# VICINITY MAP

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF 0.0282 ACRES IN SECTION 34, TOWN SE, RANCE SM, IN THE CUTY OF LEBANON, WARREN COUNTY, OFFICE OF THE PROPERTY OF THE COUNTY OF SAD LAND TO BE KNOWN AS POPILAR HILL SUBDIVISION, AND THE LOTS ARE NUMBERED FROM 4996A-4999A. AND ARE OF THE SHAPES AND SZEZS AS SHOWN ON THE PLAT AND THE STREETS WITHIN THE BOUNDAMES OF SAD PLAT, ARE HEREOFY DEDICATED TO THE PERFETURE.

FASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION. MESCENDIS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, GPERATION, MANTENANCE, REPRIR, REPLACEMENT OR RELIVOUR OF WATER, SEWER, CAS., SELECTRIC, TELEPHONE, OR OTHER UTILITIES OF SERVICES, AND FOR THE EXPRESS PURPOSE OF REMOVING ANY AND LITTEES OR OTHER GISTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INCRESS AND EXCITED STATE OF THE PROPERTY FOR ASID PURPOSES, AND ARE TO BE WARRINGROUND SOUTH FOREVER.

JEFF HAFER L' Ferris

Crossmann Communities of Chiq Inc. PONALDW POOZE

BE REMEMBERED THAT ON THIS 1/76 DAY OF JULY , 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNT AND STATE PERSONALLY CAME CROSSMANICOMMUNITES OF OHIO, INC. AS REPRESENTED BY \_\_\_\_\_\_

PONALDWIROOZE, Vice Pres. WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COROPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.



Patricia L. Ferris MY COMMISSION EXPIRES: My Commission Expires 10/54

OLO 13-34 -145 - 004 Lot 4998 OLD 13-34-145-005 LOT 4997 OLO 13-34-145-006 LOT 4996 NEW 13-34-145- 007 Let 4998 - A NEW 13-34-145- 008 Let 4997 - A NEW 13-34-145-009 Lat 4996- A NO REM. (RW) 7-18-95

## SURVEYORS CERTIFICATION





N 87'30'00" W

(4999)

4998=A-9,760 S.F. 0.2241 ACRES



4997-A \$ 8,773 S.F. SV 0,2014 ACRES &

#### DEED REFERENCE

THE 0.6282 ACRES IN POPLAR HILL SUBDIVISION SECTION ONE REPLAT FUTURE LIANDS IS PART OF THE PREMISES CONVEYED TO HEATHWOOD LOPMENT CORP. BY O.R. II 20, PAGE 13 OF OFFICIAL RECORDS OF IN COUNTY, OHIO.

ALL LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF ALL LUIS SHOWN HEREON ARE SUBJECT TO THE IEAMS AND CONDITIONS THE DECLARATION OF COVENNIS, CONDITIONS, RESTRICTIONS AND LIENS FOR POPLAR HILL SUBDIVISION, AS RECORDED IN WARREN COUNTY, OHIO OFFICIAL RECORDS BOOK 1099, PC, 991 & 995, WHICH PROVIDES FOR MAINTENANCE OF THE DETENTION BASIN, ETC...

### SURVEYOR'S NOTES

CURVE TABLE

(4991)

4992

- BEARING SYSTEM FROM S.R. VOLUME 18 PAGE 73, WARREN COUNTY, OHIO, ENGINEERS RECORD LAND DIVISION.
- LOT CORNERS WILL BE MARKED WITH 5/8" IRON PINS UPON COMPLETION OF IMPROVEMENTS.
- 3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- 4. NO EVIDENCE OF OCCUPATION NOTED ALONG NEW DIVISION LINES. 5. DATA SOURCES INCLUDE DOCUMENTS CITED HEREON.

- 2 '98.22,00," E

(4994)

COUNT

DE B. WE

4996

4996-A 8,830 S.F. 0.2027 ACRES

POPLAR! HILLS SUBDIVISION

SECTION ONE

D.B. 1069 PG. 991 & 995

P.B. 30 PG. 1 & 2

(4993)

- -263.95,

# **APPROVALS**

### CITY MANAGER

HEREBY APPROVE AND ACCEPT THIS PLAT ON THE DAY OF

### PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE LEBANON, OHIO.

# CITY COUNCIL

I HEREBY CERTIFY THAT ON THE 23" DAY OF May, 190 5.
THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF LEBANON, OHIO.

ATTIGET BY THE CITY OF LEBANON OHIO.

ATTIGET BY THE COUNCIL B

### CITY ENGINEER

I HEREBY\_APPROVE AND ACCEPT THIS PLAT ON THIS \_9\_ DAY OF

David C. Oakes CITY ENGINEER

### COUNTY AUDITOR

190 SECENTED AND TRANSFERRED ON THIS 18 th DAY OF July
190 S. AT 255 f. M.
BY: Slave Saltagard Aick Yellon

#### COUNTY RECORDER

FILE NO. 71356 RECEIVED ON THIS 18 DAY OF July , 199.5, AT 3:11 P.M.
RECORDED ON THIS 18 DAY OF July , 199.5, AT 3:11 P.M.
RECORDED IN BOOK NO. 31 ON PAGE NO. 67

FEE: 45.20 BY: Sunda Yofts

NEW LOT 4996-A NEW LOT 4997-A NEW LOT 4998-A 0.2027 ACRES 0.2014 ACRES 0.2241 ACRES 0.6282 ACRES

JOB LOG

# SUBDIVIDER

HEATHWOOD DEVELOPMENT CORP. 8401 JONATHON LANE MAINEVILLE, OHIO 45039

# SURVEYOR Bayer & Becker Engineers 865 Lila Avenue Milford, OHIO 45150 (513) 248-8311

REVISIONS

5-16-95 rev. as per interna

REVISION

9

### RESTRICTIONS AND COVENANTS

PROTECTIVE COVENANTS AND RESTRICTIONS 
THE FOLLOWING COVENANTS AND RESTRICTIONS SHALL APPLY TO ALL LOTS IN
THIS SUBDIVISION AND SHALL BE COVENANTS RUNNING, WITH THE LAND FOR
THE BENETT OF ALL LOT OWNERS OF THIS SUBDIVISION AND SHALL BE
BIDDING ON ALL PARTIES AND ALL PERSONS CLAMING UNDER THEU UNTIL
2013 A.D., AT WHICH THE SAD COVENANTS SHALL BE AUTOMATICALLY
COVENANTS ARE CHANGED IN WHOLE OR IN PART BY A PETTION EXECUTED BY
SEVENITY PERCENT (700) OR MOBE OF ALL THE THEM OWNERS OF LOTS OF
THIS SUBDIVISION. THE RECORD TITLE HOLDER OF HOLDERS OF EACH LOT
THIS SUBDIVISION. THE RECORD THE HOLDER OF HOLDERS OF FACH LOT
FETTION, IF OR POPERLY EXECUTED, SHALL BE TEMPORED BY
FOR THE SHAPP OF THE PROPERLY SHALL BE THE PROPERLY BE SHALL BE
EMPROCEASE BY INJUNCTION UPON SUIT BROUGHT BY THE EDECONOR
(SOMETHIES CHALLO SUBDIVIDED OF THE REMANDER THEREOF.)

- BULDING REQUESTMENTS
  ALL LOTTS THE SUBPRISON SHALL BE RESIDENTIAL LOTS, UPON EACH OF WHICH, NO STRUCTURE OTHER THAN ONE DETACHED SINGLE FAMILY HOUSE, NOT TO EXCEPT TWO AND ONE—HALF (2 1/2) STRUCK, AND A PRIVATE CARROE (SERVING SAID HOUSE) FOR NOT LESS THAN TWO (2) CARS, SHALL BE REFERED ON FEMILITED TO REDAM!
- SUBDIVIDING LOTS
  NO LOT IN THIS SUBDIVISION SHALL BE SUBDIVIDED INTO SMALLER
  LOTS OR PARCELS EXCEPT TO BE JOINED TO AN EXISTING FULL—SIZED
  LOT ADJACENT THERETO.
- NO LOT SHALL BE USED FOR ANY NOXIOUS, OFFENSIVE TRADE OR ANY ACTIVITY, WHICH MAY BE AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- TEMPORARY STRUCTURES NO TRAILER, TEMT, GRARGE, OUTBUILDING OR UNCOMPLETED HOUSE ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE. TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED FOR RESIDENTIAL PURPOSES.
- ANIMALS
  THE RISING, HOUSING OR MAINTENANCE OF ANIMALS OTHER THAN
  CATS, DOSS AND OTHER HOUSEHOLD PETS IS PROHIBITED. ALL
  CATS, DOSS AND OTHER HOUSEHOLD PETS IS PROHIBITED. ALL
  CHECKED AND ANIMALS AND SANTARY CONDITIONS WIS
- SIGNS
  NO SIGN, BILBOARD, OR ADVERTISEMENT OF ANY KIND SHALL BE
  DISPLAYED ON OR ABOUT ANY LOT TO PUBLIC YEAR EXCEPT FOR A SIGN
  ADVERTISMS THE PROPERTY, FOR SALE OR REATH OR SIGNS USED BY
  DEVELOPER'S AND BILLDERS TO ADVERTISE THE PROPERTY
  DURING THE CONFINICATION AND SALES PERIOD.
- STORMWATER
  THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL MAINTAIN
  STORMWATER DRAINAGE WAYS AND EASEMENTS IN SUCH A MANNER THAT
  DOES NOT INTERFERE WITH THE NORMAL FLOW OF WATER.
- CLEANLINESS
  LOT OWNER SHALL KEEP THE PREMISES NEAT AND CLEAN, THE
  BUILDINGS WELL PAINTED AND REMOVE WEEDS AND UNDERBRUSH NO
  RUBBISH OR REFUSE SHALL BE DUMPED ON ANY LOT. TRASH, GARB
  OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS.
- 10. BUILDING SETBACK LINE
  THE BUILDING SETBACK LINE SHALL BE THE SETBACK LINE AS
  REQUIRED. BY THE ZONING ORDINANCE OF THE CITY OF LEBANON\_THAT.
  PRESENTLY IS APPLICABLE TO THE SUBDIVISION.
- OFF-STREET PARKING EACH DWELLING SHALL PROVIDE A MINIMUM OF FOUR OFF-STREET PARKING SPACES (MINIMUM SIZE OF EACH IS 9' X 19') INCLUSIVE OF GARAGE.
- 12 LOTS 4952, 4956, 4957, 4958 & 4982 SHALL NOT HAVE ACCESS TO COOK ROAD.

bayer-becker engineers

engineers - planners - surveyors 865 lila avenue milford, ohio 45150 513-248-8311

POPLAR HILL SUBDIVISION

(P.E. 30, PG. 1 & 2)
SECTION 34, TOWN 5, RANGE 3.
CITY OF LEBANON

LEBANON TOWNSHIP WARREN COUNTY, OHIO

010rplat.DWG

CROSSMANNCOMMUNITIES OF OHIO, INC.

11914 MONTGOMERY ROAD GRAPHIC SCALE CINCINNATI, OHIO 45249 AKA CROSSMAN COMMUNITIES

**\*LOT DIM. @ SETBACK LINE** 

OOD DEVELOPMENT CORP. O.R. 943 PG. 877

OWNER

LOT ACREAGE

REPLAT OF LOTS 4996, 4997, 4998 SECTION ONE dwg by: RAB 1 OF I

DRAWING NUMBER