

VICINITY MAP
Not to Scale

Basis of bearings is Meadowbrook Estates
Section 1, as recorded in Plat Book 81, Page 94

MEADOWBROOK ESTATES, SECTION 4
BEING A RE-PLAT OF LOT 4 OF
THE REPLAT OF LOTS 1, 2, & 3 IN LITTLE MUDDY CREEK SUBDIVISION
RECORDED IN PLAT BOOK 71, PAGE 21
AND
PART LOT 1A MEADOWBROOK ESTATES, SECTION ONE
RECORDED IN PLAT BOOK 81, PAGE 94

SECTION 1, TOWN 3, RANGE 3
SECTION 2, TOWN 3, RANGE 3
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO
JUNE 2025

OLD 11-02-485-013 Lot 4
OLD 11-01-225-009 Pt. Lot 1A (1.7932 Ac R)
NEW 11-02-485-017 Lot 13

No Rem T9 / RH
07-09-2025

WARREN COUNTY COMMISSIONERS

We, The Board of County Commissioners of Warren County, Ohio Do
hereby approve this plat on this 8 day of July, 2025

Commissioners

[Signatures]

WARREN COUNTY AUDITOR

Transferred on this 16 day of July, 2025
By *[Signature]* Deputy
[Signature] County Auditor

WARREN COUNTY RECORDER

File No. 2025-016855
Received on this 16th day of July, 2025 at 11:35 AM
Recorded on this 16th day of July, 2025 at 11:35 AM
Recorded in Plat Book No. 111, Page 51
Fee: \$96.40
By *[Signature]* Deputy
[Signature] Warren County Recorder

WARREN COUNTY REGIONAL PLANNING COMMISSION

This plat was approved by the Warren County Regional Planning
Commission on this 3rd day of July, 2025
[Signature] R.C.
Executive Director

DEERFIELD TOWNSHIP ZONING INSPECTOR

I hereby approve this plat on this 27th day of June, 2025
[Signature]
Deerfield Township Zoning Inspector

WARREN COUNTY ENGINEER

I hereby approve this plat on this 25th day of June, 2025
[Signature]
Warren County Engineer

COUNTY SANITARY ENGINEER \ WARREN COUNTY WATER DEPARTMENT

I hereby approve this plat on this 25 day of June, 2025
[Signature]
Warren County Sanitary Engineer

Access Note:

Access to the lot shall be limited to the existing
ingress/egress easement. No Permanent access will
be allowed directly from Bethany Road.

COVENANTS AND RESTRICTIONS:

All residential lots shown on this plat shall be subject to the
Declaration of Covenants, Conditions and Restrictions for Meadowbrook
Estates recorded in Official Record Volume 3360, Page 490, Warren
County, Ohio Recorder's Office (including any amendments and
supplements thereto which may be recorded from time to time).

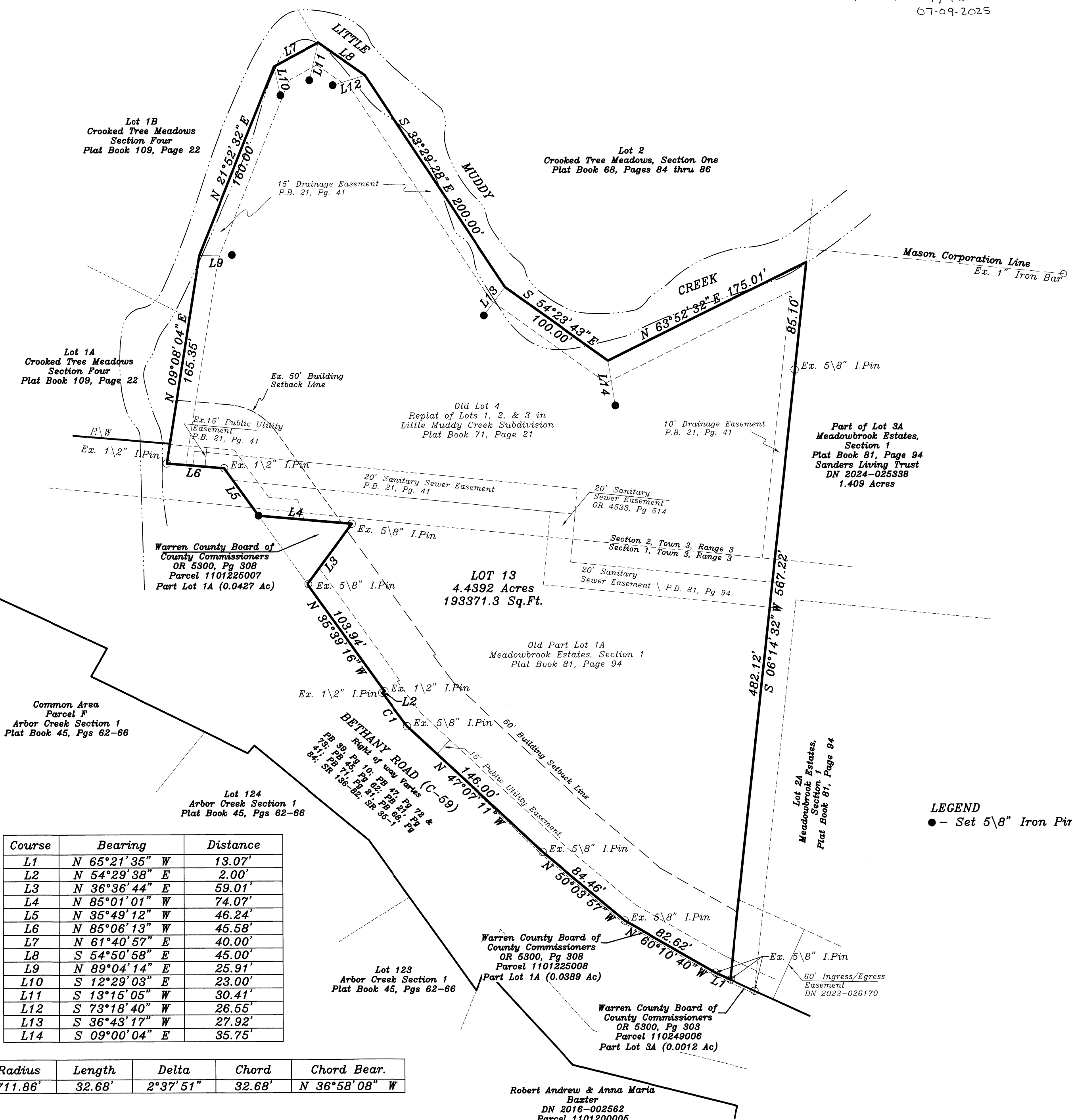
OWNERS

Sean A. Litherland and Janet L. Litherland
4897 Citation Ct
Mason, Oh 45040

Doc. No. 2024-006169
Part Lot 1A Meadowbrook Estates, Section 1 and
Lot 4 of the Replat of Lots 1,2,& 3 in Little Muddy Creek Subdivision

I hereby certify that this plat represents a
true and complete survey made under my
supervision and all monuments have been
set or found as shown.

[Signature] Jay S. Olberding P.S.
Jay S. Olberding P.S.
Ohio Registered Surveyor #5-7188



Course	Bearing	Distance
L1	N 65°21'35" W	13.07'
L2	N 54°29'38" E	2.00'
L3	N 36°36'44" E	59.01'
L4	N 85°01'01" W	74.07'
L5	N 35°49'12" W	46.24'
L6	N 85°06'13" W	45.58'
L7	N 61°40'57" E	40.00'
L8	S 54°50'58" E	45.00'
L9	N 89°04'14" E	25.91'
L10	S 12°29'03" E	23.00'
L11	S 13°15'05" W	30.41'
L12	S 73°18'40" W	26.55'
L13	S 36°43'17" W	27.92'
L14	S 09°00'04" E	35.75'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	711.86'	32.68'	2°37'51"	32.68'	N 36°58'08" W

DEED REFERENCE

Situated in Sections 1 & 2, Town 3, Range 3, Deerfield Township,
Warren County, Ohio, containing 4.4392 acres of land, being the same
parcels of land conveyed to Sean A. Litherland and Janet L. Litherland
by deeds recorded in Document Number 2024-006169 and being part
lot 1A (1.7982 Ac.) of Meadowbrook Estates, Section One, recorded in
Plat Book 81, Pages 94-95 and Lot 4 of Replat of Lots 1,2,& 3 in
Little Muddy Creek Subdivision, recorded in Plat Book 71, Page 21,
Warren County, Ohio Deed Records

NOTES
1) Occupation generally fits survey.
2) Source Documents as noted.
3) All monuments in good condition.

Area in Section 1 = 1.8261 Acres
Area in Section 2 = 2.6131 Acres
Total Area = 4.4392 Acres

OWNER'S CONSENT AND DEDICATION

We, the undersigned, being all of the owners and lien holders of the land herein
platted, do hereby voluntarily consent to the execution of said plat and do dedicate the
street, parks or public grounds as shown hereon to the public use forever.

Any "public utility easement" as shown on this plat are for the placement of public
utilities, sidewalks, and trails and for the maintenance and repair of said utilities,
sidewalks, and trails. This easement and all other easements shown on this plat, unless
designed 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 line or services, sidewalk, trails, 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 easement
or adjacent streets and for providing ingress 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 easement, 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 easement are for the benefit of all public utility service
providers including, but not limited to 15' wide Public Utility Easement along Bethany
Road and the 20' Sanitary Sewer Easement per Plat Book 21, page 41 and Plat Book
81, page 94

Owners:

Sean A. Litherland Janet L. Litherland
By: *[Signature]* By: *[Signature]*

State of Ohio - County of Warren, S.S.
The foregoing instrument was acknowledged before me on this
30 Day of June, 2025

By: Sean A. Litherland & Janet L. Litherland

Notary Public

My Commission Expires: 2/8/2029



HUANAN SHU SAXENA
Notary Public
State of Ohio
My Comm. Expires
February 8, 2029

NOTE: The professional surveyor or Lansdale Surveying, Inc.
has made no investigation or independent search for
easements of record, encumbrances, restrictive covenants,
ownership title evidence, or any other facts that an accurate
and current title search may disclose. No abstract of title,
nor title commitment, or results of a title search were
furnished to the surveyor or Lansdale Surveying, Inc.