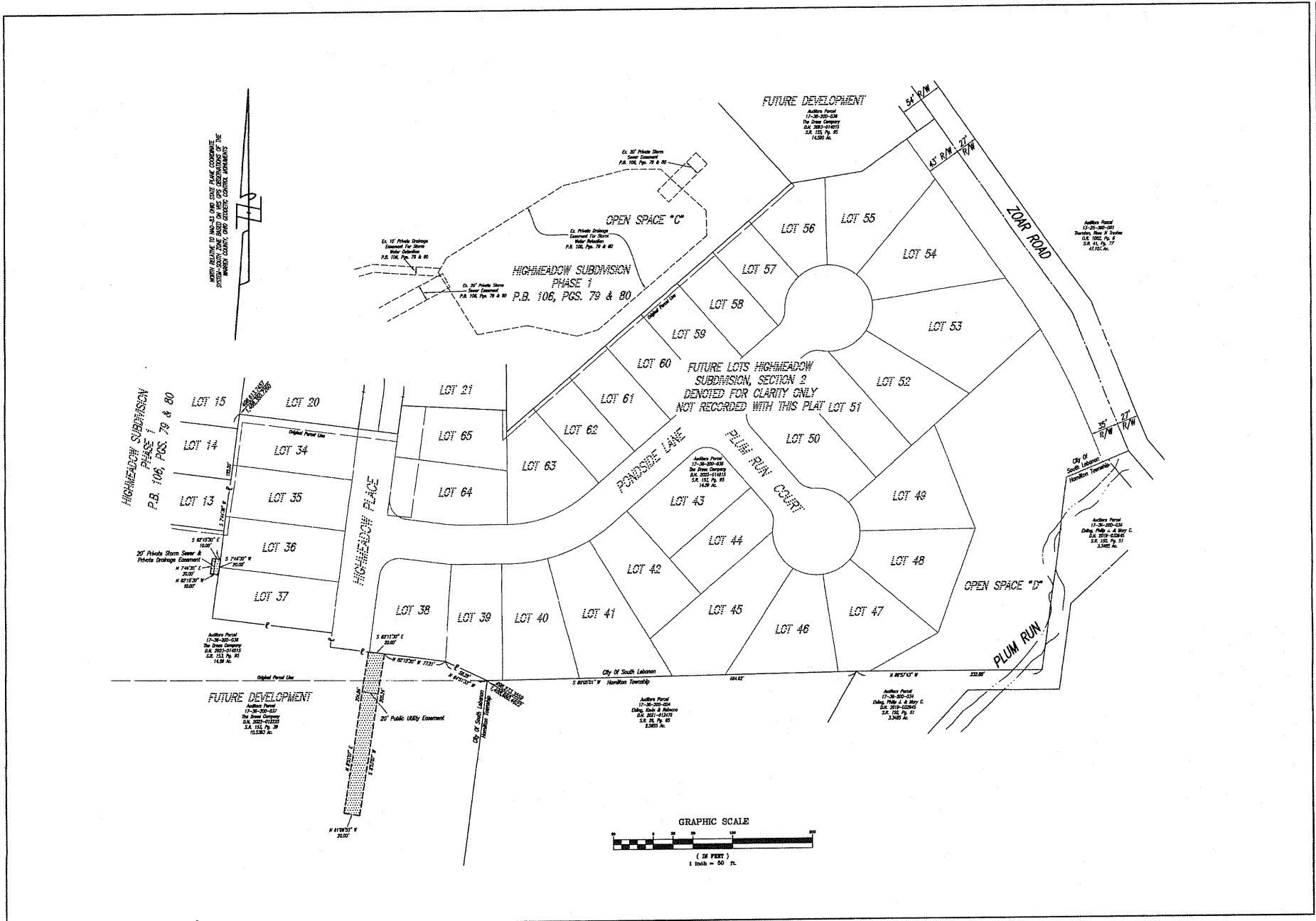
DOUGLAS D. PFEIFFER
REGISTERED SURVEYOR #6865


OWNER/DEVELOPER:
THE DRESS COMPANY
211 GRANDVIEW DRIVE
FORT MITCHELL, KENTUCKY 41017
(859) 578-6565

9-12-23	G.R.	D.P.	N/A
FILED	RECORDED	INDEXED	SEARCHED

EASEMENT PLAT
HIGHMEADOW SUBDIVISION, SECTION 2
MILITARY SURVEY #1546
CITY OF SOUTH LEBANON TOWNSHIP
WARREN COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
10000 W. STATE ST., SUITE 200
LEWISBURG, OHIO 45338
www.abercombieinc.com





Date	9-12-23	G.R.		D.P.	
Author					
Title					
Scale					
Notes					

EASEMENT PLAT

HIGHHEADOW SUBDIVISION, SECTION 2
 HAMILTON TOWNSHIP, CITY OF SOUTH LEBANON
 WARREN COUNTY, OHIO

A

Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 11155 South Main Street, Suite 200
 Cincinnati, Ohio 45228
 513.851.1100
www.aberacrombie-associates.com

20-0059-2
2