

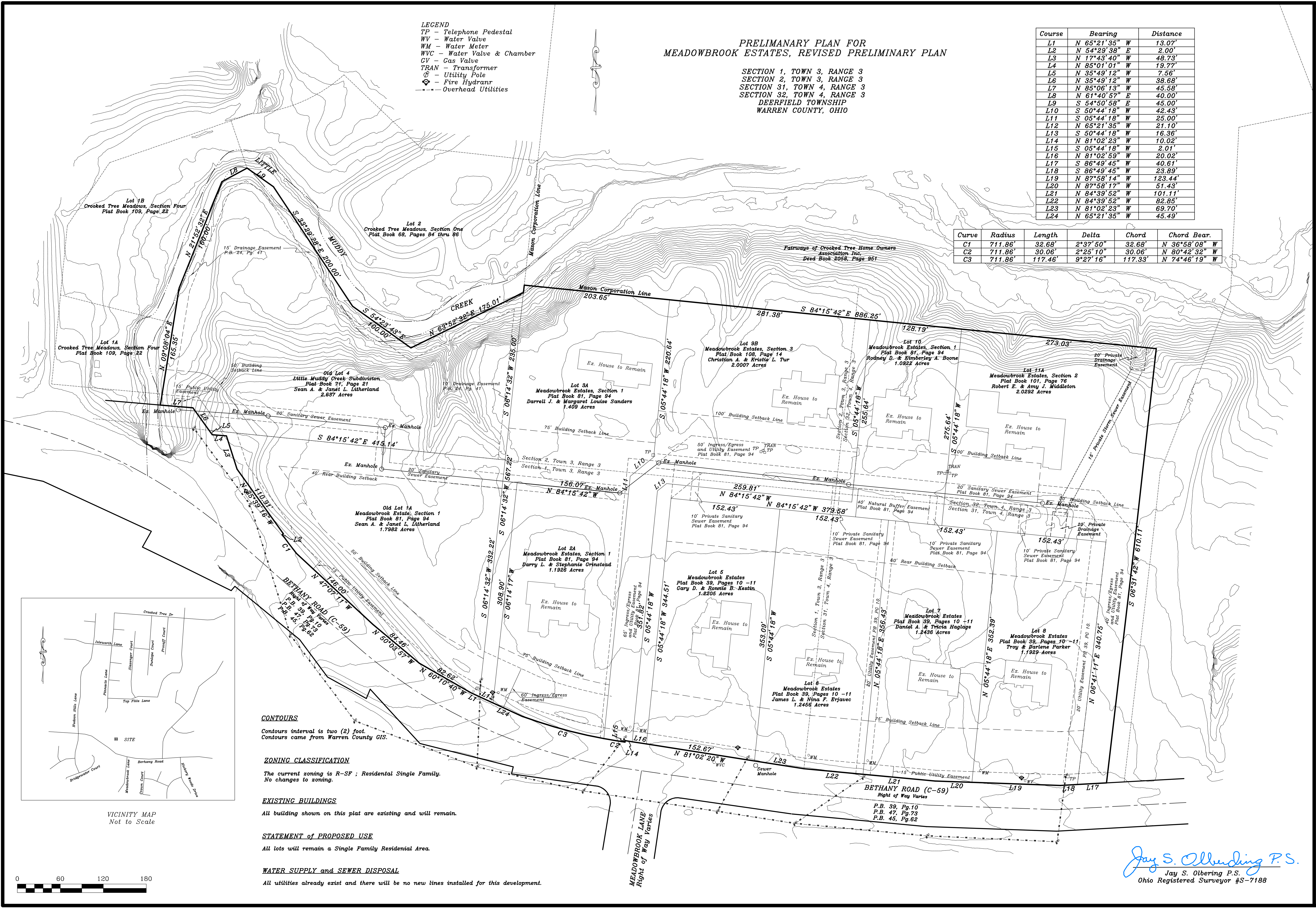
PRELIMINARY PLAN FOR
MEADOWBROOK ESTATES, REVISED PRELIMINARY PLAN

SECTION 1, TOWN 3, RANGE 3
SECTION 2, TOWN 3, RANGE 3
SECTION 31, TOWN 4, RANGE 3
SECTION 32, TOWN 4, RANGE 3
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

Course	Bearing	Distance
L1	N 65°21'35" W	13.07'
L2	N 64°29'38" E	2.00'
L3	N 17°43'40" W	48.73'
L4	N 85°01'01" W	19.77'
L5	N 35°49'12" W	7.56'
L6	N 35°49'12" W	38.68'
L7	N 85°06'13" W	45.58'
L8	N 61°40'57" E	40.00'
L9	S 54°50'58" E	45.00'
L10	S 50°44'18" W	42.43'
L11	S 05°44'18" W	25.00'
L12	N 65°21'35" W	21.10'
L13	S 50°44'18" W	16.36'
L14	N 81°02'23" W	10.02'
L15	S 05°44'18" W	2.01'
L16	N 81°02'59" W	20.02'
L17	S 86°49'45" W	40.61'
L18	S 86°49'45" W	23.89'
L19	N 87°58'14" W	123.44'
L20	N 87°58'17" W	51.43'
L21	N 84°39'52" W	101.11'
L22	N 84°39'52" W	82.85'
L23	N 81°02'23" W	69.70'
L24	N 65°21'35" W	45.49'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	711.86'	32.68'	2°37'50"	32.68'	N 36°58'08" W
C2	711.86'	30.06'	2°25'10"	30.06'	N 80°42'32" W
C3	711.86'	117.46'	9°27'16"	117.33'	N 74°46'19" W

- LEGEND
 TP - Telephone Pedestal
 WV - Water Valve
 WM - Water Meter
 WVC - Water Valve & Chamber
 CV - Gas Valve
 TRAN - Transformer
 U - Utility Pole
 FH - Fire Hydrant
 --- Overhead Utilities



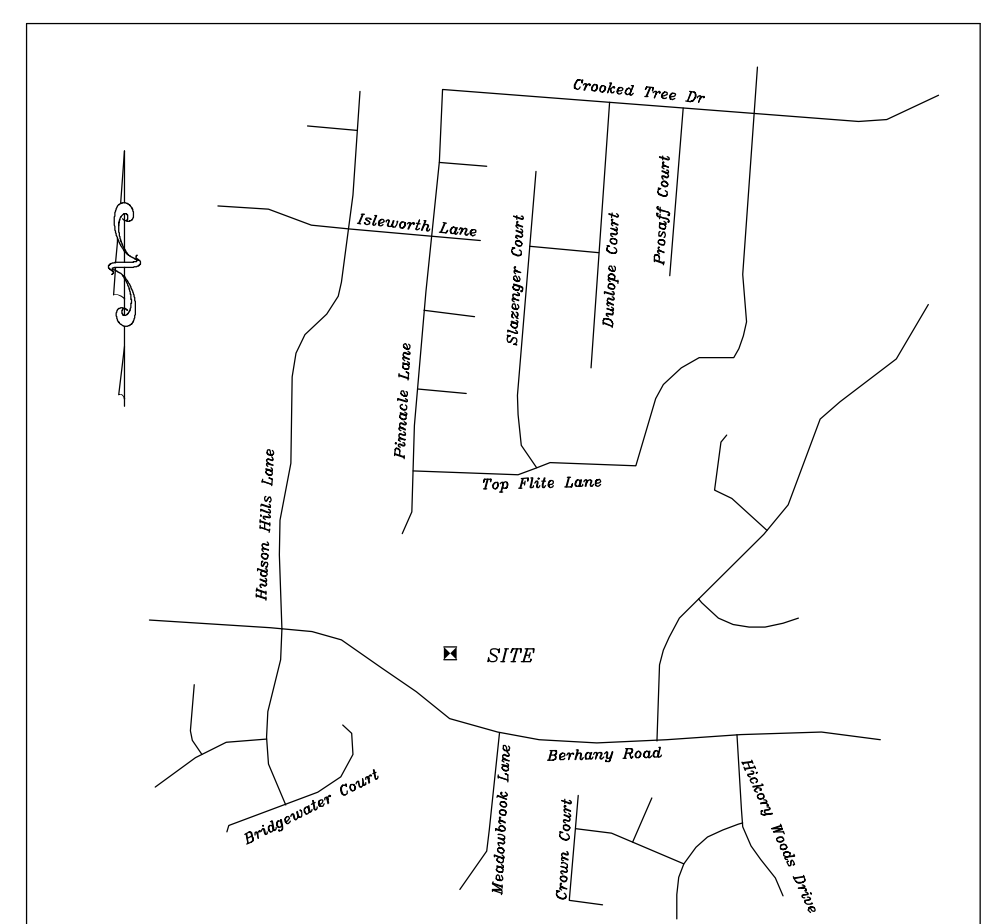
CONTOURS
 Contours interval is two (2) foot.
 Contours came from Warren County GIS.

ZONING CLASSIFICATION
 The current zoning is R-SF ; Residential Single Family.
 No changes to zoning.

EXISTING BUILDINGS
 All building shown on this plat are existing and will remain.

STATEMENT of PROPOSED USE
 All lots will remain a Single Family Residential Area.

WATER SUPPLY and SEWER DISPOSAL
 All utilities already exist and there will be no new lines installed for this development.



DATE: 12/6/24
 BY: mch
 REASON: Updated per County Email dated 12/4/24

PRELIMINARY PLAN FOR
MEADOWBROOK ESTATES, SECTION FOUR

STATE OF OHIO
 JAY S. OLBERING
 9-7188
 PROFESSIONAL SURVEYOR

LANSDALE SURVEYING, INC.
 1008 MAIN STREET - (ST. RT. 28)
 MILFORD OHIO, 45150 PHONE (513) 831-9970

DATE: December 2024
 DRAWN BY: MRH
 DRAFTING NUMBER: 24-100A
 SCALE: 1"=60'

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