

Plot time: Jul 31, 2015 - 11:56am

SURVEYOR'S CERTIFICATE

This map was prepared from existing deeds and plats of record.

Jeffrey O. Lambert P.S. 07-31-15
Registered Surveyor #7568 in the State of Ohio Date



AREAS TO BE REZONED

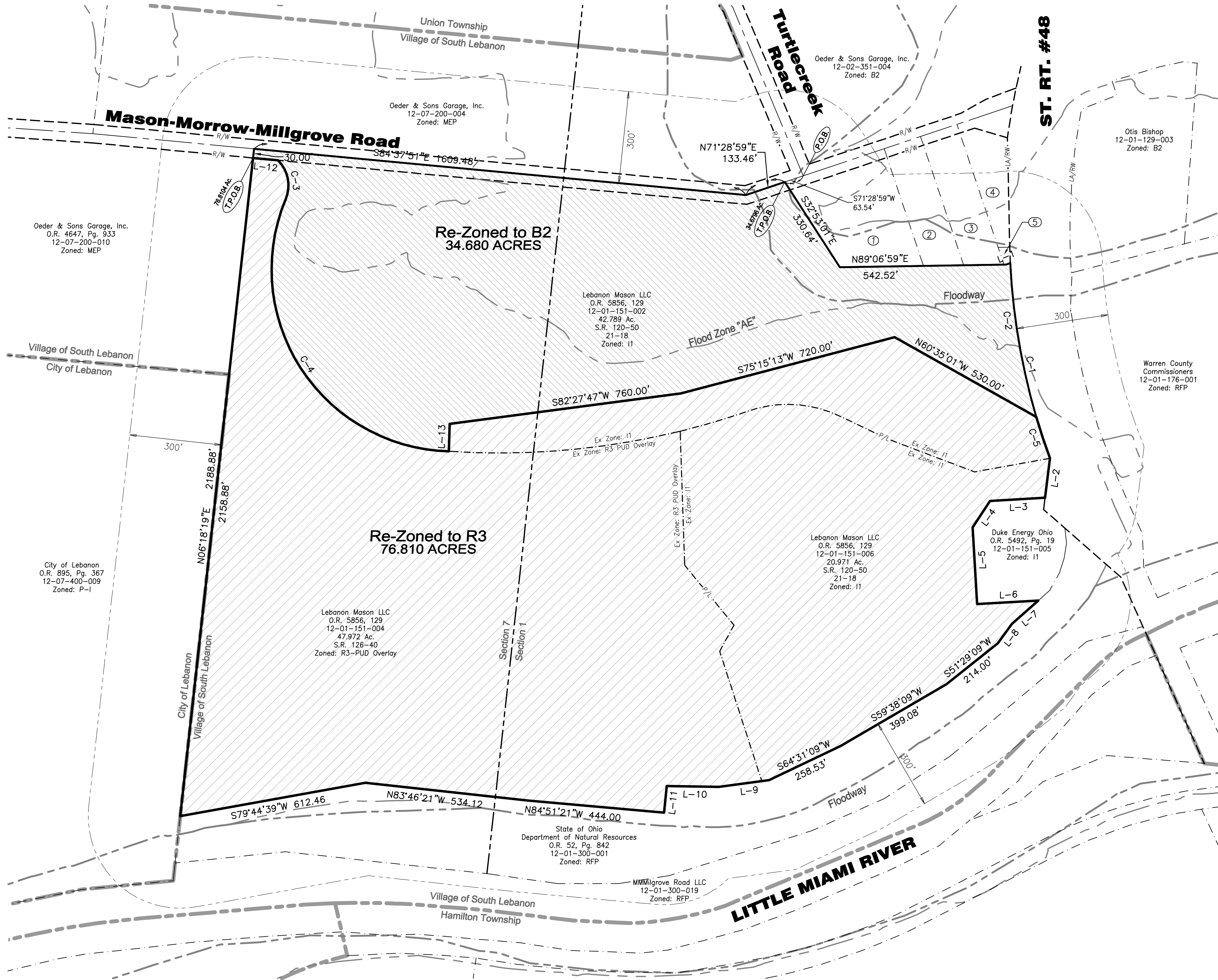
I1 "LIGHT INDUSTRIAL" TO B2 "GENERAL BUSINESS"

= 34.680 ACRES

R3 PUD "SINGLE FAMILY / MULTI FAMILY RESIDENTIAL WITH PUD OVERLAY"

& I1 "LIGHT INDUSTRIAL" TO R3 "SINGLE FAMILY / MULTI FAMILY RESIDENTIAL" = 76.810 ACRES

TOTAL = 111.490 ACRES



SURROUNDING
PROPERTY OWNERS

OEDER & SONS GARAGE INC
1000 W MASON MORROW MILGROVE RD
LEBANON, OH 45036

COOPER JAMES F & RUTH M
4987 RIDGECREST DR
CINCINNATI, OH 45242

ROCK CASTLE HOLDINGS LLC
11930 KEMPER SPRINGS
CINCINNATI, OH 45240

TLC PROPERTIES INC
1260 EDISON DR
CINCINNATI, OH 45216

VILLAGE OF SOUTH LEBANON
99 N HIGH ST
SOUTH LEBANON, OH 45065

BISHOP OTTIS & CHARITY
6049 RT 48
SOUTH MAINEVILLE, OH 45039

WARREN COUNTY COMMISSIONERS
406 JUSTICE DR
LERAMON, OH 45036

DUKE ENERGY OHIO INC
139 E FOURTH ST
CINCINNATI, OH 45202

STATE OF OHIO DEPT OF NATURAL
FOUNTAIN SQUARE

MMILGROVE ROAD LLC %CBRE
10182 INTERNATIONAL

CITY OF LEBANON
CITY BUILDING

50 S. BROADWAY
LEBANON, OHIO 45036

OWNER/DEVELOPER

LEBANON MASON, LLC
4020 KINROSS LAKES
SUITE 200
RICHFIELD, OH 44286

A map of a rural area in South Carolina. A thick orange line representing a major road runs diagonally from the top left towards the bottom right. Another yellow line runs parallel below it. Blue lines represent rivers and creeks, including the Savannah River and Little Back Creek. Green areas indicate forested land. The word "SITE*" is printed in large black letters over a light-colored area. Various road numbers are shown in small boxes along the routes. Labels like "South Lakes" and "Little Back Creek" identify specific locations.

VICINITY MAP
N.T.S.

- ①
James F. &
Ruth M. Cooper
O.R. 345, Pg. 58
12-01-103-004
Zoned: I1
- ②
James F. &
Ruth M. Cooper
O.R. 2, Pg. 502
12-01-103-002
Zoned: I1
- ③
Rock Castle
Holdings, LLC
O.R. 5933, Pg. 547
12-01-103-006
Zoned: I1
- ④
TLC Properties, Inc.
O.R. 4714, Pg. 547
12-01-103-009
Zoned: I1
- ⑤
Village of South Lebanon
O.R. 1574, Pg. 484
12-01-103-008
Zoned: I1

LINE TABLE		
Line	Direction	Distance
L-1	N67°01'59"E	13.38'
L-2	S06°56'10"W	129.49'
L-3	S86°38'36"W	179.67'
L-4	S33°23'23"W	103.35'
L-5	S03°21'24"E	250.24'
L-6	N86°38'36"E	199.69'
L-7	S48°28'09"W	114.89'
L-8	S35°48'09"W	78.00'
L-9	S82°21'29"W	164.85'
L-10	N89°03'01"W	170.25'
L-11	S05°44'39"W	87.60'
L-12	N84°37'51"W	81.58'
L-13	S01°30'55"W	89.35'

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	17°06'42"	2183.48'	652.11'	S11°29'01"E	649.69'
C-2	13°23'21"	2183.48'	510.24'	S09°37'20"E	509.08'
C-3	68°20'42"	116.14'	138.54'	N10°49'44"W	130.47'
C-4	111°02'24"	593.23'	1149.68'	S32°57'53"E	978.02'
C-5	3°43'21"	2183.48'	141.86'	N18°10'41"E	141.84'



Basis of Bearing:
State Plane NAD83 (2011)



0 200 300

SCALE: 1" = 200'

SIEMENS PROPERTY

**SECTIONS 1 & 7, TOWN 4, RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO**

REZONING PLAT



**bayer
becker**

www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

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Cincinnati, OH 45202 - 513.834.6151

Drawing: _____

13R050-000 RZ

Blank by: j.o.l.

Checked By: _____

Issue Date: 07-31-15

Sheet:

RZ01