

# DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF 0.6700 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 REPLAT OF LOTS 6969 & 6970 OF POPLAR HILL, SECTION FOUR, BLOCK A, AND THE LOTS ARE NUMBERED FROM 6969 & 6970, AND ARE OF THE SHAPES AND SIZES AS SHOWN ON THE PLAT AND THE STREETS WITHIN 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 FOR THE 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 ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESSES:  
**C. Delmar**  
**Shane Babin**  
**Ann Porter**  
 BEAZER HOMES INVESTMENTS, LLC,  
 a Delaware limited liability company  
 (successor by merger to Crossmann  
 Communities of Ohio, Inc.)  
 Ann Porter  
 Division President

WITNESSES: MORTGAGEE

STATE OF OHIO: **Butler**

COUNTY OF: **17th November**  
 BE REMEMBERED THAT ON THIS **17th** DAY OF **November**, 2005, BEFORE ME A NOTARY PUBLIC AND STATE PERSONALLY CAME **Ann Porter** BEAZER HOMES INVESTMENTS, LLC, AS REPRESENTED BY **Ann Porter** WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: **C. Delmar**  
 MY COMMISSION EXPIRES: **11-3-07**

STATE OF OHIO: **Butler**

COUNTY OF: **17th November**  
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NOTARY PUBLIC: **C. Delmar**  
 MY COMMISSION EXPIRES: **11-3-07**

Old 13-34-268-016-lot 6969  
 Old 13-34-210-024-lot 6970  
 New 13-34-268-041-lot 6969A  
 New 13-34-210-050-lot 6970-A  
 No Rem  
 (R/L)

## NOTES

1. BASIS BEARING POPLAR HILL, SECTION 1, P.B. 30, PG. 1 & 2
2. LINES OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH BOUNDARY LINES.
3. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
4. 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.
5. ON VARIOUS LOTS THERE IS A DIMENSION GIVEN AT THE MIN. BUILDING SETBACK. THIS DIMENSION IS THE WIDTH OF THE LOT AT THE MIN. BUILDING SETBACK.
6. NO LOT SHALL HAVE DIRECT ACCESS TO COOK ROAD.
7. \* LOTS 6969 & 6970 ARE BEING REPLATTED DUE TO ADDING A LANDSCAPE EASEMENT.

## SURVEYOR CERTIFICATION

I HEREBY CERTIFY THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION, THE INFORMATION IS EXISTING OR WILL BE SET AS SHOWN.

**Jeffrey C. Lambert**  
 REG. SURVEYOR #7568 IN THE STATE OF OHIO



## RESTRICTIONS AND COVENANTS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. OPEN SPACE LOTS SHALL NOT BE USED FOR CONSTRUCTION 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, BRED OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, WHICH MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED 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 ERECTED 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 RAIL, 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-EIGHT (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 JANUARY 1, 2013 AND SHALL BE AUTOMATICALLY EXTENDED FOR ADDITIONAL TERMS OF FIFTEEN 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. SIX (6) OFF-STREET PARKING SPACES ARE REQUIRED PER DWELLING UNIT.
11. NO ON STREET PARKING IS PERMITTED, AS PER THE ZONING REGULATIONS OF THE CITY OF LEBANON, OHIO.

## DEED REFERENCE

THE 0.6700 ACRES IN POPLAR HILL, SECTION FOUR, BLOCK A IS PART OF THE PREMISES CONVEYED TO BEAZER HOMES INVESTMENTS, A LIMITED LIABILITY COMPANY (AS SUCCESSOR BY MERGER TO CROSSMANN COMMUNITIES OF OHIO, INC.) AND DESCRIBED IN OFFICIAL RECORD BOOK 2216, PAGE 849, WARREN COUNTY, OHIO.

ALL LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND LIMITS FOR POPLAR HILL, SECTION FOUR, AS RECORDED IN WARREN COUNTY, OHIO OFFICIAL RECORDS BOOK 2016, PG. 34, WHICH PROVIDES FOR MAINTENANCE OF THE DETENTION BASIN, ETC.

## STORM WATER DETENTION/RETENTION/OVERLAND FLOW FACILITY NOTE

THE CITY OF LEBANON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY DETENTION/RETENTION BASINS, OPEN DRAINAGE DITCHES, OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS". DETENTION/RETENTION BASINS AND STRUCTURES SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION. THE EASEMENT AREA OF EACH LOT AND THE IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULTIVAT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE."

## LANDSCAPE EASEMENT NOTE

THE CITY OF LEBANON OR ANY OTHER UTILITY OWNER IS UNDER NO OBLIGATION TO RESTORE LANDSCAPING OR STRUCTURES DESTROYED IN ANY EXISTING EASEMENTS.

## SIDWELLS

LOT #	ACRES
6969A	0.3608
6969	
6970	0.3094

## LOT TABLE

LOT #	ACRES
6969A	0.3608
6970A	0.3094

## LEGEND

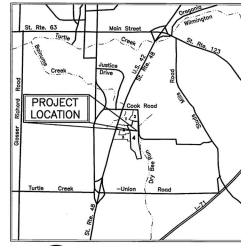
- \* REPLAT OF LOTS FOR LANDSCAPE EASEMENT
- ▲ EXISTING MAG NAIL
- EXISTING 5/8" IRON PIN
- /// LANDSCAPE EASEMENT

## CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	DELTA ANGLE
C-1	225.00	54.87	54.73	N 18°02'29" W	13°58'21"
C-2	19.50	28.00	25.65	N 16°06'11" E	82°15'41"
C-3	175.00	113.33	111.36	N 75°47'12" E	37°06'21"
C-4	19.50	30.63	27.58	S 40°39'37" E	90°00'00"
C-5	225.00	36.16	36.12	S 89°44'08" W	09°12'30"
C-6	19.50	30.63	27.58	S 49°20'23" W	90°00'00"

## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L-1	S 04°24'24" W	20.86'
L-2	N 85°39'37" W	9.26'
L-3	S 58°33'52" W	8.81'
L-4	S 04°20'23" W	20.65'
L-5	N 85°39'37" W	23.33'
L-6	N 85°39'37" W	39.76'
L-7	S 85°39'37" E	39.76'
L-8	N 85°39'37" W	23.33'
L-9	N 04°20'23" E	20.65'
L-10	N 49°53'06" W	8.81'
L-11	N 85°39'37" W	9.26'
L-12	N 04°16'22" E	20.86'



VICINITY MAP  
 NO SCALE



GRAPHIC SCALE  
 0 100 200  
 1 INCH = 100 FEET

## APPROVALS

### CITY MANAGER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS **28th** DAY OF **April**, 2005.  
**City Manager**

### PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE **20th** DAY OF **Sept.**, 2005, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LEBANON, OHIO.  
**Chairman**

### CITY COUNCIL

I HEREBY CERTIFY THAT ON THE **25th** DAY OF **Oct.**, 2005, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF LEBANON, OHIO.  
**Mayor**

### CITY ENGINEER

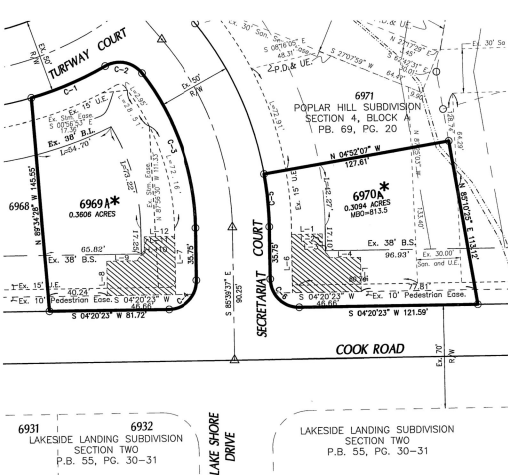
I HEREBY APPROVE AND ACCEPT THIS PLAT ON THE **28th** DAY OF **April**, 2005.  
**City Engineer**

### COUNTY AUDITOR

RECEIVED AND TRANSFERRED ON THIS **29th** DAY OF **June**, 2005.  
**County Auditor**

### COUNTY RECORDER

FILE NO. **603366**  
 RECEIVED ON THIS **29th** DAY OF **June**, 2005, AT **11:12 A.M.**  
 RECORDED ON THIS **29th** DAY OF **June**, 2005, AT **11:12 A.M.**  
 RECORDED IN BOOK NO. **15** ON PAGE NO. **89**  
 FILE NO. **8640**  
**County Recorder**



REPLAT OF LOTS 6969 & 6970  
 POPLAR HILL, SECTION FOUR  
 BLOCK A, PG. 89, PG. 18-20  
 SECTION 4, TOWN 5, RANGE 3  
 CITY OF LEBANON, OHIO  
 WARREN COUNTY, OHIO  
 NOVEMBER, 2005  
 RECORD PLAN

**bayer becker**  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 6900 TYLERVILLE ROAD SUITE A  
 MASON, OH 45040 • 513.336.6600

Drawing: **056A22R-BLOCK A**  
 Drawn By: **S.R.R.**  
 Checked By: **R.L.B.B.**  
 Issue Date: **8-12-05**

Sheet: **1 OF 1**

75-89