



Planned Unit Development (PUD) Stage 1 Zone Change Request

Application to the Zoning Commission
Clearcreek Township, Warren County

RECEIVED

JUN 02 2022

CLEARCREEK TOWNSHIP
ZONING DEPT.

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$750.00 to validate the Stage 1 application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a temporary sign being erected on the property to identify a pending zone change request. This sign shall be erected at least ten (10) days prior to the Zoning Commission's public hearing and removed after the Board of Trustees' public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

Amanda & Nathan Ramsey

Mailing address of Applicant:

798 Farview Ave, Lebanon, Oh 45036

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds
Description:

Parcel: 08044760040

Property fronts on the following road(s):

State Route 48

The legal title to said property recorded in the name(s) of:

Amanda J & Nathan P Ramsey

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

798 Farview Ave, Lebanon, Oh 45036

The property is presently zoned:

OSR-1 Open Space Residential & R-1 Residential Zone

Requested zoning classification:

MU-PUD Mixed Use

The current use of the property:

Vacant Wooded Lot

Reason(s) for the application:

We are requesting the zone change so that we may construct a residence as well as a storage building for our Maggard Memorials business. The storage building will be for the storage of equipment and granite related to the memorial business. No retail business will be conducted at this site, just light work associated with the moving of materials for the memorial business. There would be deliveries of granite possibly 2-3 times a month at the most, and some months no deliveries at all. With consideration and forethought, we would only schedule deliveries for after 9:00 am and before 5:00 pm and none between 1:30-2:30 pm so as not to conflict with school dismissal.

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To aid the Zoning Commission processing of the request, please submit the following documentation outlined in Clearcreek Township Zoning Resolution Chapter 13, Section 13.05:

SEC. 13.05 PUD Approval Process: Any owner(s), their agent(s), or developer(s) who seeks approval for a PUD shall file an application the Clearcreek Township Zoning Commission. All applications shall be subject to a comprehensive review process consisting of three stages: Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application, Stage 2: The PUD Preliminary Site Plan Application, and Stage 3: The PUD Final Site Plan submittal.

SEC. 13.05(A) Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application The first stage of the PUD process consists of satisfactory completion of two main requirements: a Pre-Application Conference with the Clearcreek Township Zoning Inspector and a Zone Change Amendment Request accompanied with a PUD Concept Plan. Upon completion, successful applicants shall receive a change of zoning classification, an approved PUD Concept Plan designating land use(s) and density, and the Stage 1 approval required to begin Stage 2. The Stage 1 process steps, PUD objectives, and conditions for approval outlined below are required to be completed and satisfied in order for Stage 1 approval consideration.

SEC. 13.05(A)(1)(b) Zone Change Amendment Request/PUD Concept Plan Application

- (1) Applications for a Zone Change Amendment/PUD Concept Plan shall be submitted, signed by the owner(s) of the PUD or the designated agent, to the Clearcreek Township Zoning Inspector attesting to the truth and correctness of all facts and information presented with the application, on or before the scheduled monthly Zoning Commission meeting deadline, as identified on the Zoning Commission schedule found on the Clearcreek Township website (www.clearcreektownship.com).
- (2) All applications shall be submitted with the required fees as established in the Clearcreek Township fee schedule found on the Clearcreek Township website (www.clearcreektownship.com).

- (3) The Zone Change Amendment Request/PUD Concept Plan Application shall include the following items:
- a) An area map showing adjacent property owners and existing uses within 200 feet of the parcel(s).
 - b) A legal description of the metes and bounds of the parcel(s).
 - c) A PUD Concept Plan to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:
 - 1) The existing type of topographical features of the site.
 - 2) The general location of building lots and their areas in acres.
 - 3) The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.
 - 4) Delineation of the various land use areas with an indication for each such area of its general extent, size, and composition in terms of use and bulk of structures.
 - 5) A calculation of residential net density and/or net floor area ratio.
 - 6) The interior common open space system with acreage specified.
 - 7) Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.
 - 8) A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by the federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.
 - 9) Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.
 - 10) Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.
 - d) A net density plan illustrating the net density able to be obtained if developed under a straight zoning classification, to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:
 - 1) The existing type of topographical features of the site.
 - 2) The general location of building lots and their areas in acres.
 - 3) The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.
 - 4) A calculation of residential net density and/or net floor area ratio.
 - 5) The interior common open space system with acreage specified.

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- 6) Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.
 - 7) A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.
 - 8) Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.
 - 9) Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.
- e) A written report containing the following:
- 1) General description of availability of other community facilities, such as schools, fire protection services, and cultural facilities if any, and how these facilities are affected by this proposal.
 - 2) Evidence how the developer's proposed land use(s) meet existing and projected community requirements.
 - 3) A general statement how the common open space shall be owned and permanently maintained.
 - 4) If the development is to be phased, a general indication as to how the phasing is to proceed. Whether or not the development is to be phased, the PUD Concept Plan shall show the intended total project.

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SEC. 13.05(A)(2) Stage 1: PUD Objectives

- (a) The Stage 1: Zone Change Amendment Request/PUD Concept Plan shall be acceptable, if:
- (1) The proposed use(s) are appropriate for the parcel(s) being reviewed; **and**
 - (2) The following information is specified/clarified in the narrative and on the drawing(s) at the time of approval:
 - a) The list of uses permitted within the PUD are specified.
 - b) The general location of such uses is specified.
 - c) Any use-specific standards that may apply to the permitted uses are included.
 - d) The maximum density or intensity is permitted within the PUD.
 - e) The amount and general location of open space are identified.
- (b) The Clearcreek Township Zoning Commission and/or Clearcreek Township Board of Trustees shall have the authority to impose special conditions related to the PUD and to

approve development standards unique to the PUD as deemed necessary in order to promote the public health, safety, morals, and general welfare of Clearcreek Township.

SEC. 13.05(A)(3) Stage 1: Conditions for Approval

The following criteria shall be used in the recommendations and decisions made regarding the Stage 1: Zone Change Amendment Request/PUD Concept Plan. Failure to comply with any of these criteria requires that explicit rationale or alternative requirements be set forth.

- (a) The Zone Change Amendment Request/PUD Concept Plan is consistent with the Clearcreek Township Master Land Use Plan;
- (b) The intensity proposed for the PUD does not exceed the maximum density or lot coverage allowed for the PUD as a whole;
- (c) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area;
- (d) The minimum common open space areas have been designated and designed in accordance with the provisions of this Resolution and shall be conveyed to a legally established homeowner's or property owner's association, commercial management group, or other agency as herein provided;
- (e) Approval of the Stage 1: Zone Change Amendment Request/PUD Concept Plan may be conditional upon provisions that are necessary for the protection of public health, safety, morals, and general welfare. Thus, the Clearcreek Township Zoning Commission or Board of Trustees may require the submittal of a revised PUD Concept Plan if it is determined that modifications are required to comply with this Resolution.

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Submitted drawing:

Two (2) sets of drawings shall be submitted on paper measuring 24" by 36" for staff review and for display during the public hearing.

One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for Warren County Regional Planning Commission, the staff file, Zoning Commission and Board of Trustee packets.

1. Tax Mailing Address Information shall be filled out below:

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within two hundred (200) feet of any part of the subject property being considered for a zone change request. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map Room and at https://www.wcauditor.org/Property_Search/. This information can also be provided in a Microsoft Excel electronic spreadsheet.

Surrounding Owners 4023 N SR 48 Stage 1 PUD (Parcel 08044760040)

Warren Co. Parcel ID	Owner	Tax Address	City	State	Zip
08044510090	Randall E & Sarina L Leisz	5279 SPRINGBORO RD	Lebanon	OH	45036
08044760020	Sarah M Mellon & Michael E Nemire	4059 N SR 48	Lebanon	OH	45036
09343760050	Matthew L & Elizabeth Spies	4098 N SR 48	Lebanon	OH	45036
09331010040	John & Karen Karnes	3928 N SR 48	Lebanon	OH	45036
08032260120	Dennis W & Kelley S Vance	3965 N SR 48	Lebanon	OH	45036
08032260130	Michael F & Debra Tracy	40 Turner Drive	Lebanon	OH	45036
08032260100	Bakelyn Company	1590 Hart Road	Lebanon	OH	45036
08032260090	Kyle Farrell & Houstyn Honeycutt	80 Turner Drive	Lebanon	OH	45036
08032260080	Linda & Donald E Oda II	655 E LWR Springboro Rd	Springboro	OH	45066
08032260070 & 072	Raymond Eugene Permar Miller	128 Turner Drive	Lebanon	OH	45036
08032260060	Marion J & Wilma Jean Wilson	160 Turner Drive	Lebanon	OH	45036
08032260050	Gary L & Diana Constance Trustee	1006 N Peniel Ave	Avon Park	FL	33282
08032260040	Nina Young	188 Turner Drive	Lebanon	OH	45036
08032260030	Dan M & Tammy R Diel	210 Turner Drive	Lebanon	OH	45036
08032260020	Cliff & Paula G Crouch	228 Turner Drive	Lebanon	OH	45036
08032260010	Jeff Alexander & Erika Gilcher	248 Turner Drive	Lebanon	OH	45036
08032010090	Linda C Recher	260 Turner Drive	Lebanon	OH	45036
08032010080	Christopher J & Sarah M Willoughby	286 Turner Drive	Lebanon	OH	45036
08032010100 & 110	Larry Dale & Joretta Hope Kendrick	320 Turner Drive	Lebanon	OH	45036
08032010060	Michael E Reed Trustee	340 Turner Drive	Lebanon	OH	45036
08032010050	Kaylyn Lamb	358 Turner Drive	Lebanon	OH	45036
08032010040	James R & Helen Koehler	376 Turner Drive	Lebanon	OH	45036
08032010030	Ronald & Debra Cain	394 Turner Drive	Lebanon	OH	45036
08032010021 & 022	Scott & Sandra Short	440 Turner Drive	Lebanon	OH	45036
08032010010	Hathaway-Wagner Living Trust	456 Turner Drive	Lebanon	OH	45036
08031070200	Kristopher S & Erin E Bjerkaas	607 Nueway Drive	Lebanon	OH	45036
08031070210	Raymond T & Rachel E Rust	587 Nueway Drive	Lebanon	OH	45036
08042000110	Anna E Alexander	4116 Springboro Road	Lebanon	OH	45036

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1. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
2. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
3. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
4. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
5. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
6. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
7. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
8. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
9. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
10. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
11. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
12. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
13. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

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14. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

15. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

16. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

17. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

18. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

19. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

20. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

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2. If the applicant is not the property owner, an agent letter from the property owner outlining the length and terms of the agent status must be submitted with this application.

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.

Amelia Maggard-Ring MAY 4, 2022
 Applicant Signature Date

TRANSFERRED

Oct 19, 2021

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by AD
Consideration: 333333.00
Conveyance Fee: \$1,000.00
Transfer Fee: \$0.50
Conveyance#:

LINDA ODA
WARREN COUNTY RECORDER
2021-047309
DEED
10/19/2021 10:11:37 AM
REC FEE: 50.00 PGS: 4
PIN:

by EO 4pgs

GENERAL WARRANTY DEED BY A CORPORATION, NO. 32-A

GENERAL WARRANTY DEED *

2021-M-6560TTA

Scooter Ventures, LLC, a limited liability company organized and existing under the laws of the State of Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to Amanda J. Ramsey and Nathan P. Ramsey, wife and husband, for their joint lives, remainder to the survivor of them, whose Tax-Mailing Address is: 798 Farview Avenue, Lebanon, Ohio 45036, the following REAL PROPERTY: Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek:

ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE

08032260110 & 08044510020 & 08044760030

Subject to all legal highways and all easements and restrictions of record, if any.
Excepting taxes and assessments, if any, due and payable after the date hereof, which the grantees herein assume and agree to pay.

Property Address: 4023 N Route 48, Lebanon, OH 45036

Prior Instrument Reference: Official Document Number 2015-035457 of the Deed Records of Warren County, Ohio.

The Grantor has caused its name to be subscribed hereto by Scott Lavine, thereunto duly authorized by resolution of its members, this 7th day of October, 2021.

Scooter Ventures, LLC

By: Scott Lavine
Scott Lavine, Manager

State of Ohio County of Warren ss:

The foregoing instrument was acknowledged before me this 7th day of October, 2021, by Scott Lavine, Manager of Scooter Ventures, LLC.

Deborah A. Skidmore
Notary Public
My Commission Expires: _____
DEBORAH A. SKIDMORE
Notary Public, State of Ohio
My Commission Expires
May 2, 2025

This Instrument was prepared by:
Douglas W. Thomson, Attorney-at-Law
400 TechneCenter Drive
Milford, OH 45150

*See Sections 5302.05 and 5302.06 Ohio Revised Code.

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480
Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S21-514
August 17, 2021

LEGAL DESCRIPTION
Scooter Ventures, LLC
23.199 Acres Tract

Situated in the Township of Clearcreek, County of Warren, State of Ohio, being a part of Sections 3 and 4, Township 3, Range 4, being all (22.362 acres) of the 22.50 acres tract and found in Surveyor's Record Volume 138, Plat No. 84 of the Warren County Engineer's Record of Land Surveys, all (0.293 acres) of the 0.282 acres tract, and all (0.544 acres) of the 0.55 acres tract and found in Surveyor's Record Volume 12, Plat No. 55 of the Warren County Engineer's Record of Land Surveys as conveyed to Scooter Ventures, LLC and recorded in Document No. 2015-035457 of the Warren County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (set) in the centerline of State Route 48 marking the southeasterly corner of Section 4, Township 3, Range 4 and the northeasterly corner of Section 3, Township 3, Range 4, said point having Ohio State Plane Coordinates Northing 549,181.550 feet, Easting 1,488,802.555 feet South Zone and based upon NAD 83 (2011);

thence with the Section Line and centerline of State Route 48 S 05°35'42" W, a distance of 100.00 feet to a mag nail (set) marking a northeasterly corner of a 0.62 acre tract as conveyed to Dennis W. Vance and Kelley S. Vance (Doc. No. 2021-017317) and found in Surveyor's Record Volume 12, Plat No. 55 of the Warren County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 0.62 acre tract N 82°10'25" W passing a 5/8" iron pin (set) at 30.00 feet, a total distance of 238.72 feet to a 5/8" iron pin (found) in an easterly line

of Lot No. 22 of Turner Brothers Subdivision (P.B. 3, Page 303);

thence with the easterly line of Lot No. 22 of Turner Brothers Subdivision N 07°12'14" E, a distance of 99.91 feet to a 5/8" iron pin (found) in the line between Section 4, and Section 3;

thence with the Section line and the northerly line of Turner Brothers Subdivision N 82°10'46" W passing a 1/2" iron pin (found) at 2139.70 feet marking a northeasterly corner of Lot No. 1 of said Subdivision, a total distance of 2495.30 feet to a 5/8" iron pin (set) marking a southeasterly corner of what remains of an original 86.60 acres tract as conveyed to Anne E. Alexander (O.R. 4438, Page 949);

thence with the easterly line of what remains of the aforesaid original 86.60 acres tract N 05°51'55" E, a distance of 391.18 feet to a 5/8" iron pin (found) marking a southwesterly corner of what remains of an original 144.87 acres tract as conveyed to Donald G. Slorp and Marilyn J. Slorp (O.R. 1986, Page 381) and found in Surveyor's Record Volume 134, Plat No. 84 of the Warren County Engineer's Record of Land Surveys;

thence with the southerly line of what remains of the aforesaid original 144.87 acres tract S 82°10'30" E, a distance of 2278.53 feet to a 5/8" iron pin (set) marking a northwesterly corner of a 1.81 acres tract as conveyed to Sarah M. Mellon and Michael E. Nemire (Doc. No. 2019-038708);

thence with the westerly line of the aforesaid 1.81 acres tract S 05°23'50" W, a distance of 181.15 feet to a 5/8" iron pin (set);

thence with the southerly line of the aforesaid 1.81 acres tract S 82°52'43" E passing a 5/8" iron pin (found) at 413.53 feet, a total distance of 450.04 feet to a mag nail (set) in the westerly line of Section 34, Township 4, Range 4 and in the centerline of State Route 48;

thence with the Section Line and centerline of State Route 48 S 05°35'42" W, a distance of 215.44 feet to the point of beginning, **containing 23.199 acres of land**, of which 0.544 acres being within Section 3, Township 3, Range 4 and 22.655 acres being within Section

4, Township 3, Range 4.

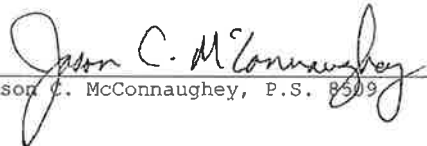
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 45° 52' 18.9") between National Geodetic Survey CORS Station "LEBA" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken July 14, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2021 under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-514 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio, and filed in Surveyor's Record Volume 154, Plat No. 77 of the Warren County Engineer's Record of Land Surveys.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".




Jason C. McConnaughey, P.S. 8509

APPROVED
WARREN CO. MAP DEPT.

Oct 19, 2021
By SC

Old 08-03-226-011 0.55 ac

Old 08-04-451-002 22.50 ac

Old 08-04-476-003 0.282 ac

New 08-04-476-004 23.199 ac (22.655 ac in Sec 4 and 0.544 ac in Sec 3)

No Rem

8-19-2021 BS

VOLUME 154 PLAT NO. 77
WARREN COUNTY ENGINEERS
RECORD OF LAND SURVEYS
DATE AUGUST 11, 2021
SCALE 1"=200'
DEED REFERENCE
SEE BELOW
TOWNSHIP CLEARCREEK
SECTIONS 3 & 4 - TOWN 3 - RANGE 4

PRELIMINARY ACCESS APPROVAL
— GRANTED — NOT APPLICABLE

Neil F. Livingston
NEIL F. LIVINGSTON P.E. & S.
WARREN COUNTY ENGINEER

DEED REFERENCES:
SCOOTER VENTURES, LLC
DOC No. 2015-035427
P.N. 08-04-451-002
S.R. 159-94
0.282 Ac.
P.N. 08-04-476-003
0.55 Ac.
P.N. 08-03-226-011
S.R. 12-55

REVISONS
8/16/21

BOUNDARY SURVEY FOR
SCOOTER VENTURES, LLC
CLEARCREEK TOWNSHIP
WARREN COUNTY
SECTION 3 & 4 - TOWNSHIP 3 - RANGE 4

McCarty Associates, LLC
ARCHITECTS—ENGINEERS—SURVEYORS
213 N. HIGH ST., HILLSBORO OHIO 45133 PH: 513-333-9971 FAX: 937-591-2480
1515 ST. RT. 28 SUITE E. LOVELAND OHIO 45140 PH: 513-732-0300 FAX: 513-732-0500
WASHINGTON C.H.I. OHIO 43160 PH: 740-335-5816
www.mccartyassociates.com

DATE AUGUST 11, 2021 SCALE 1"=200' PROJECT NO. S21-514

BEARINGS ARE BASED UPON THE GRID AZIMUTH
AS SHOWN ON THE ABOVE PLAT. THE LOCAL
SURVEY COORDINATES ARE BASED ON THE
SURVEY COORDINATE SYSTEM OF THE
ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT
"2001" AND DERIVED FROM GPS OBSERVATIONS
TAKEN AT THE SURVEY STATION. THE LOCAL
COORDINATES ARE BASED ON THE NAD 83
COORDINATE SYSTEM (NAD 83) USING THE
GCS NRS (VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 21514_07-30-21)

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS
NAME NAD 83 (2011) ELLIPSOID CHIO STATE PLANE COORDINATES MAYD 88 ELEVATION
LATITUDE LONGITUDE NORTHING EASTING
LEBANON 39°25'49.78835"N 84°18'59.26360"W 739.654 525962.8587 1464871.2303 650.182
LEDA
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS
NAME NAD 83 COORDINATES MAYD 88 ELEVATION
LEBANON 39°25'43.96167"N 84°11'59.62605"W 847.580 549217.678 1488624.194 957.415
LEDA
GROUND SCALE FACTOR: 1.00010275309329
GEOID MODEL: GCO018 (CONUS) 549217.678 EASTING ELEVATION
UNITS ARE IN U.S. SURVEY FEET (SFT) 1488624.194 957.415
P.O.B. N 549,181.550' 1,488,802.555'

ANNE E. ALEXANDER
O.S. 4438, PAGE 940
08-04-300-01
DONALD G. SLORP
AND
MARILYN J. SLORP
O.R. 1985, PAGE 381
08-04-476-009
P.N. 08-04-476-009
S.R. 134-84

SARAH M. MELLON
AND
MICHAEL E. NEMIRE
Doc No. 2019-038708
P.N. 08-04-476-002
P.N. 08-04-476-003

23.199 AC.
(0.234 IN R/W)
249A.30'

TURNER BROTHERS SUBDIVISION
PLAT BOOK 3, PAGE 303

TURNER DRIVE (50')

DENNIS W. VANCE
AND
KELLEY S. VANCE
Doc No. 2019-073117
P.N. 08-03-226-012
S.R. 12-55



NOTES
I HEREBY CERTIFY THIS TO BE A PLAT
OF SURVEY MADE UNDER MY DIRECTION
IN 2021.
NO EVIDENCE OF OCCUPATION EXISTS ALONG
PROPERTY LINES INDICATED BY SOLID LINES.
ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE INDICATED.

- 5/8" IRON PIN (SET) WITH PLASTIC
- CAP STAMPED "McCARTY ASSOCIATES"
- 1/2" IRON PIN (FOUND)
- 5/8" IRON PIN (FOUND)
- 1" IRON PIPE (FOUND)
- MAG NAIL (SET)
- X - WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" - 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"

