

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc. Form No. 30045

Resolution No. 2890

Passed June 9, 2005

CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO

A RESOLUTION APPROVING THE MODIFICATION OF EXHIBIT 2005-1, AN AMENDMENT THAT CLARIFIES DEFINITIONS, REFINES STANDARDS AND ESTABLISHES NEW ZONING CLASSIFICATIONS FOR THE CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, ZONING CODE.

WHEREAS, all public hearings, public notices, and the recommendation of the Warren County Regional Planning Commission for the Zoning Resolution amendment have been conducted and made pursuant to the Clearcreek Township Zoning Resolution and Section 519.12 of the Ohio Revised Code; and,

WHEREAS the proposed Text Amendment with modifications was **APPROVED** by the Zoning Commission after the conclusion of that public hearing; and,

WHEREAS several grammatical errors were found to occur in the final review of the document; and,

WHEREAS the gross density of Section 5.5 (B) (2) was discussed at length by the Trustees and modified from .26 to .50 dwelling units per acre; and,

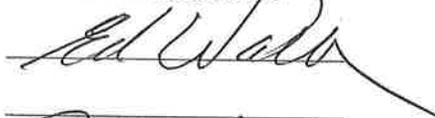
NOW THEREFORE BE IT RESOLVED by the Board of Clearcreek Township Trustees that the said amendment that clarifies definitions, refines standards, establishes new zoning classifications, modifies grammar per Ms. Dahms' corrections and modifies the yield and the OSR-1 to .50 times gross acreage in the Zoning Resolution be **APPROVED**. The updated Exhibit "2005-1" is attached and deemed a part of this Resolution as if fully rewritten herein.

Dr. McDonald moved to adopt the foregoing Resolution. Mr. Lamb seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade- yea
Dr. McDonald -yea
Mr. Lamb- yea

Resolution adopted at a regular public meeting conducted June 9, 2005.

**THE BOARD OF CLEARCREEK
TOWNSHIP TRUSTEES**




- H. ANY ACCESSORY STRUCTURE SHALL HAVE A MINIMUM FRONT YARD OF ONE HUNDRED (100) FEET, REAR YARD OF TWENTY (20) FEET AND A SIDE YARD OF TWENTY (20) FEET MINIMUM EACH SIDE.

AMEND: Chapter 6 5.75, Rural Residence Zone "R-1" Regulations

AMEND: SEC. 6.01 5.751, Chapter 5.75, Rural Residence Zone "R-1" Regulations

The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code are the zoning regulations for Rural Residence "R-1".

AMEND: SEC. 6.02 5.752, Permitted Uses, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

A building or lot shall be used only for the following purposes:

- A. Single family dwellings
- B. Home occupation, provided that:
 - 1. Signage in accordance with Chapter 28.
 - 2. No display shall be maintained which indicates from the exterior of the building on said premises that such building is being used for any purpose other than a dwelling.
 - 3. No commodity shall be sold on or from the premises unless it was produced thereon or unless it is incidental to the permitted services rendered or articles permitted to be produced on the premises.
 - 4. No items used for the permitted home occupation shall be stored outside of the residence occupied by the family.
 - 5. Parking space is provided on the premises for not less than four (4) passenger automobiles and in no event less than 1200 square feet.
- C. Community fire house, provided:
 - 1. Front yard, side yard and rear yard requirements for zone are met.
 - 2. Main building shall be at least minimum residential size.
 - 3. Enough area is set aside for future parking spaces, for a minimum of forty (40) cars, with a parking space provided at any given time for each member of the fire company. If an assembly hall is included in the building, additional parking spaces shall be provided in accordance with **Chapter 16, Zoning Code.**
- D. The sale of household goods, furnishings, clothing, toys, tools and books that have been used by members of the family occupying the premises may be advertised and sold on the premises, provided such sale is not held oftener than every six (6) months, for a period

of three (3) days each sale; the items sold were not acquired for the sale.

- E. Clubs, including country clubs, swimming and tennis clubs, provided that any structures, except fences, shall be at least fifty (50) feet from property lines, and any parking areas necessary to the operation shall be at least two hundred (200) feet from any adjoining residential zone; the setback from street or streets shall be the same as for residences.
- F. Publicly owned or operated properties including parks, playgrounds and community centers.
- G. Recreation area, private or charitable, provided a minimum of thirty (30) acres is used and fenced on all sides.
- H. Public and private forests and nature reserve or similar conservation projects, including the usual buildings therefor.
- I. Model homes: 1. Shall exist within a subdivision. 2. Shall be located along the primary ingress and egress to the subdivision. 3. Shall be declared to the Clearcreek Township Zoning Department prior to the use being established. 4. Shall be eliminated after ninety (90) percent of the parcels within that subdivision are under construction.
- J. A temporary or permanent building for protection from the weather elements; shall be required for animals other than for two (2) dogs, which reside on parcels less than five (5) acres. This building shall be established as an accessory and located at least eighty-five (85) feet from every property line.

DELETE: SEC. 6.02 (K), Chapter 6, Rural Residence Zone "R-1" Regulations:
Deleted

AMEND: SEC. 6.02 5.752, L. K, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

Roadside stands, offering for sale only agricultural products of which at least seventy-five percent (75%) of the total value sold are produced upon the premises. A sign advertising such products not exceeding twelve (12) square feet in area may be used. Ample off-street or off-road parking space shall be provided to take care of all vehicles visiting the roadside stand. See Chapter 16 and 28.

AMEND: SEC. 6.02 5.752, M. L, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

Bulletin boards for public, charitable or religious institutions not exceeding twelve (12) square feet of area. See Chapter 28.

AMEND: SEC. 6.02 5.752, N. M, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

Accessory buildings defined as either temporary or permanent and uses customarily incidental to any permitted uses, provided the primary use or structure has been established or constructed on the same lot.

DELETE: SEC. 6.02(O), Chapter 5.75, Rural Residence Zone "R-1" Regulations:
Deleted**AMEND: SEC. 6.02 5.752, P. N, Chapter 5.75, Rural Residence Zone "R-1" Regulations:**

Signage in accordance with Chapter 28.

AMEND: SEC. 6.024 5.7524, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Conditional Uses:

The following uses require a conditional use permit (CUP) pursuant to Section 21.01(F) of this Resolution.

- A. Schools, public and private, from nursery schools through colleges having curriculum equivalent to public school curricula.
- B. Religious institutions, provided buildings shall be at least a minimum residential size.
- C. Hospital and institutions of an educational, religious, charitable or philanthropic nature, provided the site upon which such uses are located shall contain at least five (5) acres and that such buildings shall not occupy over ten percent (10%) of the total site area.
- D. Rest home, nursing home or convalescent home, provided that such buildings shall be located upon a site of five (5) acres or more and shall not occupy more than ten percent (10%) of the total site area.
- E. Cemeteries, provided that any cemetery shall contain an area of twenty (20) acres or more.
- F. Telecommunication tower: In those instances where a telecommunication tower is made subject to this resolution pursuant to section 519.211 Ohio Revised Code (ORC) and as the same may, from time to time, be amended, said telecommunication tower shall be located, erected, constructed, reconstructed, changed, altered, or enlarged in accordance with Section 21.01(F)(2) & Section 22.05 of the zoning resolution.
- G. Signage in accordance with Chapter 28.

AMEND: SEC. 6.03 5.753, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Height Regulations:

No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

AMEND: SEC. 6.04 5.754, Chapter 5.75, Rural Residence Zone "R-1" Regulations, PRINCIPAL STRUCTURE, REQUIRED Yards for lots except panhandle lots:

- A. There shall be A front yard having a depth of not less than fifty (50) feet, provided, however, no front yard depth shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one hundred (100) feet of a building.
- B. For a lot that has frontage on more than one street, the required front yard shall be provided on all streets.
- C. Side yard: There shall be a side yard of ten (10) feet minimum on each side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be ten (10) feet on the side, if any, not fronting on a street.
- D. Rear yard: There shall be a rear yard having a depth of not less than forty (40) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be ten (10) feet.

DELETE: SEC. 6.04(E), Chapter 6, Rural Residence Zone "R-1" Regulations: No accessory building shall project into any required front, side or rear yard.**ADD: SEC. 5.7545, Chapter 5.75, Rural Residence Zone "R-1" Regulations, ACCESSORY STRUCTURE, REQUIRED Yards for lots except panhandle lots:**

- A. FRONT YARD SHALL CONFORM TO 5.754 (A) AND 5.754 (B).
- B. SIDE YARD SHALL CONFORM TO 5.754 (C).
- C. REAR YARD SHALL BE A MINIMUM OF TEN (10) FEET.

AMEND: SEC. 6.05 5.755, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Intensity Of Use:

Every lot or tract, except a panhandle lot, shall have a minimum continuous frontage and width of not less than one hundred (100) feet at any point, except on a cul-de-sac, in which case it shall have a minimum continuous frontage and width at any point of at least fifty (50) feet, and a minimum width of one hundred (100) feet at the minimum building setback line and:

AMEND: SEC. 6.05 (A), Chapter 6, Rural Residence Zone "R-1" Regulations:

Lots or parcels proposed as building sites that are connected to a central sanitary sewage system approved by the Warren County Sanitary Engineer and the Ohio Environmental Protection Agency shall contain not less than one half (1/2) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements, high pressure gas pipeline easements and railroad easements.

AMEND: SEC 6-05 5.755 (B), Chapter 5.75, Rural Residence Zone "R-1" Regulations:

Lots or parcels proposed as building sites that are not connected to a central sanitary sewage system and are otherwise approved by the Warren County Combined Health District and/or the Ohio Environmental Protection Agency for individual onsite wastewater disposal system shall contain not less than one (1.00) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements, high pressure gas pipeline easements, and railroad easements.

AMEND: SEC 6-05 (CB) 5.755, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

If a preliminary plat was approved with more restrictive zoning regulations than those in place at the time of the final plat submittal, the least restrictive regulations will be applied at the time of zoning review.

AMEND: SEC 6-05 5.755, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Advisory Note:

For the residential lots utilizing on-site sewage disposal systems, lots larger than the Zoning Code minimum of one (1) acre may be required by the Warren County Combined Health District contingent on the suitability of soils present on the lot.

AMEND: SEC. 6-06 5.756, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Minimum Size:

The minimum size of any single family dwelling, exclusive of porches, garages and breezeways, shall be one thousand two hundred fifty (1250) square feet of floor space.

AMEND: SEC. 6-07 5.757, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Panhandle Lots are permitted subject to the following regulations:

- A. Panhandle lots shall not be "stacked" one behind the other relative to a street or road.
- B. The panhandle portion of the lots shall have a minimum frontage and continuous width of twenty (20) feet and a maximum frontage and width of forty (40) feet.
- C. The panhandle portion of the lots shall have a maximum length of five hundred (500) feet.
- D. The body of the lot shall have a minimum area of one and one-half (1 1/2) acre exclusive of: the panhandle portion of the lot, ANY ROAD OR STREET RIGHT-OF-WAY AS SHOWN ON THE WARREN COUNTY, OHIO, OFFICIAL THOROUGHFARE PLAN, WATERWAYS, WETLANDS, ONE HUNDRED (100) YEAR FLOOD PLAIN, DRAINAGE EASEMENTS, HIGH PRESSURE GAS PIPELINE EASEMENTS AND RAILROAD EASEMENTS.

- E. The body of the lot shall have a minimum width of one hundred twenty five (125) feet and a minimum depth of two hundred (200) feet.
- F. ~~Applications for zoning certificates for construction on panhandle lots shall be accompanied by a statement signed by the owner(s) of the lot acknowledging the following additional regulations:~~
 1. ~~Driveways within the panhandle portion of panhandle lots shall be installed and maintained with a dust free surface upon occupancy of the structure served. It shall be the responsibility of the property owner to maintain a dust free surface on the part of a shared driveway on that owner's lot regardless of any agreements with others for maintenance of the shared driveway.~~
 2. ~~Buildings may be built only within the body of panhandle lots and shall have a minimum front and rear yard of fifty (50) feet and a side yard of twenty (20) feet minimum each side.~~
 3. ~~Upon occupancy of a structure, a sign not to exceed two (2) square feet in area shall be posted at the public road right-of-way to clearly indicate "PRIVATE DRIVE" and the address of the structure.~~
- F. ALL STRUCTURES SHALL BE BUILT WITHIN THE BODY OF THE PANHANDLE LOT.
- G. THE PRINCIPAL STRUCTURE SHALL HAVE A MINIMUM FRONT YARD OF FIFTY (50) FEET, REAR YARD OF FIFTY (50) FEET AND A SIDE YARD OF TWENTY (20) FEET MINIMUM EACH SIDE.
- H. ANY ACCESSORY STRUCTURE SHALL HAVE A MINIMUM FRONT YARD OF FIFTY (50) FEET, REAR YARD OF TWENTY (20) FEET AND A SIDE YARD OF TWENTY (20) FEET MINIMUM EACH SIDE.

ADD: Chapter 6, TOWNSHIP RESIDENCE ZONE "TR-1" REGULATIONS**ADD: SEC. 6.01, CHAPTER 6, TOWNSHIP RESIDENCE ZONE "TR-1" REGULATIONS:**

THE REGULATIONS SET FORTH IN THIS CHAPTER, OR SET FORTH ELSEWHERE IN THE ZONING CODE ARE THE ZONING REGULATIONS FOR TOWNSHIP RESIDENCE "TR-1".

ADD: SEC. 6.02, CHAPTER 6, TOWNSHIP RESIDENCE ZONE "TR-1" REGULATIONS, PERMITTED USES:

A BUILDING OR LOT SHALL BE USED ONLY FOR THE FOLLOWING PURPOSES:

CERTIFICATE OF RESULT OF ELECTION ON QUESTION OR ISSUE

Revised Code, Section 3501.11

State of Ohio

County of Warren

The Board of Elections of Warren County hereby

certifies that at the election held in Clearcreek Township
(Subdivision)

in said county on November 6, 1973 the
(Date of election)

vote cast on the following issue was as fo

Issue _____

(Tax lev

Votes Seven hundred and twen
(For, yes, etc.--as on ballot)

Votes Three hundred and fort
(No, against, etc.--as on ballot)

Total vote cast on issue:

Witness our official signatures at...

To provide a zoning code for the citizens of CLEARCREEK TOWNSHIP adequate light, pure air, and safety from fire and other dangers, to conserve the value of land and buildings, to lessen or avoid congestion of traffic in the public streets and to promote the public health, safety, morals, comforts, convenience and general welfare, all in accordance with the provision of Section 519 of the Ohio Revised Code.

To protect the character and the stability of the residential, business, and industrial areas within CLEARCREEK TOWNSHIP and to promote the orderly and beneficial development of such areas.

To establish restrictions in order to attain these objectives by adopting a zoning code which will revise the districts into which the Township is divided, the restrictions upon the uses to which land and buildings may be devoted, the restrictions upon the location and heights of buildings, the restrictions upon the intensity of the use of land and buildings, the requirements for yards, the requirements for off-street parking facilities, the provisions for administration and enforcement of the Code, the penalties for violation of the Code, and the procedure, powers, and duties of the Board of Appeals.

A complete text of zoning plan, regulations and map are posted in this polling place.

said county, this 13th day of November, 19 73.

Cecil Siskens Chairman

Stanley E. Roth

Attest: Mr. [Signature] Clerk

BOARD OF ELECTIONS

Warren County, Ohio

CHAPTER 6

RURAL RESIDENCE ZONE "R-1" REGULATIONS

- SEC. 6.01 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code are the zoning regulations for Rural Residence "R-1".
- SEC. 6.02 Permitted uses: A building or lot shall be used only for the following purposes:
- A. Single Family dwellings.
 - B. Home occupation, Provided that
 1. No sign other than a nameplate two (2) square feet in area shall be erected or maintained on the premises.
 2. No display shall be maintained which indicates from the exterior of the building on said premises, that such building is being used for any purpose other than a dwelling.
 3. No commodity shall be sold on or from the premises unless it was produced thereon or unless it is incidental to the permitted services rendered or articles permitted to be produced on the premises.
 4. No items used for the permitted home occupation shall be stored outside of the residence occupied by the family.
 5. Parking space is provided on the premises for not less than four (4) passenger automobiles and in no event less than 1200 square feet.
 - C. Schools, Public and Private, from nursery schools through colleges having curriculum equivalent to public school curricula.
 - D. Church, Sunday School and other places of worship, shall be one hundred (100) feet from any property line except the front lot line, and buildings shall be at least minimum residential size.
 - E. Community Fire House, Provided:
 1. Front yard, side yard and rear yard requirements for the zone are met.
 2. Main building shall be at least minimum residential size.
 3. Enough area is set aside for future parking spaces, for a minimum of forty (40) cars, with a parking space provided at any given time for each member of the fire company. If an assembly hall is included in the building, additional parking spaces shall be provided in accordance with Chapter 20, Zoning Code.
 - F. Hospitals and institutions of an educational, religious, charitable or philanthropic nature provided the site upon which such uses are located shall contain at least five (5)

SEC. 6.02
(cont'd)

- acres and that such buildings shall not occupy over ten percent (10%) of the total area of the site.
- G. Rest home or convalescent home provided that such buildings shall be located upon a site of five (5) acres or more and shall not occupy more than ten percent (10%) of the total site area.
 - H. The sale of household goods, furnishings, clothing, toys, tools, and books that have been used by members of the family occupying the premises may be advertised and sold on the premises; provided such sale is not held oftener than every six (6) months, for a period of (3) three days each sale, the items sold were not acquired for the sale and a zoning permit is obtained prior to said sale.
 - I. Clubs, including country clubs, swimming and tennis clubs, provided that any structures, except fences shall be at least fifty (50) feet from any parking areas necessary to the operation shall be at least two hundred (200) feet from any adjoining residential zone; the setback from street or streets shall be the same as for residences.
 - J. Publicly owned or operated properties including parks, playgrounds and community centers.
 - K. Recreation area, private or charitable, provided a minimum of thirty (30) acres is used and fenced on all sides.
 - L. Public and private forests and wildlife reservations or similar conservations projects, including the usual buildings therefore.
 - ✓ M. A private garage or parking spaces.
 - N. Cemeteries: Provided any mausoleum therein, shall be at least two hundred (200) feet from every property line and provided further that any cemetery shall contain an area of twenty (20) acres or more.
 - ✓ O. The keeping of animals, exclusive of swine and poultry as pets, provided, however, that any building or enclosure built for such pets shall be at least eighty-five (85) feet from every property line.
 - P. Stables, private only - no beast or space for hire.
 - Q. Roadside stands, offering for sale only local agricultural products of which at least seventy-five percent (75%) of the total value sold are produced upon the premises. A sign advertising such products not exceeding twelve (12) square feet in area may be used. Ample off-street or off-road parking space shall be provided to take care of all vehicles visiting the roadside stand. See Section 27.01D.
 - R. Bulletin boards for public, charitable or religious institutions not exceeding twelve (12) square feet of area. See Section 27.01D.
 - S. Accessory buildings and uses customarily incidental to any of the above uses, including quarters for people employed on the premises--

SEC. 6.02
(cont'd)

T. Temporary buildings and signs incidental to construction, which buildings and signs shall be removed upon the completion or abandonment of the construction work.

SEC. 6.03

Height regulations: No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height.

SEC. 6.04

Yards

- A. There shall be a front yard having a depth of not less than fifty (50) feet, provided, however, no front yard depth shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one hundred (100) feet of a building.
- B. For a lot that has frontage on more than one street, the required front yard shall be provided on all streets.
- C. Side Yard: There shall be a side yard of Ten (10) Feet minimum on each side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be Ten (10) feet on the side, if any, not fronting on a street.
- D. Rear Yard: There shall be a rear yard having a depth of not less than forty (40) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be ten (10) feet.
- E. No accessory building shall project into any required front, side or rear yard.

SEC. 6.05 ✓

Intensity of use: Every lot or tract of land shall have a minimum width of one hundred (100) feet frontage and an area of not less than one-half (1/2) acre.

SEC. 6.06

Minimum size: The minimum size of any house exclusive of Porches, garages, and Breezways shall be nine hundred sixty (960) Square feet of floor space on the first floor of a one-family two (2) bedroom dwelling and an additional one hundred fifty square feet of floor space for each additional bedroom.

Sec. 6.07
Amended

Trailers, garages, basements or temporary structures may be used for human occupancy for a period of six (6) months only, and may be occupied only for said six (6) months while a permanent house is being constructed on the same lot.

1-17-97

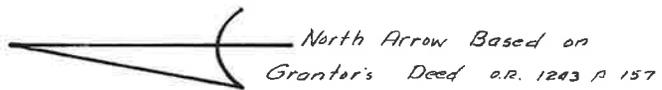
WARREN CO. OHIO

VOL 99 PLAT No 48
WARREN Co ENGINEERS RECORD
OF LAND SURVEYS

DEED REFERENCE
O.R. 1243
P 157

RANGE 4
TOWN 3
SECTION 4

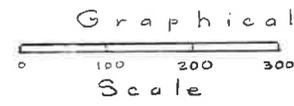
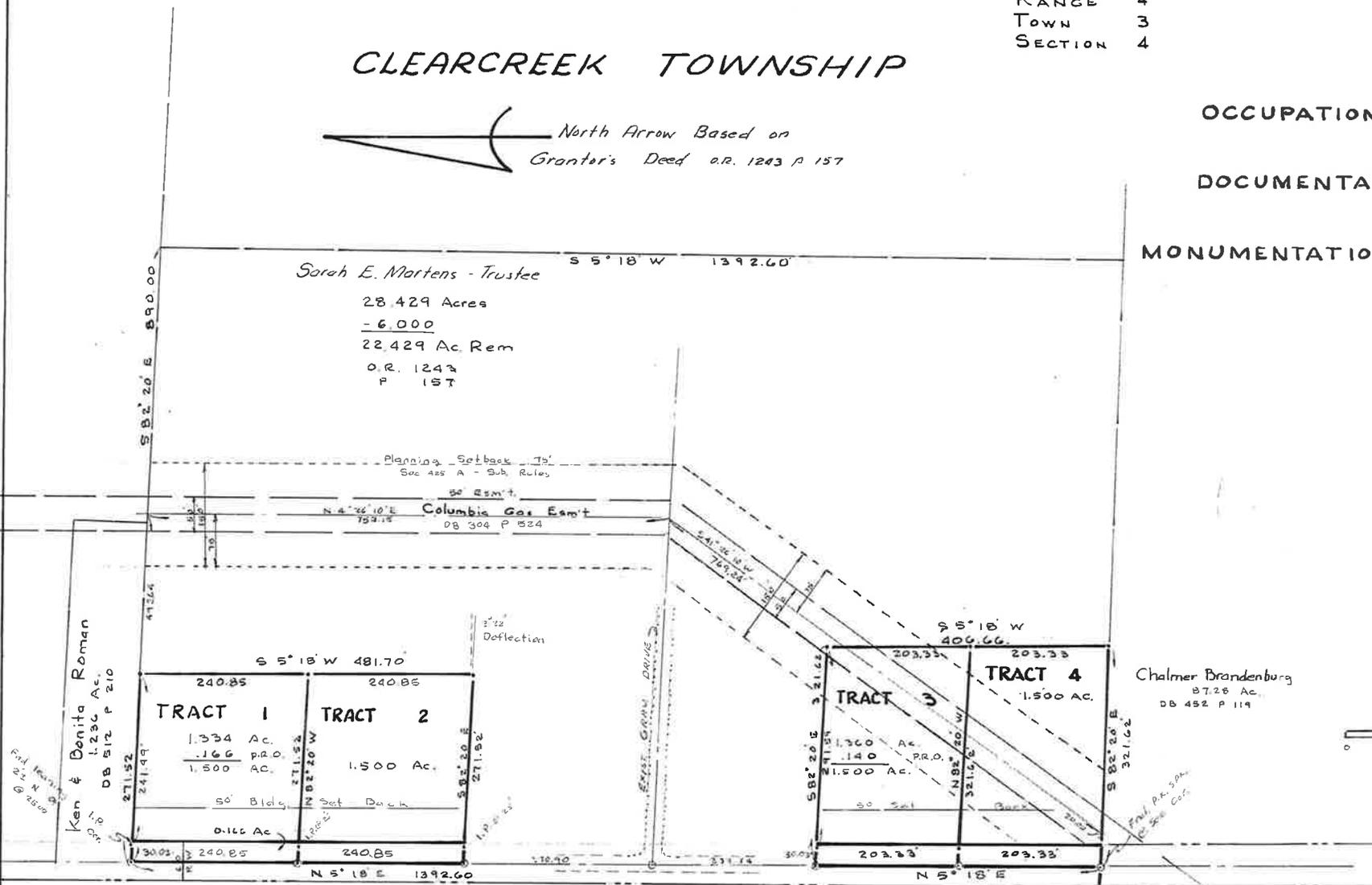
CLEARCREEK TOWNSHIP



OCCUPATION - as noted on plan

DOCUMENTATION - Deeds, Tax Map, Aerial

MONUMENTATION - good condition unless noted



S P R I N G B O R O R O A D

SECTION 10
SECTION 9

— LEGEND —
⊙ Set Pk. Spk.
• Set 1/2 Iron Pin



BALLINGER & ASSOCIATES
ENGINEERS - SURVEYORS
308 East Warren St.
Lebanon Ohio 45036
FOUR LOT SURVEY FOR
S & R. ALEXANDER SPRINGBORO RD.
SCALE DATR DRAWN BY JOB NO
1" 12 0701



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	804300043	Current Owner	ALEXANDER, ANNA E.	Account Number	0639718
Property Address	0 SPRINGBORO RD LEBANON 45036	Legal Description	23.9290 ACRES	Neighborhood ID	89001
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	110 - C.A.U.V. VACANT LAND	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture

Primary Sketch

No Photo Available



No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$400,000	Bedrooms	
Last Sale Date	04/17/2007	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$206,030	\$11,630
BUILDING	\$0	\$0
TOTAL	\$206,030	\$11,630
CAUV	\$33,240	

Parcel ID

804300043

Current Owner

ALEXANDER, ANNA E.

Account Number

0639718

Outbuildings

There Are No Outbuildings Associated With This Property

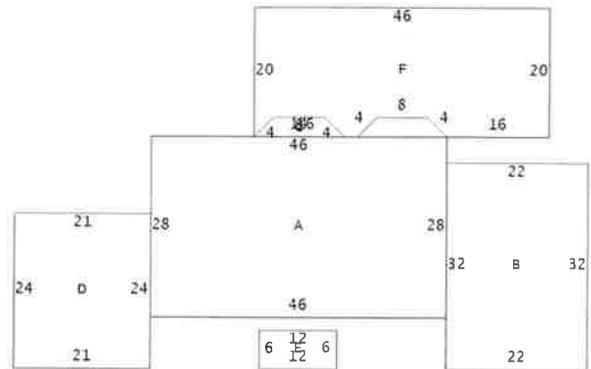


Parcel ID	804300038	Current Owner	SIEFER, GERALD E. & POPE,	Account Number	0641235
Property Address	4182 SPRINGBORO RD LEBANON 45036	Legal Description	1.5000 ACRES	Neighborhood ID	89001
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$222,000	Bedrooms	4
Last Sale Date	02/03/1997	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	3112 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1994	Total Living Area	3,112sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$44,280	\$15,500
BUILDING	\$335,940	\$117,580
TOTAL	\$380,220	\$133,080
CAUV	\$0	

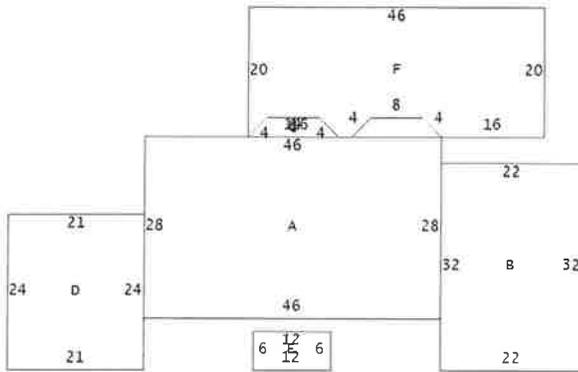
Parcel ID 804300038

Current Owner SIEFER, GERALD E. & POPE,

Account Number 0641235

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	2 STORY	1288
B	FRAME	GARAGE	704
C	FRAME	1 ST OVERHANG	32
D	FRAME	1 STORY	504
E	FRAME	OPEN PORCH	72
F	BRICK	PATIO	888

Occupancy
Construction Year
Remodel Year 1
Remodel Year 2
Condition
Construction Cost
Remodel Cost
Foundation
Exterior
Basement

1 FAMILY UNIT
1994
0
0
AVERAGE
\$0.00
\$0.00
CONCRETE
WOOD SIDING
FULL

Finished Basement
Unfinished Attic
Finished Attic/Living Area
Number of Bedrooms
Family/Rec Room
Wood Fireplace
Gas Fireplace
Heating System
Heat Source
Central Air Conditioning
Full Baths
Half Baths
True Value

0 sq. ft.
0 sq. ft.
0 sq. ft.
4
NO
1
0
FORCED AIR
GAS
YES
3
1
\$244,220.00

Special Features

No Special Features Found

Parcel ID 804300038

Current Owner SIEFER, GERALD E. & POPE,

Account Number 0641235

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs. %	Value
1	GARAGE	WOOD FRAME	1999	GOOD	30	32	31	0	0.00	10	0	\$28,900.00

**MINUTES
CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
NOVEMBER 16, 1998**

Chairman Wight called the meeting to order with the following members present: Alan C. Wight, Charles Thoma, Gary Schaengold, Chris Brian and Mike Krueger. Also in attendance were: Jackie Fishman, Grace Pope, Gerald Siefer, Harriet Klass, Ronald Wilhelm and Dennis Pickett.

Chairman Wight reconvened the public hearing adjourned on October 26, 1998, to consider the application of Gerald Siefer and Grace Pope, 4182 Springboro Road, Lebanon, Ohio, for a variance from Section 6.04(D) of Zoning Resolution to allow an accessory building to be closer than forty feet (40') to a rear property line.

Mr. Wight apologized for the confusion of the vote at the October 26, 1998, meeting and introduced the application.

Mr. Schaengold raised a point of order and entered an objection for the record of reconvening the public hearing. Mr. Schaengold cited the 1881 Ohio Supreme Court Case of Shinnioh v. Green; the 1958 Lorain County Court of Appeals Case of Babyak v. Alten; the 1991 Summit County Court of Appeals Case of Bettio v. Village of Northfield, all to illustrate a vote to abstain is a vote concurring with the majority. Mr. Schaengold also cited the 1989 Case of the Lorain Education Association v. Lorain Board of Education to illustrate the Board of Zoning Appeals may reconvene a public hearing provided the time for filing an appeal to the common pleas court has not expired.

Mr. Thoma moved to reconsider the Siefer/Pope Application. Mr. Krueger seconded the motion. After discussion the following roll call vote resulted on the motion: Mr. Schaengold-nay; Mr. Brian-nay; Mr. Krueger-yea; Mr. Thoma-yea; Mr. Wight-yea. Motion approved.

The applicants renewed their revised request for a variance of 17' to 40' rear yard setback requirement to allow an accessory building to be 23' from the rear lot line. The applicant reiterated the testimony they had offered at previous public hearings.

Ms. Pope entered statements alleged to have been made the BZA Chairman into the record along with the text of a letter dated October 4, 1998.

After lengthy discussion Mr. Schaengold moved to grant the variance based on the same motion made at the October 26, 1998, meeting which reads as follows: This is a request for an area variance the standard of which is practical difficulties, and

we have been provided with a list of factors to consider from several appellant court decisions which is the basis of my motion. Mr. Schaengold then moved to approve the variance because of the practical difficulties that this building cannot be placed at any other location other than where it has been proposed to be placed by the homeowner because of the limitations of the leach bed and the septic tank and the propane tank; and this variance would not adversely affect the delivery of governmental services; there is no opposition of adjoining owners; I do not believe that the spirit and intent behind the zoning requirement would be so adversely affected as to deny this; the essential character of the neighborhood would not be substantially altered; no adjoining property would suffer a substantial detriment; and I would condition this approval upon the homeowner being required to erect a natural barrier to the side and behind the structure so as to substantially block its view from adjoining owners and thereby help to preserve the intent of the Resolution. Mr. Thoma seconded the motion. After lengthy discussion the following roll call vote resulted: Mr. Schaengold-yea; Mr. Brian-yea; Mr. Krueger-nay; Mr. Thoma-yea; Mr. Wight-nay. Motion adopted, variance approved.

Mr. Thoma moved for the chairman to recommend to the Board of Township Trustees to adopt Roberts Rules of Order for the Board of Zoning Appeals. Mr. Schaengold seconded the motion and upon the call of the roll the following vote resulted: Mr. Schaengold-yea; Mr. Brian-yea; Mr. Krueger-yea; Mr. Thoma-yea; Mr. Wight-yea. Motion adopted.

Mr. Krueger moved to adjourn. Mr. Thoma seconded the motion which passed by unanimous voice vote.

Dennis A. Pickett
Zoning Inspector



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	810400002	Current Owner	CITY OF FRANKLIN ET AL	Account Number	0611341
Property Address	4215 SPRINGBORO RD LEBANON 45036	Legal Description	104.2590 ACRES	Neighborhood ID	89001
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	110 - C.A.U.V. VACANT LAND	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	
Last Sale Date	07/21/1995	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$769,430	\$51,850
BUILDING	\$0	\$0
TOTAL	\$769,430	\$51,850
CAUV	\$148,140	

Parcel ID	810400002	Current Owner	CITY OF FRANKLIN ET AL	Account Number	0611341
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Outbuildings

There Are No Outbuildings Associated With This Property



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

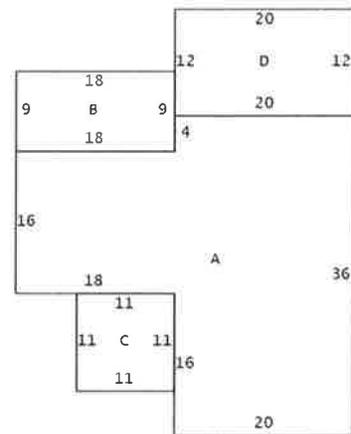
Linda Oda
Recorder

Parcel ID	809200003	Current Owner	RASEY, WILLIAM A., III &	Account Number	0614529
Property Address	3995 SPRINGBORO RD LEBANON 45036	Legal Description	4.2100 ACRES	Neighborhood ID	89001
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

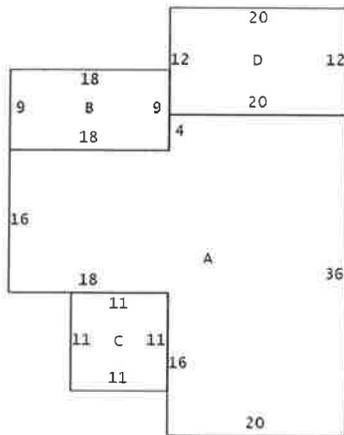
Last Sale Amount		Bedrooms	3
Last Sale Date		Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2178 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	1818	Total Living Area	2,178sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$84,280	\$29,500
BUILDING	\$89,420	\$31,300
TOTAL	\$173,700	\$60,800
CAUV	\$0	

**Residential Building Details
Building 1 of 1**

Building Sketch



Sketch Details

A	FR. & MASONRY	2 STORY	1008
B	FRAME	1 STORY	162
C	FRAME	ENCLOSE PORCH	121
D	FRAME	ENCLOSE PORCH	240

Occupancy
Construction Year
Remodel Year 1
Remodel Year 2
Condition
Construction Cost
Remodel Cost
Foundation
Exterior
Basement

1 FAMILY UNIT
1818
0
0
AVERAGE
\$0.00
\$0.00
STONE
COMBINATION
QUARTER

Finished Basement
Unfinished Attic
Finished Attic/Living Area
Number of Bedrooms
Family/Rec Room
Wood Fireplace
Gas Fireplace
Heating System
Heat Source
Central Air Conditioning
Full Baths
Half Baths
True Value

0 sq. ft.
0 sq. ft.
0 sq. ft.
3
YES
2
0
FORCED AIR
GAS
YES
1
0
\$72,400.00

Special Features

No Special Features Found

Parcel ID 809200003

Current Owner RASEY, WILLIAM A., III &

Account Number 0614529

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	MISC. BLDG.	WOOD FRAME	1950	POOR	0	10	16	0	0.00	0	0	\$100.00
0	BARN	WOOD FRAME	1901	NO VALUE	0	28	28	0	0.00	0	0	\$0.00
0	MISC. BLDG.	WOOD FRAME	0	POOR	0	14	16	0	0.00	0	0	\$200.00



WARREN COUNTY

Matt Nolan
Auditor

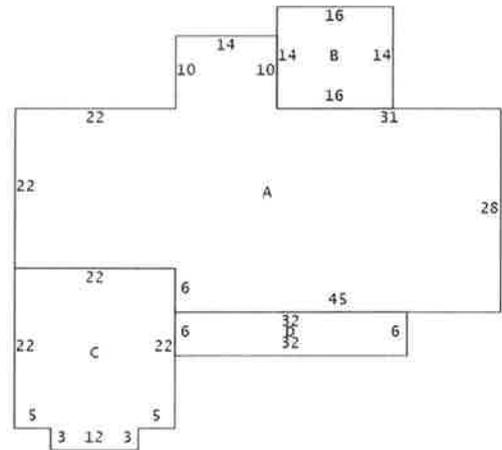
Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	803105001	Current Owner	ROLSEN, TIMOTHY T. &	Account Number	0641889
Property Address	4000 N SPRINGBORO RD LEBANON 45036	Legal Description	1 DOVER'S RUN 1 1.4124 ACRES	Neighborhood ID	86004
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture

Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$379,000	Bedrooms	3
Last Sale Date	04/24/2018	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	1884 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1000 sq. ft.
Year Built	2016	Total Living Area	2,884sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$49,200	\$17,220
BUILDING	\$407,120	\$142,490
TOTAL	\$456,320	\$159,710
CAUV	\$0	

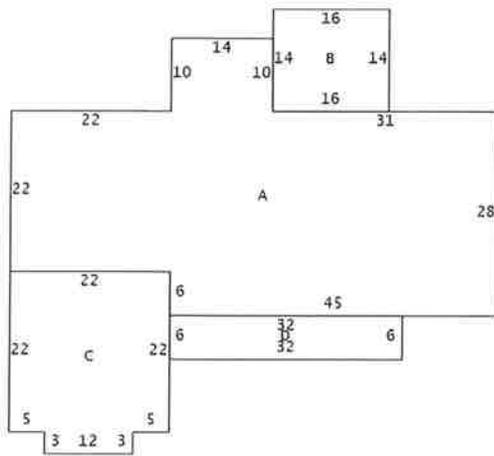
Parcel ID 803105001

Current Owner ROLSEN, TIMOTHY T. &

Account Number 0641889

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 STORY	1884
B	FRAME	DECK	224
C	FRAME	GARAGE	520
D	FRAME	OPEN PORCH	192

Occupancy
Construction Year
Remodel Year 1
Remodel Year 2
Condition
Construction Cost
Remodel Cost
Foundation
Exterior
Basement

1 FAMILY UNIT
 2016
 0
 0
 GOOD
 \$0.00
 \$0.00
 CONCRETE
 VINYL / ALUM
 FULL

Finished Basement
Unfinished Attic
Finished Attic/Living Area
Number of Bedrooms
Family/Rec Room
Wood Fireplace
Gas Fireplace
Heating System
Heat Source
Central Air Conditioning
Full Baths
Half Baths
True Value

1000 sq. ft.
 0 sq. ft.
 0 sq. ft.
 3
 NO
 0
 1
 FORCED AIR
 GAS
 YES
 3
 0
 \$304,490.00

Special Features

2 EXTRA FIXTURES

\$0.00

Parcel ID 803105001

Current Owner ROLSEN, TIMOTHY T. &

Account Number 0641889

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	POLE BUILDING	METAL	2019	AVERAGE	16	40	48	0	0.00	10	0	\$26,500.00



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

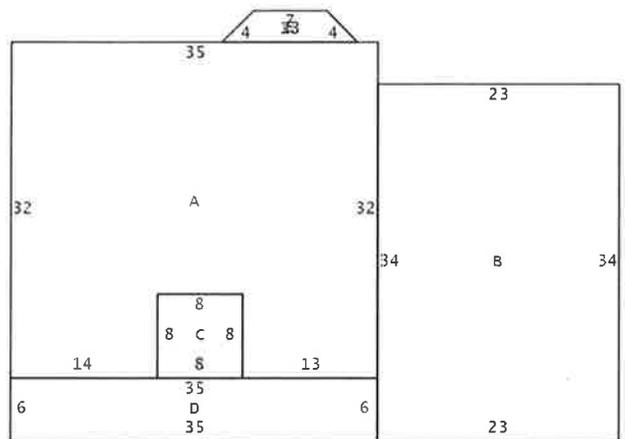
Linda Oda
Recorder

Parcel ID	803105005	Current Owner	ZUKOWITZ, NICK L. & PAM	Account Number	0641922
Property Address	906 NUEWAY DR LEBANON 45036	Legal Description	10 DOVER'S RUN 2 1.4803 ACRES	Neighborhood ID	86004
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$288,000	Bedrooms	4
Last Sale Date	04/09/2015	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	2205 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2003	Total Living Area	2,205sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$49,200	\$17,220
BUILDING	\$294,750	\$103,160
TOTAL	\$343,950	\$120,380
CAUV	\$0	-

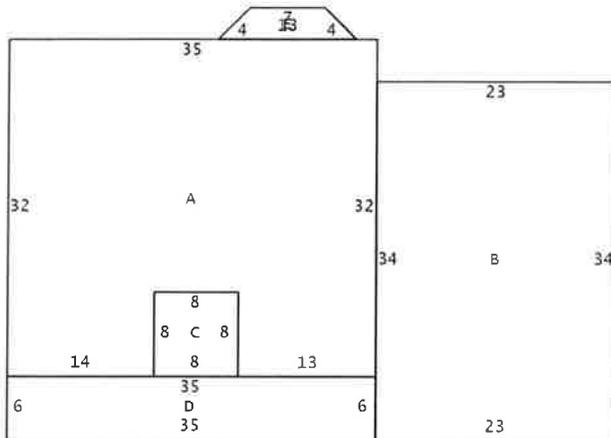
Parcel ID 803105005

Current Owner ZUKOWITZ, NICK L. & PAM

Account Number 0641922

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

A	FR. & MASONRY	2 STORY	1056
B	FR. & MASONRY	GARAGE	782
C	FRAME	1 ST. / BSM'T	64
D	STUCCO & BR.	OPEN PORCH	210
E	FRAME	1 ST OVERHANG	29

Occupancy	1 FAMILY UNIT
Construction Year	2003
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	COMBINATION
Basement	FULL

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	1
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$207,230.00

Special Features

No Special Features Found

Parcel ID 803105005

Current Owner ZUKOWITZ, NICK L. & PAM

Account Number 0641922

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
1	GARAGE	WOOD FRAME	2005	GOOD	10	24	24	0	0.00	10	0	\$13,700.00

SECTION 9, TOWN 3, RANGE 4
 CLEARCREEK TOWNSHIP
 WARREN COUNTY, OHIO

DEED REFERENCE 462
 PAGE 209

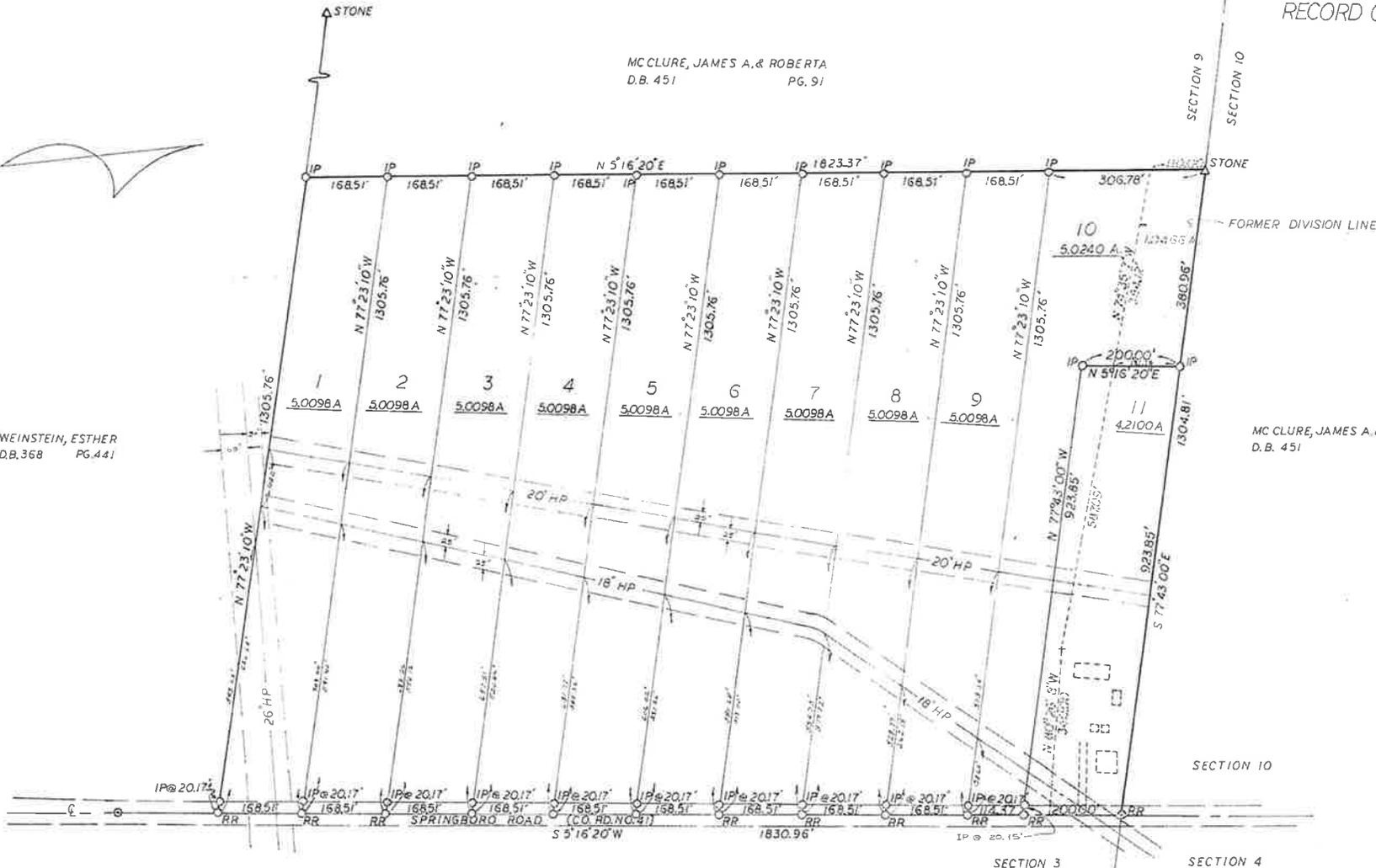
VOLUME 27 PAGE NO 51
 WARREN COUNTY ENGINEERS
 RECORD OF LAND SURVEYS



MCCLURE, JAMES A. & ROBERTA
 D.B. 451 PG. 91

WEINSTEIN, ESTHER
 D.B. 368 PG. 441

MC CLURE, JAMES A. & ROBERTA
 D.B. 451 PG. 91



- LEGEND**
- IP IRON PIN
 - RR RAILROAD SPIKE
 - MONUMENT FOUND
 - MONUMENT SET

LONG, EMMETT. F. & BERNADINE M.
 D.B. 189 PG. 259



REVISIONS			WYCO ENGINEERING & SURVEYING SPRINGBORO, OHIO		
NO.	DATE	BY	LAMB TRACTS		
1	B.O.A. 74	clw			
2					
3					
4					
5					

DRAWN BY: *clw* SCALE: 1"=150' MATERIAL: 119
 CHECKED BY: *clw* DATE: DRAWING NO.
 TRACED BY: APPR: C-1148

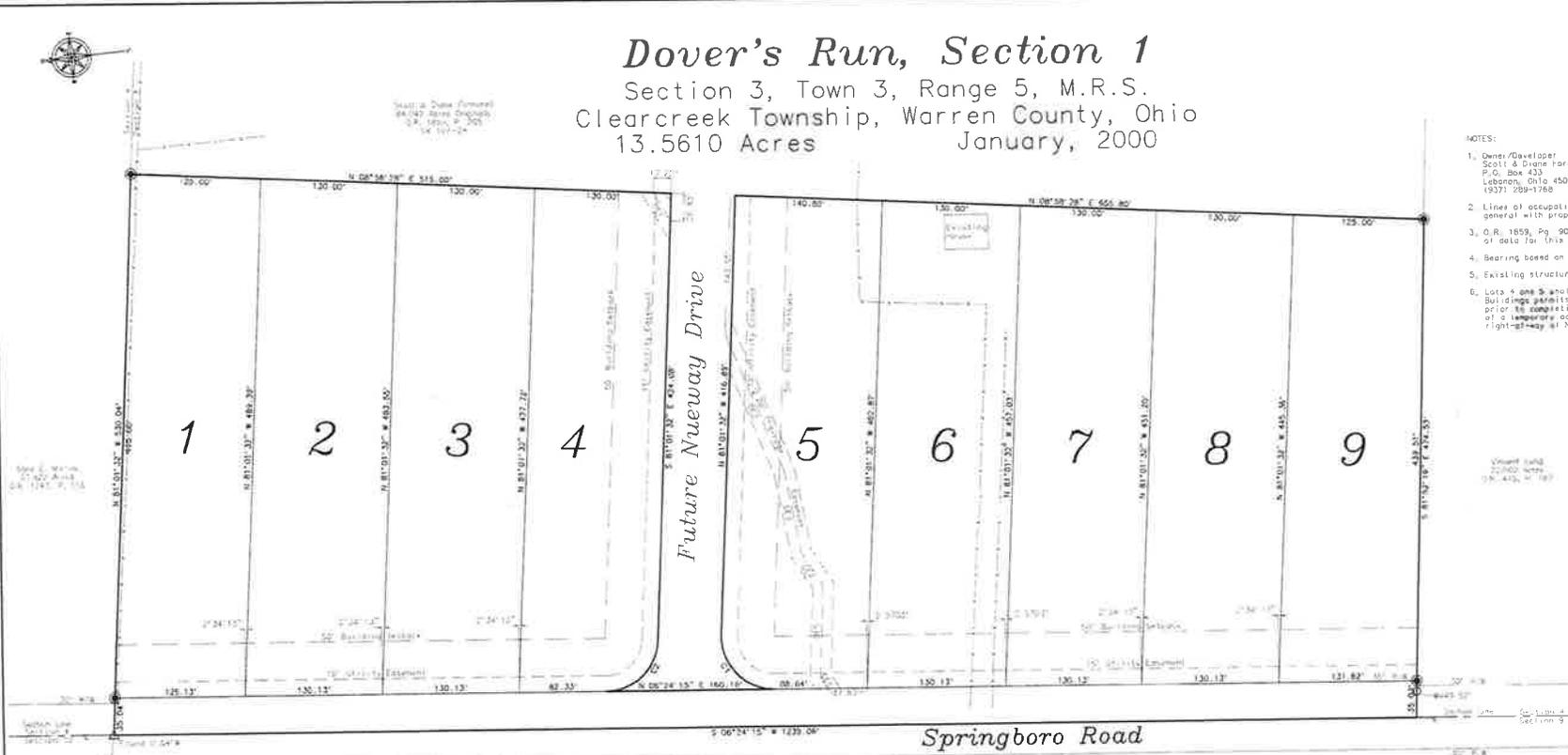
51 44-94

Dover's Run, Section 1

Section 3, Town 3, Range 5, M.R.S.
Clearcreek Township, Warren County, Ohio
13.5610 Acres January, 2000

NOTES:

1. Owner/Developer: Scott & Diane Hornshell, P.O. Box 433, Lebanon, Ohio 45036, 1937-2001/05
2. Lines of occupation, where existing, agree in general with property lines except as shown.
3. O.R. 1859, Pg. 905 and SR 107-26 were sources of data for this survey.
4. Bearing based on SR 107-26
5. Existing structures to be removed.
6. Lots 4 and 5 shall have access to Newway Drive only. Building permits for Lots 4 and 5 shall not be issued prior to completion of Newway Drive or the recording of a temporary access easement across the future right-of-way of Newway Drive.



Old	08-03-100-003	66.849 Acres
New	08-03-105-001	lot 1
New	08-03-105-002	lot 2
New	08-03-105-003	lot 3
New	08-03-105-004	lot 4
New	08-03-107-001	lot 5
New	08-03-107-002	lot 6
New	08-03-107-003	lot 7
New	08-03-107-004	lot 8
New	08-03-107-005	lot 9
Rem	08-03-100-005	53.288

7-19-00 SAA



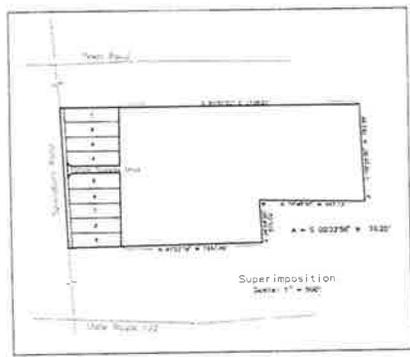
Ruth H. Campbell - Registered Surveyor - 7628

Number	Radius	Arc Length	Chord Angle	Tangent	Chord Bearing	Chord Length
01	20.00'	80.78'	182°34'13"	89.23'	S 27°18'39" E	77.00'
02	20.00'	76.30'	187°20'47"	47.81'	S 27°18'39" E	88.11'

Number	Bearing	Distance
001	S 69°53'41" W	31.84'
002	S 77°48'36" W	128.99'
003	S 05°23'20" W	78.91'
004	S 62°00'20" W	27.72'
005	N 81°02'45" W	86.56'
006	S 63°58'55" W	12.88'

Lot #	Area	Width of Setback
Lot 1	1.4124	100'
Lot 2	1.4518	100'
Lot 3	1.4244	100'
Lot 4	1.4059	100'
Lot 5	1.4928	418'
Lot 6	1.3227	100'
Lot 7	1.3553	100'
Lot 8	1.2378	100'
Lot 9	1.5027	131'
Total Lots	12.5696	
R/W Springboro Rd.	0.8954	
Total	13.5610	

LEGEND
 ▲ - IRON NAIL FOUND
 ○ - 5/8" IRON PIN FOUND
 ● - 1" IRON PIN SET
 --- FENCE LINE
 ALL MONUMENTS STRUCK AND IN GOOD CONDITION. 5/8" CAPPED IRON PINS SET FOR WILL BE SET AT ALL LOT CORNERS EXCEPT AS NOTED



Final Plat

REVISION	DATE	BY	DESCRIPTION

DESIGNED BY: JH
 DATE: 12/02/99
 SHEET NO: 6188
 PROJECT: Dover's Run

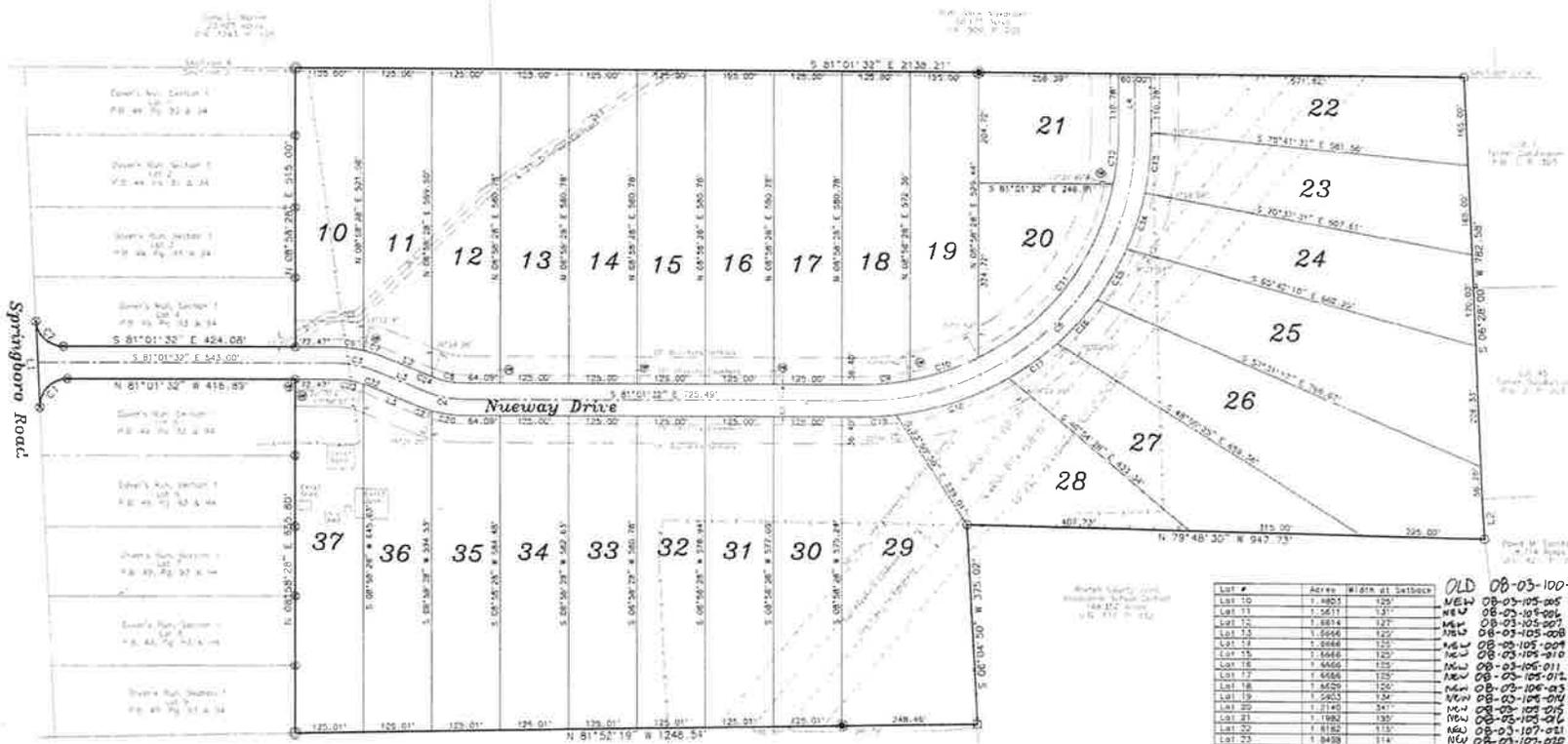
WYCO CONSULTING, INC.
 10 Stadia Drive
 Franklin, Ohio 45005
 513-743-9926

53
2015



Dover's Run, Section 2

Section 3, Town 3, Range 4, M.R.S.
Clearcreek Township, Warren County, Ohio
53.2875 Acres
September, 2000



- NOTES
- Owner/Developer: **Wynhall Properties, LTD Scott B. Danc. C. Eganstall**
P.O. Box 430
Marblehead, Ohio 45113
(937) 260-1728
 - Lines of occupation, where existing, agree in general with property lines, except as shown.
 - O.R. 1953, Pg. 305 and 58 127-28 were sources of info for this survey.
 - Bearing based on SR 107-26
 - Existing structures to be removed

Number	Bearing	Distance	Number	Bearing	Distance
11	N 08°21'13" E	116.16'	025	N 89°53'41" E	71.75'
12	S 12°03'31" W	78.25'	026	N 82°11'42" E	123.15'
13	S 58°41'22" E	90.48'	027	N 64°31'13" E	132.19'
14	S 06°58'28" E	110.78'	028	N 64°52'43" E	111.82'

Number	Radius	Arc Length	Delta Angle	Tangent	Chord Bearing	Chord Length
01	30.00'	86.78'	92°14'13"	52.29'	S 52°41'32" W	72.28'
02	30.00'	75.20'	89°23'29"	47.81'	S 57°18'26" E	69.11'
03	200.00'	78.48'	22°23'10"	28.79'	N 69°46'01" E	77.89'
04	200.00'	78.48'	22°23'10"	39.79'	N 69°46'01" E	77.89'
05	200.00'	785.46'	80°02'00"	1000.20'	N 53°58'28" E	953.11'
06	170.00'	53.00'	17°13'08"	26.42'	S 74°25'28" E	52.88'
07	230.00'	37.27'	08°17'01"	18.67'	N 63°10'30" W	37.23'
08	170.00'	62.29'	20°39'48"	31.26'	S 70°31'43" E	61.94'
09	143.00'	88.14'	10°11'58"	84.72'	S 88°23'31" E	83.00'
10	470.00'	132.66'	16°09'54"	88.74'	N 80°01'33" E	132.16'
11	430.00'	83.94'	01°26'23"	228.62'	N 86°13'24" E	801.83'
12	430.00'	84.95'	11°31'45"	41.85'	S 14°48'50" W	94.41'
13	170.00'	4.43'	01°29'32"	2.21'	S 29°17'58" E	4.43'

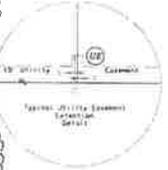
LEGEND
 ○ = 1/2" IRON PIN FOUND
 ⊕ = CAPPED IRON PIN FOUND
 ⊙ = SET CAPPED IRON PIN FOUND
 ⊖ = 1" IRON PIN FOUND
 ⊗ = 1" IRON PIN SET
 ⊕ = FENCE LINE
 ALL MOMENTS STRAIGHT AND IN GOOD CONDITION
 * = CAPPED IRON PIN SET (WILL BE SET) AT ALL LOT CORNERS, EXCEPT AS NOTED



Lot #	Acres	Width at Setback
Lot 10	1.8851	120'
Lot 11	1.5611	120'
Lot 12	1.8814	120'
Lot 13	1.6648	120'
Lot 14	1.6648	120'
Lot 15	1.6648	120'
Lot 16	1.6648	120'
Lot 17	1.6648	120'
Lot 18	1.6629	120'
Lot 19	1.5653	120'
Lot 20	1.1145	94.71'
Lot 21	1.1992	130'
Lot 22	1.8182	115'
Lot 23	1.8439	114'
Lot 24	1.9049	114'
Lot 25	2.1036	117'
Lot 26	2.4496	119'
Lot 27	1.7520	117'
Lot 28	1.8142	230'
Lot 29	2.8178	120'
Lot 30	1.8524	122'
Lot 31	1.8287	120'
Lot 32	1.6540	120'
Lot 33	1.6593	120'
Lot 34	1.8746	120'
Lot 35	1.6837	120'
Lot 36	1.7794	120'
Lot 37	1.9754	120'
Total Lots	49.8375	
Wynhall's Way	3.4500	
Total	53.2875	

OLD 08-03-100-005 53.288 Ac. R.

- NEW 08-03-105-005 (Lot 10)
- NEW 08-03-105-006 (Lot 11)
- NEW 08-03-105-007 (Lot 12)
- NEW 08-03-105-008 (Lot 13)
- NEW 08-03-105-009 (Lot 14)
- NEW 08-03-105-010 (Lot 15)
- NEW 08-03-105-011 (Lot 16)
- NEW 08-03-105-012 (Lot 17)
- NEW 08-03-106-013 (Lot 18)
- NEW 08-03-106-014 (Lot 19)
- NEW 08-03-106-015 (Lot 20)
- NEW 08-03-107-016 (Lot 21)
- NEW 08-03-107-017 (Lot 22)
- NEW 08-03-107-018 (Lot 23)
- NEW 08-03-107-019 (Lot 24)
- NEW 08-03-107-020 (Lot 25)
- NEW 08-03-107-021 (Lot 26)
- NEW 08-03-107-022 (Lot 27)
- NEW 08-03-107-023 (Lot 28)
- NEW 08-03-107-024 (Lot 29)
- NEW 08-03-107-025 (Lot 30)
- NEW 08-03-107-026 (Lot 31)
- NEW 08-03-107-027 (Lot 32)
- NEW 08-03-107-028 (Lot 33)
- NEW 08-03-107-029 (Lot 34)
- NEW 08-03-107-030 (Lot 35)
- NEW 08-03-107-031 (Lot 36)
- NEW 08-03-107-032 (Lot 37)



No kem 30500

Ruth H. Campbell - Registered Surveyor - 7628

Final Plat

REVISION	DATE	BY	DESCRIPTION

DESIGNED BY	DATE	SCALE
		1" = 100'

WYCO CONSULTING, INC.
 10 Stadia Drive
 Franklin, Ohio 45005
 513-743-9926

Dover's Run