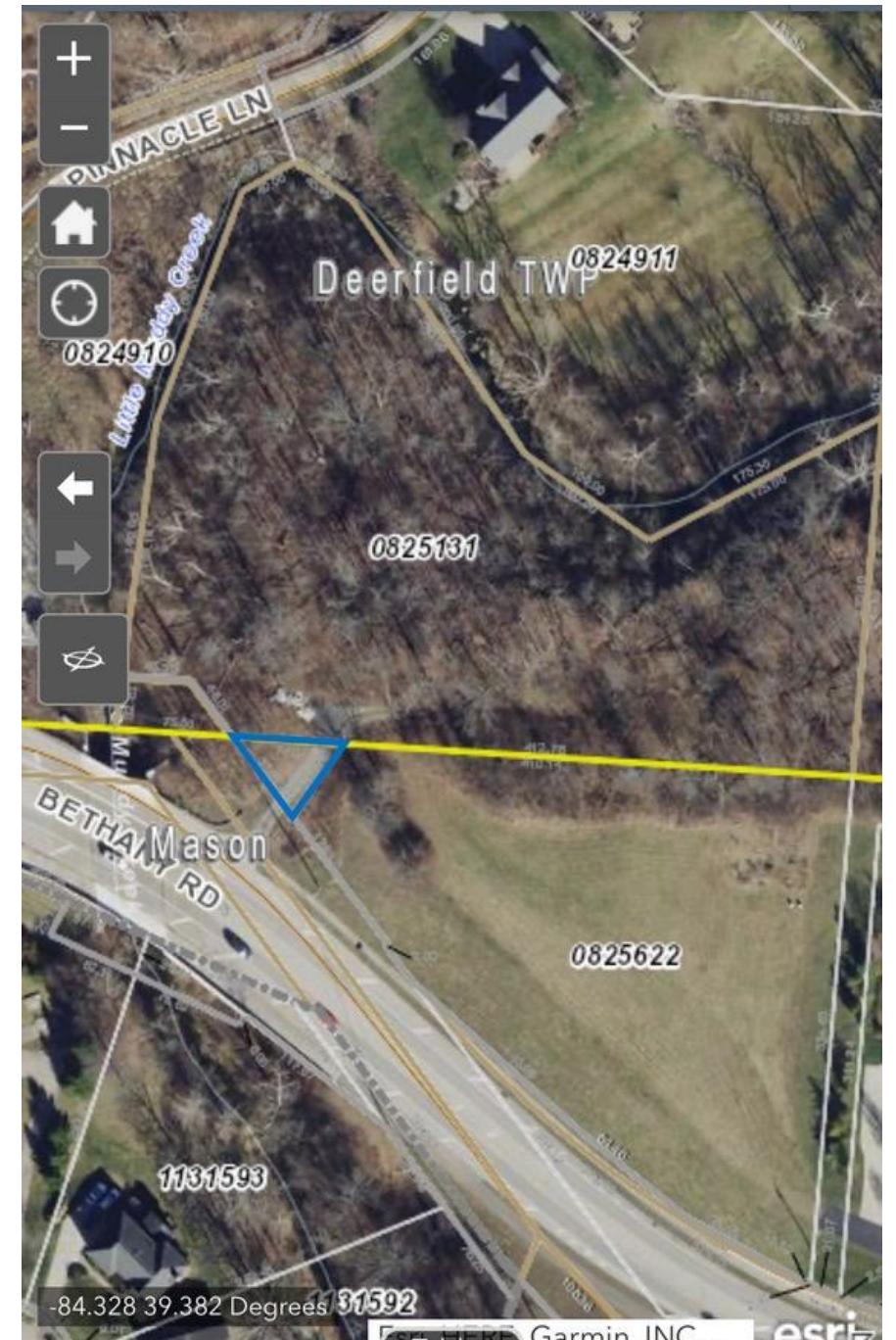


# Set Backs

- Minimum Lot size – 14,000 square feet
- Minimum Lot Frontage Along a Public Street – 80 feet
- Minimum Front Yard Setback – **50 feet**
- Minimum Side Yard Setbacks – **5 feet on one side / 20 feet total**
- Minimum Rear Yard Setbacks – **35 feet**
- Parcel numbers:
  - **NEW**
  - **11-02-485-017**
  - **Meadowbrook Estates, Section 4 Lot 13**
  - **OLD**
  - 1101225009 - Meadowbrook Estates (subdivision)
  - 1102485013 - Little Muddy Creek (subdivision)









VICINITY MAP  
Not to Scale

**DRAINAGE STATEMENT**

Unless otherwise designed 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 Warren County Commissioners and The Board of Township Trustees assume no legal obligation to maintain or repair and open drain, ditch or watercourse within the easement areas unless noted otherwise on this plat. However, when the stated 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 on 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 pump mains and culverts for private drainage, 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.

**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 herein to the public use forever.

Any "public utility easement" as shown on this plat are for the placement of public 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 service, sidewalk, trail, 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.

Owners:  
Sean A. Litherland Janet L. Litherland

By: \_\_\_\_\_ By: \_\_\_\_\_

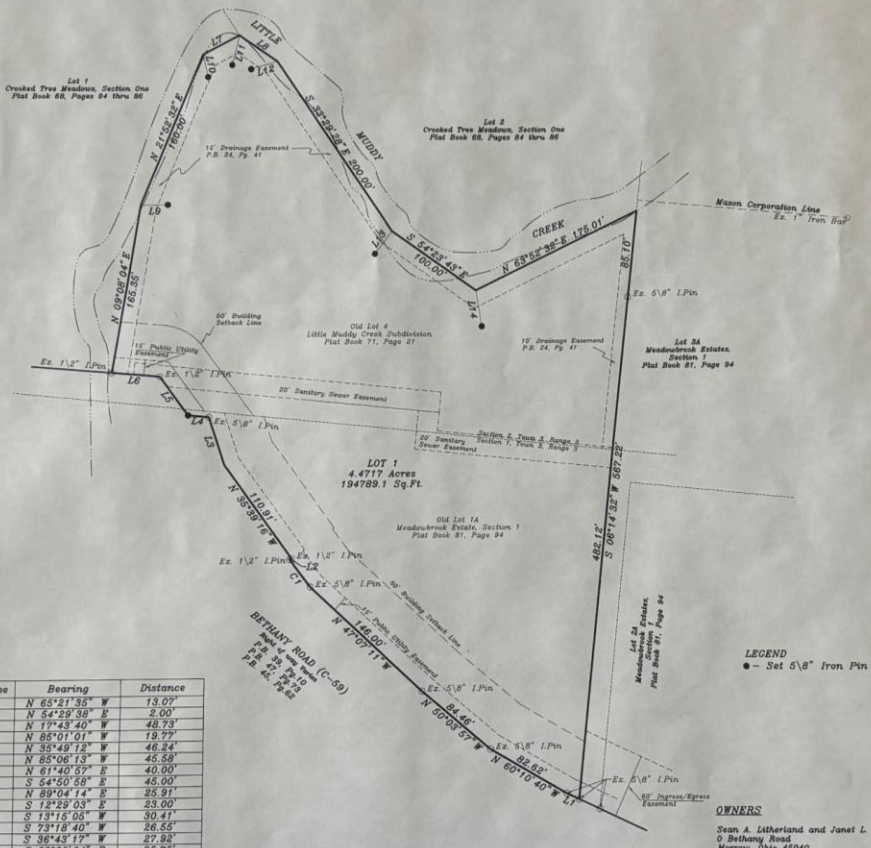
State of Ohio - County of Warren, S.S.  
The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Notary Public  
My Commission Expires: \_\_\_\_\_

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

LITHERLAND SUBDIVISION  
BEING A RE-PLAT OF LOT 4 LITTLE MUDDY CREEK SUBDIVISION  
RECORDED IN PLAT BOOK 71, PAGE 21  
AND  
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  
AUGUST 2024



Course	Bearing	Distance
L1	N 65°21'36" W	13.07'
L2	N 54°29'38" E	2.00'
L3	N 17°43'40" W	48.73'
L4	N 85°01'01" W	19.77'
L5	N 35°49'18" W	46.24'
L6	N 85°08'13" W	45.58'
L7	N 61°40'59" E	40.00'
L8	S 54°50'58" E	45.00'
L9	N 89°04'14" E	25.91'
L10	S 14°29'03" E	35.00'
L11	S 13°18'06" W	30.41'
L12	S 73°18'40" W	26.55'
L13	S 36°43'17" W	27.93'
L14	S 09°00'04" E	35.75'

Curve	Radius	Length	Delta	Chord	Chord Bear.
CT	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 4.4717 acres of land, being the same parcels of land conveyed to Sean A. Litherland and Janet L. Litherland by deeds recorded in Document Number 2024-006189 and being all of lots 1A of Meadowbrook Estates, Section One, recorded in Plat Book 81, Pages 94-95 and Lot 4 of 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 = 1.8586 Acres  
Area in Section 2 = 2.6131 Acres  
Total Area = 4.4717 Acres

**WARREN COUNTY COMMISSIONERS**

We, The Board of County Commissioners of Warren County, Ohio Do hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Commissioners: \_\_\_\_\_

**WARREN COUNTY AUDITOR**

Transferred on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_ Deputy \_\_\_\_\_ County Auditor

**WARREN COUNTY RECORDER**

File No. \_\_\_\_\_

Received on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_  
Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_  
Recorded in Plat Book No. \_\_\_\_\_ Page \_\_\_\_\_

By \_\_\_\_\_ Deputy \_\_\_\_\_ Warren County Recorder

**WARREN COUNTY REGIONAL PLANNING COMMISSION**

This plat was approved by the Warren County Regional Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Executive Director \_\_\_\_\_

**DEERFIELD TOWNSHIP ZONING INSPECTOR**

I hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Warren County Zoning Inspector \_\_\_\_\_

**WARREN COUNTY ENGINEER**

I hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Warren County Engineer \_\_\_\_\_

**COUNTY HEALTH DISTRICT**

I hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Warren County Health Commissioner \_\_\_\_\_

**COUNTY SANITARY ENGINEER**

I hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Warren County Sanitary Engineer \_\_\_\_\_

**WARREN COUNTY WATER DEPARTMENT**

I hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Warren County Sanitary Engineer \_\_\_\_\_

**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 3380, 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  
O Bethany Road  
Morrow, Ohio 45040

Doc. No. 2024-006189  
Lot 1A Meadowbrook Estate, Section 1 and  
Lot 4 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.

*Jay S. Olberding P.S.*  
Jay S. Olberding P.S.  
Ohio Registered Surveyor #S-7188

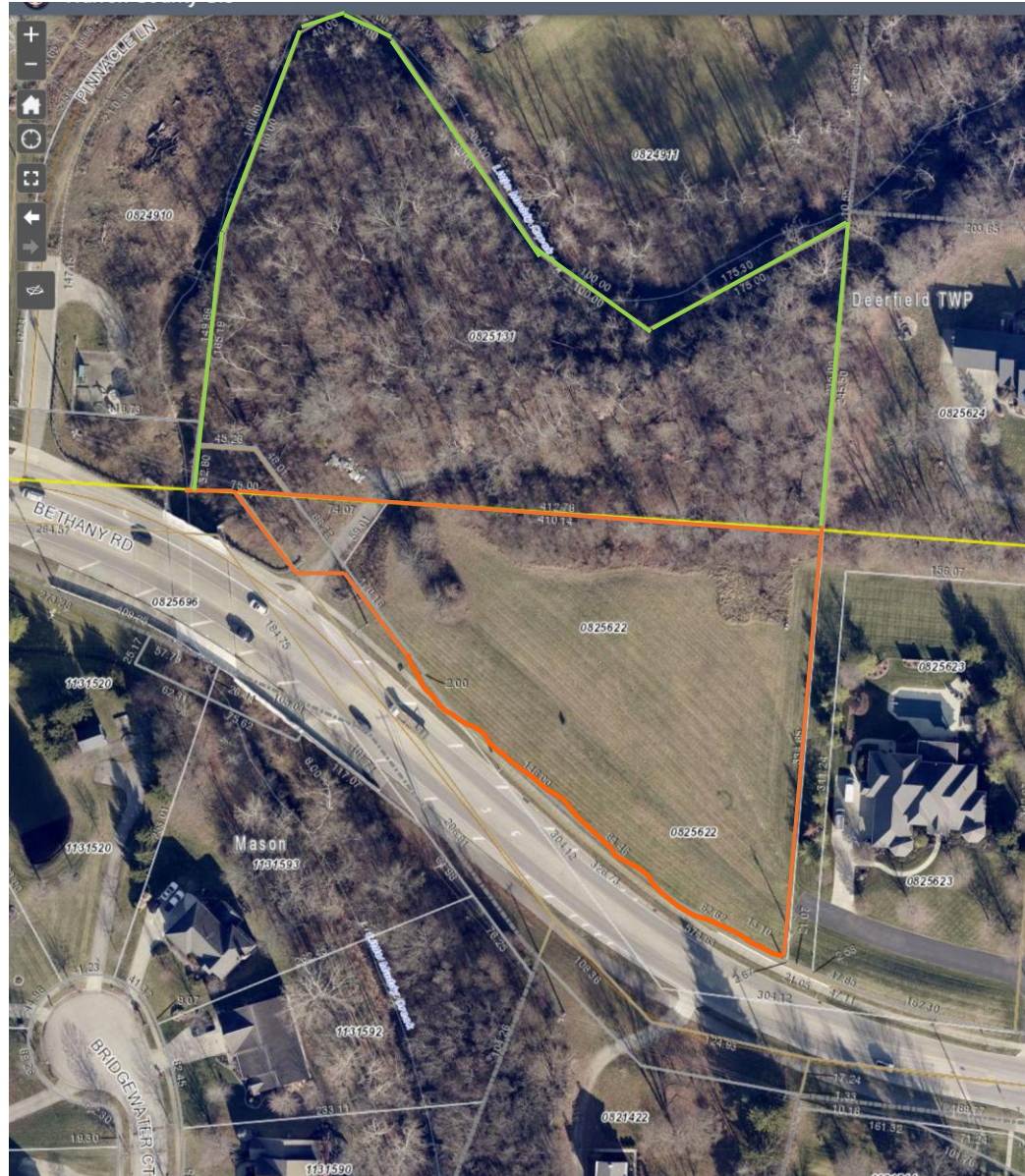


LANDSALE SURVEYING, INC.  
1008 MAIN STREET - (ST. RT. 28)  
MILFORD, OHIO 45150 PHONE (513) 831-0970

DRAWN BY: mch  
DATE: \_\_\_\_\_  
SCALE: 1"=60'

24-100









# Legend

Water Fitting	Master Flow Meter	Main Line	Distribution/Transmission	Lift Station
Interconnection	Booster Station	Blow Off	Abandoned	Abandoned
BACKFLOW_DEVICE	Main_Break	Isolation	Other Owner	Other Owner
WATER METER	County Hydrant	Hydrant		Sewer Manhole
SLIDED SHUTTER	Pressure Reducing Valve			







