

VICINITY MAP

NOT TO SCALE

Old 13-34-130-002 43.7751 AC
SIDWELLS

6031-13-34-210-001
6032-13-34-210-002
6033-13-34-210-003
6034-13-34-210-004
6035-13-34-210-005
6036-13-34-210-006
6037-13-34-210-007
6038-13-34-210-008
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6049-13-34-210-019
6050-13-34-210-020
6051-13-34-141-001
6052-13-34-141-002
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6081-13-34-141-031

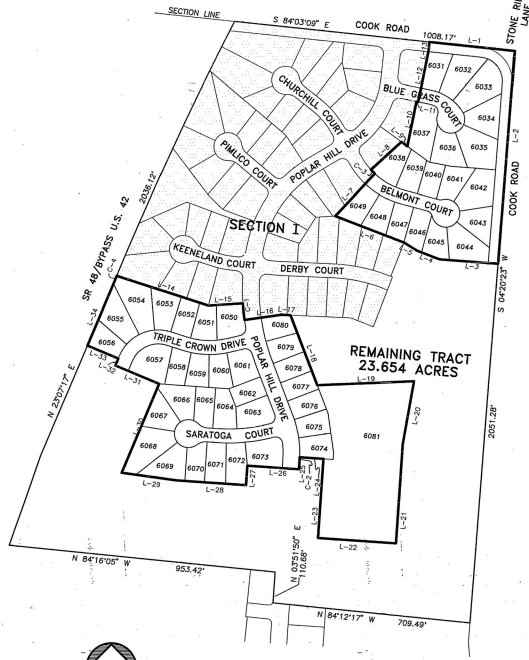
Rem 13-34-130-003 - 23.4301 AC

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	780.00	58.88	58.87	N 05°55'16" W	04°19'30"
C-2	380.00	10.97	10.97	S 03°12'11" W	01°39'14"
C-3	250.00	18.60	18.59	N 44°44'44" W	04°29'22"
C-4	12152.68	25.01	25.01	N 22°16'37" E	00°07'04"

LINE TABLE

LINE	DIRECTION	DISTANCE
L-1	S 04°10'00" W	308.20
L-2	S 04°20'23" W	762.51
L-3	N 85°39'37" W	209.81
L-4	S 08°55'00" E	85.18
L-5	S 58°34'34" E	55.72
L-6	S 68°55'00" E	263.95
L-7	S 43°00'35" W	208.92
L-8	N 47°30'00" E	147.55
L-9	S 53°55'45" E	26.55
L-10	N 11°22'48" E	163.24
L-11	S 78°37'12" E	6.43
L-12	N 11°22'48" E	182.05
L-13	S 03°56'51" W	35.00
L-14	S 72°00'00" E	344.08
L-15	S 80°14'30" W	123.17
L-16	N 81°16'00" E	132.85
L-17	S 87°30'00" E	31.46
L-18	S 21°02'10" E	268.46
L-19	S 17°27'52" W	346.95
L-20	N 10°04'28" E	228.42
L-21	N 03°51'50" E	355.00
L-22	S 86°08'10" E	280.00
L-23	N 03°51'50" E	283.00
L-24	N 86°08'10" W	85.16
L-25	S 03°51'50" W	32.03
L-26	S 86°08'10" E	185.49
L-27	N 03°51'50" E	70.00
L-28	N 86°08'10" W	247.19
L-29	S 82°05'26" E	198.49
L-30	N 22°45'36" E	345.03
L-31	N 67°14'24" W	170.00
L-32	N 22°45'36" E	26.94
L-33	N 67°14'24" W	120.00
L-34	N 22°45'36" E	244.97



SITE MAP

1"=200'

TOTAL LOTS 18.815 ACRES
TOTAL R/W 3.530 ACRES
TOTAL SECTION TWO 20.345 ACRES

OWNER/DEVELOPER
THE TODD GROUP, INC.
9650 Cincinnati-Columbus Road
Cincinnati, Ohio 45241

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF 20.345 ACRES IN SECTION 34, TOWN 5, RANGE 3, IN THE CITY OF LEBANON, WARREN COUNTY, OHIO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A SUBDIVISION OF SAID LAND TO BE KNOWN AS POPULAR HILL SUBDIVISION SECTION TWO, AND THE LOTS ARE NUMBERED FROM 6031-6081 AND ARE OF THE SHAPES AND SIZES AS SHOWN ON THE PLAT AND ARE OF THE BOUNDARIES OF SAID PLAT, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC ACCORDING TO THE LAW IN SUCH CASES MADE AND PROVIDED.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PURPOSE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESSES:

Carolyn W. Mounce
Carolyn W. Mounce
GARRY BRASCH, VICE PRESIDENT

SIGNATURE: *The Todd Group, Inc.*

GARRY BRASCH, VICE PRESIDENT

WITNESSES:

Daniel C. McElwain
Maureen H. Kaylor

SIGNATURE:

Russell M. Gannon
LARRY M. GANNON, Asst. Vice President
BANK ONE

APPROVALS

CITY MANAGER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 17TH DAY OF November, 1996.
Paul H. Hurd
CITY MANAGER

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE 17TH DAY OF Sept. 1996, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LEBANON, OHIO.
John J. Gable
CHAIRMAN

CITY COUNCIL

I HEREBY CERTIFY THAT ON THE 22ND DAY OF Oct. 1996, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF LEBANON, OHIO.
John J. Gable
ATTEST: *Publicly Signed*
CLERK

CITY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 6TH DAY OF Nov., 1996.
James A. Herman
CITY ENGINEER

COUNTY AUDITOR

RECEIVED AND TRANSFERRED ON THIS 23RD DAY OF January, 1997, AT 10:45 AM.
BY: *Nancy Lyons*
AUDITOR

COUNTY RECORDER

FILE NO. 21323
RECEIVED ON THIS 23RD DAY OF January, 1997, AT 10:48 AM.
RECORDED ON THIS 23RD DAY OF January, 1997, AT 10:48 AM.
RECORDED IN BOOK NO. 36 ON PAGE NO. 29, 30 & 31
FEE: 129.60
BY: *David W. H.*
COUNTY RECORDER

JOB LOG		REVISIONS	
DATE	COMMENT	No.	DATE

STATE OF OHIO
COUNTY OF Butler

BE REMEMBERED THAT ON THIS 22ND DAY OF January, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME GARRY BRASCH AS REPRESENTED BY THE TODD GROUP, INC. WHO ACKNOWLEDGED THE SINGING AND EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF Ohio
COUNTY OF Hamilton

BE REMEMBERED THAT ON THIS 22ND DAY OF January, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME *Carolyn W. Mounce* AS REPRESENTED BY THE WHO ACKNOWLEDGED THE SINGING AND EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTES

1. BASIS BEARING POPULAR HILL, SECTION 1, P.B. 30, PG. 1 & 2
2. CORNERS WILL BE MARKED WITH 1/2" IRON PINS UPON COMPLETION OF IMPROVEMENTS.
3. OCCUPATION IN GENERAL MATCHES SURVEY.
4. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
5. LOTS 6031, 6032, 6033, 6034, 6035, 6042, 6043, AND 6044 SHALL NOT HAVE ACCESS TO COOK ROAD.

RESTRICTIONS AND COVENANTS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES.
2. NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
3. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, SHACK, GARAGE, BARN OR OTHER OUT BUILDINGS SHALL BE USED OR MAINTAINED ON ANY LOT AT ANY TIME EITHER TEMPORARILY OR PERMANENTLY.
4. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE KEPT, BREED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, WHICH MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
5. NO FENCES SHALL BE BUILT ON ANY PART OF SAID LOT BETWEEN THE REAR OF THE BUILDING CONSTRUCTED THEREON AND THE STREET IN FRONT OF THE BUILDING. FENCES ERRECTED ON SAID LOT FROM THE REAR OF THE BUILDING TO THE BACK PROPERTY LINE SHALL NOT BE IN EXCESS OF FOUR (4) FEET IN HEIGHT AND SHALL BE OF RUSTIC BARK, DECORATIVE WOOD OR HEDGE.
6. NO TRUCK LARGER THAN ONE HALF TON, BOATS, TRAILERS, CAMPER, MOBILE HOMES, MOTOR HOMES, BUSES, OR DELIVERY VANS SHALL BE PERMITTED TO BE PARKED IN EXCESS OF FORTY-FOUR (48) HOURS, EXCEPT FOR ANY OF SUCH VEHICLES STORED OR PARKED IN AN ENCLOSED GARAGE, AND EXCEPT THAT ANY VEHICLES BEING USED FOR THE PURPOSE OF CONSTRUCTION, DELIVERY OR REPAIR WORK UPON ANY LOT SHALL BE PERMITTED TO PARK ON A TEMPORARY BASIS.
7. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 31, 2020, AND SHALL BE AUTOMATICALLY EXTENDED FOR ADDITIONAL TERMS OF FIFTY YEARS, UNLESS AMENDED BY AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS AND RECORDED.
8. ENFORCEMENT SHALL BE BY PROCEEDINGS OF LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT. SUCH PROCEEDINGS MAY BE TO RESTRAIN VIOLATION AND/OR TO RECOVER DAMAGES.
9. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
10. FOUR (4) OFF-STREET PARKING SPACES ARE REQUIRED PER DWELLING UNIT.
11. NO ON STREET PARKING IS PERMITTED, AS PER THE CITY ENGINEER.

bayer-becker engineers

engineers - planners - surveyors
865 illa avenue, milford, ohio 45150
515-248-8311

RECORD PLAT

POPULAR HILL SUBDIVISION
SECTION TWO
SECTION 34, TOWN 5, RANGE 3
CITY OF LEBANON
WARREN COUNTY, OHIO

date: 8-22-96
drawn by: M.C.
check by: M.C.
sheet: 1 of 3
job # 99W012

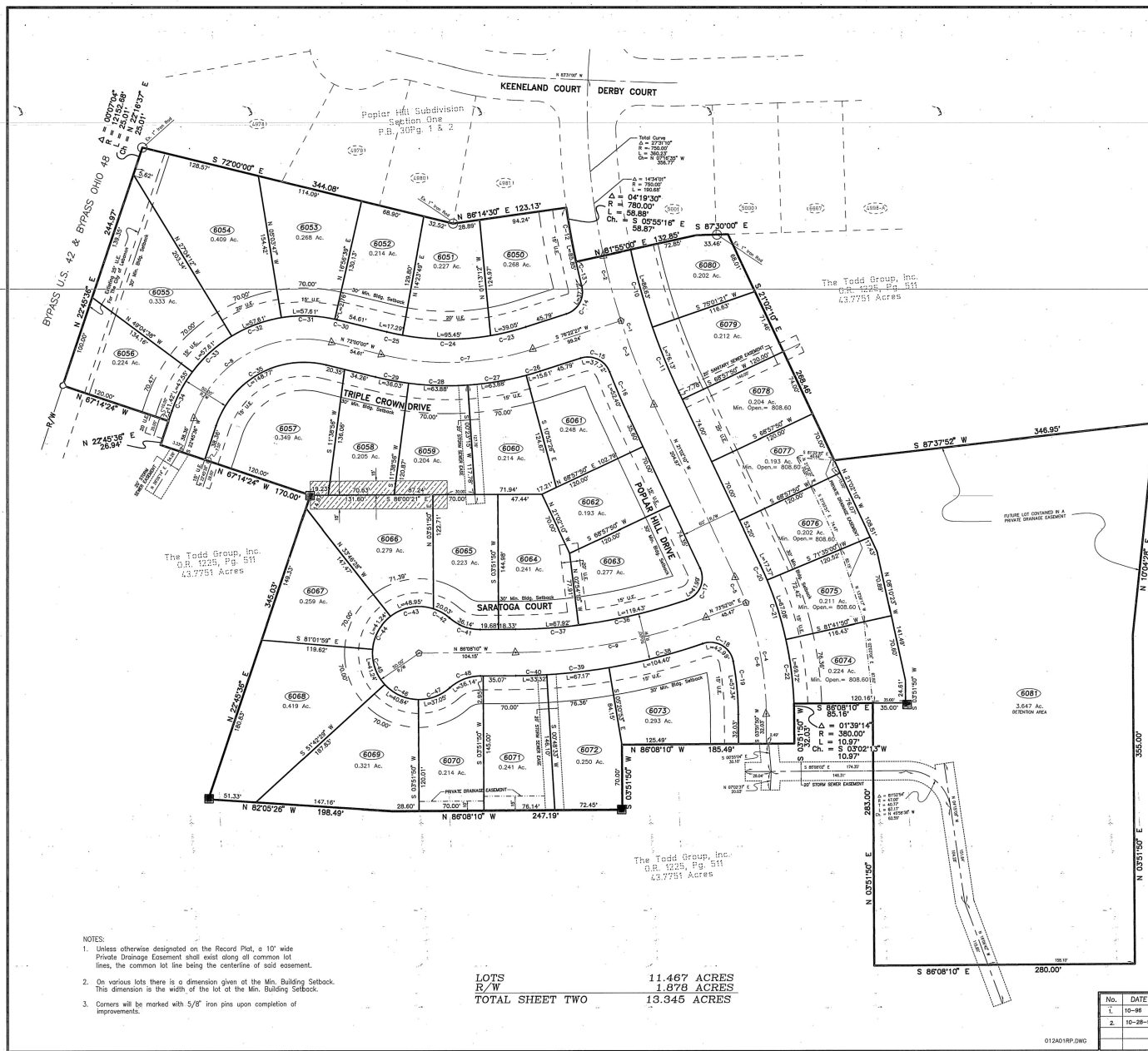
DRAWING NUMBER

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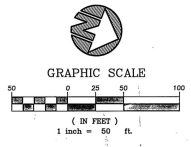
POPULAR HILL
Section 2
8-22-96

012401R.DWG



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C-1	750.00	169.55	169.19	N 14°33'35" W
C-2	750.00	72.55	72.52	S 10°31'17" E
C-3	750.00	87.00	86.83	S 17°19'51" E
C-4	350.00	152.10	150.91	S 08°35'10" E
C-5	350.00	29.95	29.94	N 18°35'04" W
C-6	350.00	122.19	121.84	S 06°08'00" E
C-7	300.00	165.59	163.50	S 87°48'4" E
C-8	125.00	158.96	158.98	S 65°22'48" W
C-9	600.00	209.41	208.55	S 8°51'59" W
C-10	720.00	86.63	86.58	S 11°31'50" E
C-11	720.00	76.13	76.10	N 16°02'24" W
C-12	780.00	85.85	85.81	S 06°54'42" E
C-13	780.00	26.97	26.97	N 09°04'27" W
C-14	25.00	37.72	34.24	N 33°09'18" E
C-15	25.00	37.72	34.24	N 60°24'23" W
C-16	780.00	52.40	52.39	S 19°06'41" E
C-17	25.00	41.99	37.22	S 27°04'48" W
C-18	25.00	42.99	37.88	N 53°39'41" W
C-19	320.00	57.34	57.27	S 01°16'12" E
C-20	380.00	17.37	17.37	N 19°43'35" W
C-21	380.00	67.08	66.99	N 13°21'35" W
C-22	380.00	69.72	69.63	S 03°02'47" E
C-23	275.00	39.05	39.02	N 80°29'31" E
C-24	275.00	95.45	94.97	N 85°32'47" W
C-25	275.00	17.29	17.29	N 73°48'05" W
C-26	325.00	15.61	15.61	N 74°51'00" E
C-27	325.00	63.88	63.78	S 84°45'24" W
C-28	325.00	63.88	63.78	N 83°58'55" W
C-29	325.00	36.03	36.01	N 79°10'34" W
C-30	150.00	2.76	2.76	S 72°31'41" E
C-31	150.00	57.61	57.26	S 84°03'34" E
C-32	150.00	57.61	57.26	N 73°50'29" E
C-33	150.00	57.61	57.26	S 1°55'35" W
C-34	150.00	47.35	47.35	N 1°55'29" E
C-35	100.00	148.77	135.43	S 82°24'48" W
C-36	575.00	119.43	119.22	N 81°08'43" E
C-37	575.00	67.92	67.88	N 89°11'15" E
C-38	625.00	104.40	104.28	S 79°51'59" W
C-39	625.00	67.17	67.13	N 87°43'50" E
C-40	625.00	33.32	33.32	N 87°39'48" E
C-41	50.00	36.14	35.36	S 62°52'53" W
C-42	50.00	20.03	19.90	N 56°12'20" W
C-43	50.00	48.95	47.02	S 84°16'14" W
C-44	50.00	41.24	40.08	S 32°35'47" W
C-45	50.00	41.24	40.08	N 14°39'45" W
C-46	50.00	40.84	39.72	S 81°13'32" E
C-47	50.00	37.05	36.21	S 73°40'51" W
C-48	50.00	36.14	35.36	N 73°09'33" E

- LEGEND**
- Set Spike
 - Set 5/8" Iron Pin
 - Set Concrete Monument (6"x6"x36" w/1" Iron Pin)
 - Existing Monument
 - Set PK Nail
 - Bury/Borrow Location Shown To Disclose Existence Of Borrow Location Does Not Create New Or Additional Easement Or Rights.



RECORD PLAT
POPLAR HILL SUBDIVISION
SECTION TWO
 SECTION 34, TOWN 5, RANGE 3
 CITY OF LEBANON
 WARREN COUNTY, OHIO

- NOTES:**
- Unless otherwise designated on the Record Plat, a 10' wide Private Drainage Easement shall exist along all common lot lines, the common lot line being the centerline of said easement.
 - On various lots there is a dimension given of the Min. Building Setback. This dimension is the width of the lot of the Min. Building Setback.
 - Corners will be marked with 5/8" iron pins upon completion of improvements.

LOTS 11.467 ACRES
R/W 1.878 ACRES
TOTAL SHEET TWO 13.345 ACRES

No.	DATE	REVISION
1	10-26-98	REV. AS PER INTERNAL
2	10-28-98	ADD U.L.E. LOT 6053

bayer-becker engineers

engineers - planners - surveyors

865 lile avenue millcreek ohio 45150

513-248-8311

Notes: 8-22-98

CHK BY: J.W.

Sheet: 2 OF 3

100% 868002

DRAWING NUMBER

POPLAR HILL SUBDIVISION

SECTION TWO

SECTION 34, TOWN 5, RANGE 3

CITY OF LEBANON

WARREN COUNTY, OHIO

DRAWING NUMBER

POPLAR HILL SUBDIVISION

SECTION TWO

SECTION 34, TOWN 5, RANGE 3

CITY OF LEBANON

WARREN COUNTY, OHIO

DRAWING NUMBER

POPLAR HILL SUBDIVISION

SECTION TWO

SECTION 34, TOWN 5, RANGE 3

CITY OF LEBANON

WARREN COUNTY, OHIO

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	150.00'	119.56'	116.42'	N 55°47'12" W	45°40'00"
C-2	275.00'	133.17'	131.86'	S 60°51'51" E	27°44'47"
C-3	175.00'	28.37'	28.34'	S 73°58'33" E	09°17'16"
C-4	175.00'	58.19'	58.90'	S 59°38'34" E	19°22'39"
C-5	175.00'	51.93'	51.74'	N 41°27'13" W	17°00'02"
C-6	50.00'	5.19'	5.19'	S 29°56'46" E	09°56'52"
C-7	50.00'	44.03'	42.62'	S 01°46'37" E	50°27'26"
C-8	50.00'	41.24'	40.08'	S 47°04'51" W	47°15'32"
C-9	50.00'	78.05'	70.36'	N 64°34'18" W	89°26'09"
C-10	50.00'	34.93'	34.23'	S 00°09'41" W	40°01'51"
C-11	25.00'	39.27'	35.36'	S 24°49'23" E	07°00'00"
C-12	125.00'	19.19'	19.17'	S 74°13'18" E	08°47'48"
C-13	250.00'	109.40'	108.53'	S 59°02'10" E	25°04'19"
C-14	250.00'	89.80'	89.32'	N 57°16'53" W	20°34'52"
C-15	250.00'	31.26'	31.24'	N 71°09'17" W	07°09'55"
C-16	25.00'	13.06'	12.91'	S 89°42'02" E	29°55'35"
C-17	50.00'	42.28'	41.01'	N 80°27'02" W	48°25'35"
C-18	50.00'	41.24'	40.08'	N 32°36'29" W	47°15'32"
C-19	50.00'	41.24'	40.08'	S 14°39'03" W	47°15'32"
C-20	50.00'	41.24'	40.08'	N 51°54'34" E	47°15'32"
C-21	50.00'	71.48'	65.54'	N 53°30'30" W	81°54'21"
C-22	250.00'	19.60'	19.59'	S 44°44'44" E	04°29'27"
C-23	25.00'	22.67'	21.90'	S 48°45'44" E	51°57'00"
C-24	300.00'	20.45'	20.44'	S 72°47'05" E	03°54'19"
C-25	300.00'	61.43'	61.33'	S 64°57'56" E	11°43'59"
C-26	300.00'	61.40'	61.38'	S 53°02'42" E	12°06'30"
C-27	85.00'	25.31'	25.21'	S 79°31'25" E	17°03'29"
C-28	85.00'	105.83'	99.12'	S 31°19'30" E	71°20'03"
C-29	85.00'	131.13'	118.51'	S 39°51'23" E	88°23'32"

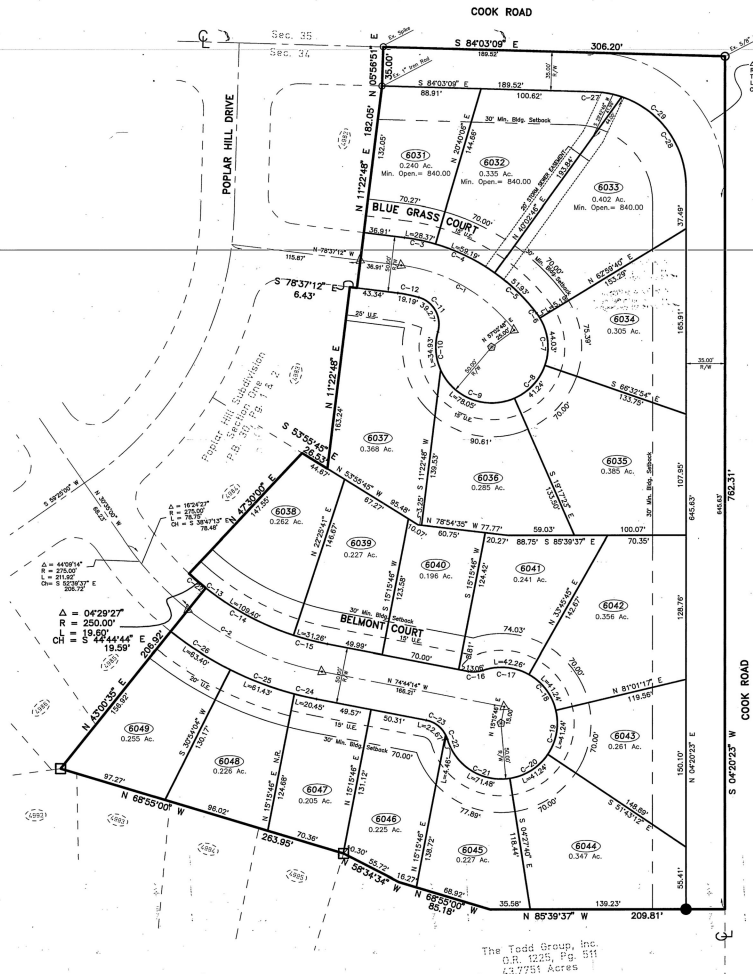
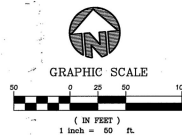
LEGEND

- ⊗ Set Spike
- Set 5/8" Iron Pin
- Set Concrete Monument (6"x8"x36" w/1" Iron Pin)
- Ex. Monument
- △ Set PK Nail
- ▨ Bury/Borrow Location Shown To Disclose Existence Of Borrow Location Does Not Create New Or Additional Easement Or Rights.

LOTS	5.348 ACRES
COOK R/W	0.865 ACRES
BLUE GRASS R/W	0.314 ACRES
BELMONT R/W	0.473 ACRES
TOTAL SHEET THREE	7.000 ACRES

NOTES:

- Unless otherwise designated on the Record Plat, a 10' wide Private Drainage Easement shall exist along all common lot lines, the common lot line being the centerline of said easement.
- On various lots there is a dimension given at the Min. Building Setback. This dimension is the width of the lot of the Min. Building Setback.
- Markers will be marked with 5/8" iron pins upon completion of improvements.



SECTION LOT TABLE

LOT #	AREA
6031	0.240 Ac.
6032	0.355 Ac.
6033	0.402 Ac.
6034	0.305 Ac.
6035	0.385 Ac.
6036	0.285 Ac.
6037	0.368 Ac.
6038	0.262 Ac.
6039	0.227 Ac.
6040	0.196 Ac.
6041	0.241 Ac.
6042	0.356 Ac.
6043	0.261 Ac.
6044	0.347 Ac.
6045	0.227 Ac.
6046	0.225 Ac.
6047	0.205 Ac.
6048	0.226 Ac.
6049	0.255 Ac.
6050	0.268 Ac.
6051	0.227 Ac.
6052	0.214 Ac.
6053	0.268 Ac.
6054	0.409 Ac.
6055	0.333 Ac.
6056	0.224 Ac.
6057	0.349 Ac.
6058	0.205 Ac.
6059	0.204 Ac.
6060	0.214 Ac.
6061	0.248 Ac.
6062	0.193 Ac.
6063	0.277 Ac.
6064	0.241 Ac.
6065	0.293 Ac.
6066	0.279 Ac.
6067	0.259 Ac.
6068	0.419 Ac.
6069	0.321 Ac.
6070	0.214 Ac.
6071	0.241 Ac.
6072	0.250 Ac.
6073	0.293 Ac.
6074	0.224 Ac.
6075	0.211 Ac.
6076	0.202 Ac.
6077	0.193 Ac.
6078	0.204 Ac.
6079	0.212 Ac.
6080	0.202 Ac.
6081	3.647 Ac.

-RECORD PLAT
POPLAR HILL SUBDIVISION
SECTION TWO
SECTION 34, TOWN 5, RANGE 3
CITY OF LEBANON
WARREN COUNTY, OHIO

No.	DATE	REVISION
1	10-06	REV. AS PER INTERNAL

bayer-becker
engineers
engineers - planners - surveyors
665 Rio Avenue, Cincinnati, Ohio 45150
513-248-8311

date: 10-22-06
swg by: M.S.
chk by: C.M.
sheet: 3 of 3
job: 980012

012401RP.DWG