

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2023-31**

**A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL
OFFICER TO EXECUTE A RECORD PLAT FOR THE RIVER CREEK LOFTS
REPLAT SUBDIVISION, AND DECLARING AN EMERGENCY**

WHEREAS, River Creek Lofts, LLC, the owner of Lot #1 of the River Creek Lofts subdivision located on Mason-Morrow-Millgrove Road has submitted an application to subdivide the parcel into two (2) lots to coincide with the two (2) phases of the River Creek Lofts multi-family development that is proposed for the site; and,

WHEREAS, the South Lebanon Planning Commission met on August 9th, 2023, and approved the replat for the River Creek Lofts Replat Subdivision; and,

WHEREAS, immediate action is required to allow for the Owner to proceed with construction and record this plat and such action is necessary in order to preserve the public peace, health, safety or welfare of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Lebanon, Ohio, at least two-thirds of all members elected thereto concurring:

Section 1. That the Council approves and authorizes the Mayor and Fiscal Officer to execute the River Creek Lofts Replat Subdivision Record Plat, a copy of which is attached hereto.

Section 2. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.


Section 3. That this Resolution is hereby declared to be an emergency measure in accordance with Ohio Rev. Code § 731.30 for the immediate preservation of the public peace, health, safety and general welfare; and, this Resolution shall be in full force and effective immediately upon its passage.


Section 4. That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Resolution No. 2023-31

Page 2

Adopted this 17th day of August, 2023.


Attest: 
Petrina D. Williams, Director of Finance/Clerk


James D. Smith, Mayor

Rules Suspended: <u>8/17/2023</u> (if applicable)	Effective Date - <u>8/17/2023</u>
Vote - <u>6</u> Yeas <u> </u> Nays	
First Reading - / /2023 Second Reading - / /2023	Effective Date - / /2023
Vote - <u> </u> Yeas <u> </u> Nays	

Prepared by and approved as to form:

ANDREW P. MEIER
LAW DIRECTOR
CITY OF SOUTH LEBANON, OHIO

By: 
Date: 8/17/2023

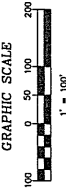
RIVER CREEK LOFTS SUBDIVISION REVISION 1

RE-PLAT OF LOT #1
PLAT BOOK 102, PAGE 62
SITUATE IN
SEC. 7 TOWN 4, RANGE 3
CITY OF SOUTH LEBANON
UNION TOWNSHIP
WARREN COUNTY
STATE OF OHIO
AUGUST, 2023



**THOMAS
GRAHAM
ASSOCIATES, INC.**
• Engineers
• Surveyors
803 Completion Road
Cincinnati, Ohio 45231
513-531-7100
Fax # 513-531-2439

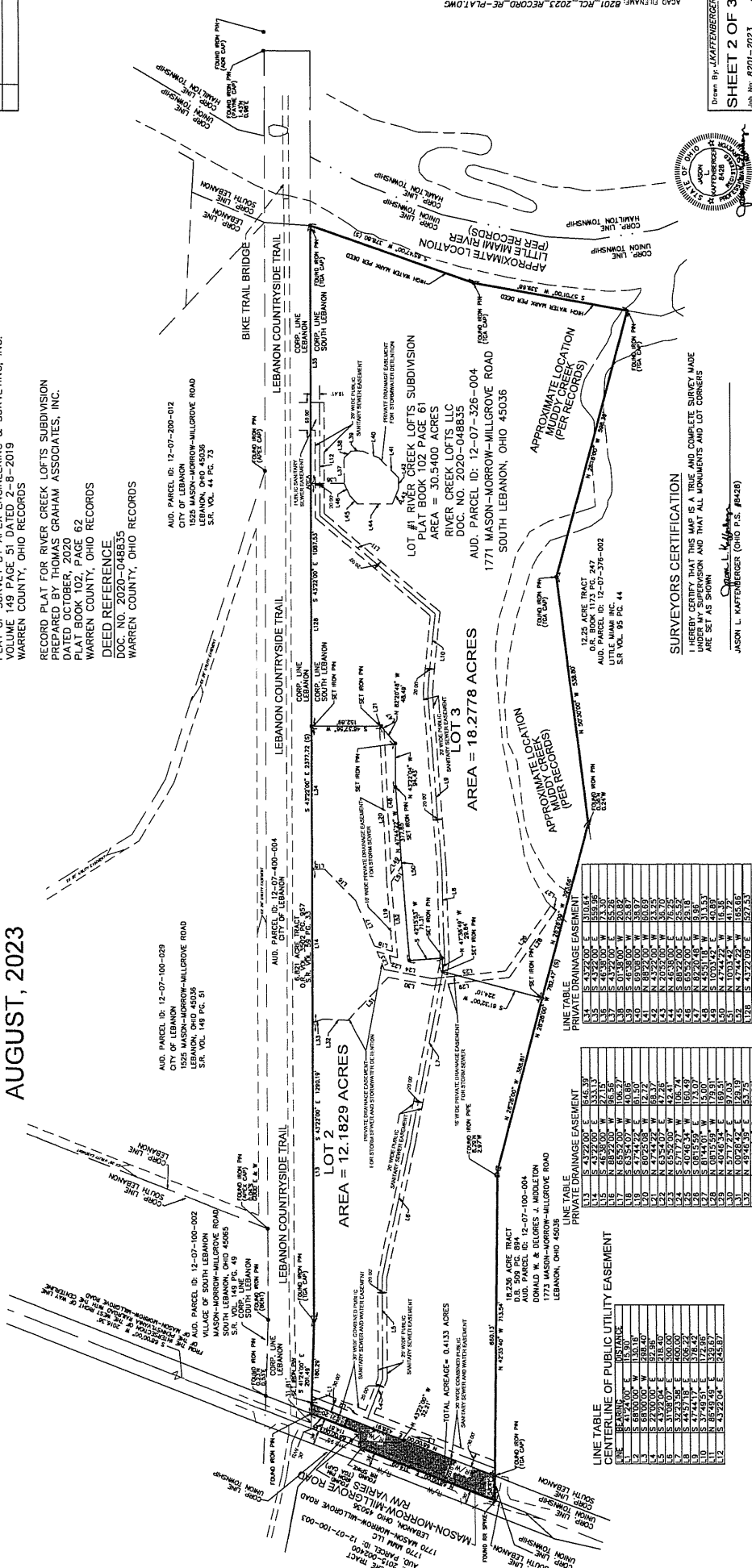
DATE: AUGUST 4, 2023
SCALE: 1" = 100'
JOB NO.: 8201
REVISIONS:
NO. DATE



REFERENCE SURVEYS
RECORD PLAT FOR KINGS RIVER FARM, INC. SUBDIVISION DATED JUNE, 1979
PLAT BOOK 10 PAGE 85
WARREN COUNTY, OHIO RECORDS
PLAT OF SURVEY BY WOOLPERT CONSULTANTS VOLUME 44 PLAT 73 DATED APRIL, 1979
WARREN COUNTY, OHIO RECORDS
PLAT OF SURVEY BY B.L. PAYNE & ASSOCIATES, INC. VOLUME 59 PLAT NO. 33 DATED 6/6/1985
WARREN COUNTY, OHIO RECORDS
PLAT OF SURVEY BY HENDERSON & BODWELL VOLUME 95 PLAT NO. 44 DATED 12-20-1995
WARREN COUNTY, OHIO RECORDS
PLAT OF SURVEY BY APEX ENGINEERING & SURVEYING, INC. VOLUME 149 PAGE 51 DATED 2-8-2019
WARREN COUNTY, OHIO RECORDS

RECORD PLAT FOR RIVER CREEK LOFTS SUBDIVISION PREPARED BY THOMAS GRAHAM ASSOCIATES, INC. DATED OCTOBER, 2020
PLAT BOOK 102, PAGE 62
DEED REFERENCE
DOC. NO. 2020-048835
WARREN COUNTY, OHIO RECORDS

- LEGEND**
- LA, R/W INDICATES EXISTING LIMITED ACCESS RIGHT OF WAY
 - R/W INDICATES EXISTING RIGHT OF WAY
 - FOUND IRON PIN (5/8" DIA. UNLESS OTHERWISE NOTED)
 - SET IRON PIN (SEE SURVEY NOTE #1 ON SHEET 1)
 - △ SET IRON SPIKE
 - (S) INDICATES MEASUREMENT PER SURVEY
 - INDICATES IRON PIN AS SET BY CITY OF SOUTH LEBANON (0.4133 ACRES)



LINE TABLE CENTERLINE OF PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	S 89°00'00" E	398.40'	398.40'
2	S 89°00'00" E	150.00'	548.40'
3	S 43°51'18" E	208.22'	756.62'
4	S 43°51'18" E	208.22'	964.84'
5	S 43°51'18" E	208.22'	1173.06'
6	S 43°51'18" E	208.22'	1381.28'
7	S 43°51'18" E	208.22'	1589.50'
8	S 43°51'18" E	208.22'	1797.72'
9	S 43°51'18" E	208.22'	2005.94'
10	S 43°51'18" E	208.22'	2214.16'
11	S 43°51'18" E	208.22'	2422.38'
12	S 43°52'04" E	124.87'	2547.25'

LINE TABLE PRIVATE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE	CUMULATIVE DISTANCE
13	S 43°52'04" E	124.87'	2672.12'
14	S 43°52'04" E	124.87'	2796.99'
15	S 43°52'04" E	124.87'	2921.86'
16	S 43°52'04" E	124.87'	3046.73'
17	S 43°52'04" E	124.87'	3171.60'
18	S 43°52'04" E	124.87'	3296.47'
19	S 43°52'04" E	124.87'	3421.34'
20	S 43°52'04" E	124.87'	3546.21'
21	S 43°52'04" E	124.87'	3671.08'
22	S 43°52'04" E	124.87'	3795.95'
23	S 43°52'04" E	124.87'	3920.82'
24	S 43°52'04" E	124.87'	4045.69'
25	S 43°52'04" E	124.87'	4170.56'
26	S 43°52'04" E	124.87'	4295.43'
27	S 43°52'04" E	124.87'	4420.30'
28	S 43°52'04" E	124.87'	4545.17'
29	S 43°52'04" E	124.87'	4670.04'
30	S 43°52'04" E	124.87'	4794.91'
31	S 43°52'04" E	124.87'	4919.78'
32	S 43°52'04" E	124.87'	5044.65'
33	S 43°52'04" E	124.87'	5169.52'
34	S 43°52'04" E	124.87'	5294.39'
35	S 43°52'04" E	124.87'	5419.26'
36	S 43°52'04" E	124.87'	5544.13'
37	S 43°52'04" E	124.87'	5669.00'
38	S 43°52'04" E	124.87'	5793.87'
39	S 43°52'04" E	124.87'	5918.74'
40	S 43°52'04" E	124.87'	6043.61'
41	S 43°52'04" E	124.87'	6168.48'
42	S 43°52'04" E	124.87'	6293.35'
43	S 43°52'04" E	124.87'	6418.22'
44	S 43°52'04" E	124.87'	6543.09'
45	S 43°52'04" E	124.87'	6667.96'
46	S 43°52'04" E	124.87'	6792.83'
47	S 43°52'04" E	124.87'	6917.70'
48	S 43°52'04" E	124.87'	7042.57'
49	S 43°52'04" E	124.87'	7167.44'
50	S 43°52'04" E	124.87'	7292.31'
51	S 43°52'04" E	124.87'	7417.18'
52	S 43°52'04" E	124.87'	7542.05'
53	S 43°52'04" E	124.87'	7666.92'
54	S 43°52'04" E	124.87'	7791.79'
55	S 43°52'04" E	124.87'	7916.66'
56	S 43°52'04" E	124.87'	8041.53'
57	S 43°52'04" E	124.87'	8166.40'
58	S 43°52'04" E	124.87'	8291.27'
59	S 43°52'04" E	124.87'	8416.14'
60	S 43°52'04" E	124.87'	8541.01'
61	S 43°52'04" E	124.87'	8665.88'
62	S 43°52'04" E	124.87'	8790.75'
63	S 43°52'04" E	124.87'	8915.62'
64	S 43°52'04" E	124.87'	9040.49'
65	S 43°52'04" E	124.87'	9165.36'
66	S 43°52'04" E	124.87'	9290.23'
67	S 43°52'04" E	124.87'	9415.10'
68	S 43°52'04" E	124.87'	9539.97'
69	S 43°52'04" E	124.87'	9664.84'
70	S 43°52'04" E	124.87'	9789.71'
71	S 43°52'04" E	124.87'	9914.58'
72	S 43°52'04" E	124.87'	10039.45'
73	S 43°52'04" E	124.87'	10164.32'
74	S 43°52'04" E	124.87'	10289.19'
75	S 43°52'04" E	124.87'	10414.06'
76	S 43°52'04" E	124.87'	10538.93'
77	S 43°52'04" E	124.87'	10663.80'
78	S 43°52'04" E	124.87'	10788.67'
79	S 43°52'04" E	124.87'	10913.54'
80	S 43°52'04" E	124.87'	11038.41'
81	S 43°52'04" E	124.87'	11163.28'
82	S 43°52'04" E	124.87'	11288.15'
83	S 43°52'04" E	124.87'	11413.02'
84	S 43°52'04" E	124.87'	11537.89'
85	S 43°52'04" E	124.87'	11662.76'
86	S 43°52'04" E	124.87'	11787.63'
87	S 43°52'04" E	124.87'	11912.50'
88	S 43°52'04" E	124.87'	12037.37'
89	S 43°52'04" E	124.87'	12162.24'
90	S 43°52'04" E	124.87'	12287.11'
91	S 43°52'04" E	124.87'	12411.98'
92	S 43°52'04" E	124.87'	12536.85'
93	S 43°52'04" E	124.87'	12661.72'
94	S 43°52'04" E	124.87'	12786.59'
95	S 43°52'04" E	124.87'	12911.46'
96	S 43°52'04" E	124.87'	13036.33'
97	S 43°52'04" E	124.87'	13161.20'
98	S 43°52'04" E	124.87'	13286.07'
99	S 43°52'04" E	124.87'	13410.94'
100	S 43°52'04" E	124.87'	13535.81'
101	S 43°52'04" E	124.87'	13660.68'
102	S 43°52'04" E	124.87'	13785.55'
103	S 43°52'04" E	124.87'	13910.42'
104	S 43°52'04" E	124.87'	14035.29'
105	S 43°52'04" E	124.87'	14160.16'
106	S 43°52'04" E	124.87'	14285.03'
107	S 43°52'04" E	124.87'	14409.90'
108	S 43°52'04" E	124.87'	14534.77'
109	S 43°52'04" E	124.87'	14659.64'
110	S 43°52'04" E	124.87'	14784.51'
111	S 43°52'04" E	124.87'	14909.38'
112	S 43°52'04" E	124.87'	15034.25'
113	S 43°52'04" E	124.87'	15159.12'
114	S 43°52'04" E	124.87'	15283.99'
115	S 43°52'04" E	124.87'	15408.86'
116	S 43°52'04" E	124.87'	15533.73'
117	S 43°52'04" E	124.87'	15658.60'
118	S 43°52'04" E	124.87'	15783.47'
119	S 43°52'04" E	124.87'	15908.34'
120	S 43°52'04" E	124.87'	16033.21'
121	S 43°52'04" E	124.87'	16158.08'
122	S 43°52'04" E	124.87'	16282.95'
123	S 43°52'04" E	124.87'	16407.82'
124	S 43°52'04" E	124.87'	16532.69'
125	S 43°52'04" E	124.87'	16657.56'
126	S 43°52'04" E	124.87'	16782.43'
127	S 43°52'04" E	124.87'	16907.30'
128	S 43°52'04" E	124.87'	17032.17'
129	S 43°52'04" E	124.87'	17157.04'
130	S 43°52'04" E	124.87'	17281.91'
131	S 43°52'04" E	124.87'	17406.78'
132	S 43°52'04" E	124.87'	17531.65'
133	S 43°52'04" E	124.87'	17656.52'
134	S 43°52'04" E	124.87'	17781.39'
135	S 43°52'04" E	124.87'	17906.26'
136	S 43°52'04" E	124.87'	18031.13'
137	S 43°52'04" E	124.87'	18156.00'
138	S 43°52'04" E	124.87'	18280.87'
139	S 43°52'04" E	124.87'	18405.74'
140	S 43°52'04" E	124.87'	18530.61'
141	S 43°52'04" E	124.87'	18655.48'
142	S 43°52'04" E	124.87'	18780.35'
143	S 43°52'04" E	124.87'	18905.22'
144	S 43°52'04" E	124.87'	19030.09'
145	S 43°52'04" E	124.87'	19154.96'
146	S 43°52'04" E	124.87'	19279.83'
147	S 43°52'04" E	124.87'	19404.70'
148	S 43°52'04" E	124.87'	19529.57'
149	S 43°52'04" E	124.87'	19654.44'
150	S 43°52'04" E	124.87'	19779.31'
151	S 43°52'04" E	124.87'	19904.18'
152	S 43°52'04" E	124.87'	20029.05'
153	S 43°52'04" E	124.87'	20153.92'
154	S 43°52'04" E	124.87'	20278.79'
155	S 43°52'04" E	124.87'	20403.66'
156	S 43°52'04" E	124.87'	20528.53'
157	S 43°52'04" E	124.87'	20653.40'
158	S 43°52'04" E	124.87'	20778.27'
159	S 43°52'04" E	124.87'	20903.14'
160	S 43°52'04" E	124.87'	21028.01'
161	S 43°52'04" E	124.87'	21152.88'
162	S 43°52'04" E	124.87'	21277.75'
163	S 43°52'04" E	124.87'	21402.62'
164	S 43°52'04" E	124.87'	21527.49'
165	S 43°52'04" E	124.87'	21652.36'
166	S 43°52'04" E	124.87'	21777.23'
167	S 43°52'04" E	124.87'	21902.10'
168	S 43°52'04" E	124.87'	22026.97'
169	S 43°52'04" E	124.87'	22151.84'
170	S 43°52'04" E	124.87'	22276.71'
171	S 43°52'04" E	124.87'	22401.58'
172	S 43°52'04" E	124.87'	22526.45'
173	S 43°52'04" E	124.87'	22651.32'
174	S 43°52'04" E	124.87'	22776.19'
175	S 43°52'04" E	124.87'	22901.06'
176	S 43°52'04" E	124.87'	23025.93'
177	S 43°52'04" E	124.87'	23150.80'
178	S 43°52'04" E	124.87'	23275.67'
179	S 43°52'04" E	124.87'	23400.54'
180	S 43°52'04" E	124.87'	23525.41'
181	S 43°52'04" E	124.87'	23650.28'
182	S 43°52'04" E	124.87'	23775.15'
183	S 43°52'04" E	124.87'	23900.02'
184	S 43°52'04" E	124.87'	24024.89'
185	S 43°52'04" E	124.87'	24149.76'
186	S 43°52'04" E	124.87'	24274.63'
187	S 43°52'04" E	124.87'	24399.50'
188	S 43°52'04" E	124.87'	24524.37'
189	S 43°52'04" E	124.87'	24649.24'
190	S 43°52'04" E	124.87'	24774.11'
191	S 43°52'04" E	124.87'	24898.98'
192	S 43°52'04" E	124.87'	25023.85'
193	S 43°52'04" E	124.87'	25148.72'
194	S 43°52'04" E	124.87'	25273.59'
195	S 43°52'04" E	124.87'	25398.46'
196	S 43°52'04" E	124.87'	25523.33'
197	S 43°52'04" E	124.87'	25648.20'
198	S 43°52'04" E	124.87'	25773.07'
199	S 43°52'04" E	124.87'	25897.94'
200	S 43°52'04" E	124.87'	26022.81'

LINE TABLE PRIVATE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	S 43°52'04" E	124.87'	124.87'
2	S 43°52'04" E	124.87'	249.74'
3	S 43°52'04" E	124.87'	374.61'
4	S 43°52'04" E	124.87'	500.48'
5	S 43°52'04" E	124.87'	626.35'
6	S 43°52'04" E	124.87'	752.22'
7	S 43°52'04" E	124.87'	878.09'

