

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2024-45**

**A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND DIRECTOR
OF FINANCE TO EXECUTE A RECORD PLAT FOR THE ARBORS AT GRANDIN
POND PHASE ONE SUBDIVISION, AND DECLARING AN EMERGENCY**

WHEREAS, the South Lebanon Planning Commission met on November 4, 2024, and conditionally approved the final plat for the Arbors at Grandin Pond Phase One Subdivision; and,

WHEREAS, the developer has met the conditions required by the Planning Commission; and,

WHEREAS, immediate action is required to preserve the City's authority to review and approve said subdivision record 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 Director of Finance to execute the Arbors at Grandin Pond Phase One Subdivision Record Plat, 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 passing 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. 2024-45
Page 2

Adopted this 7th day of November, 2024.

Linda S. Burke
Linda S. Burke, Mayor

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

Rules Suspended: 11/7/24 (if applicable)

First Reading: -

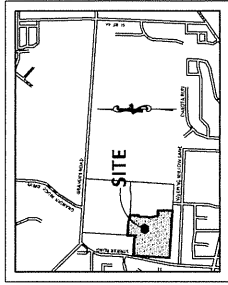
Second Reading: -

Vote: 6 Yeas
 Nays

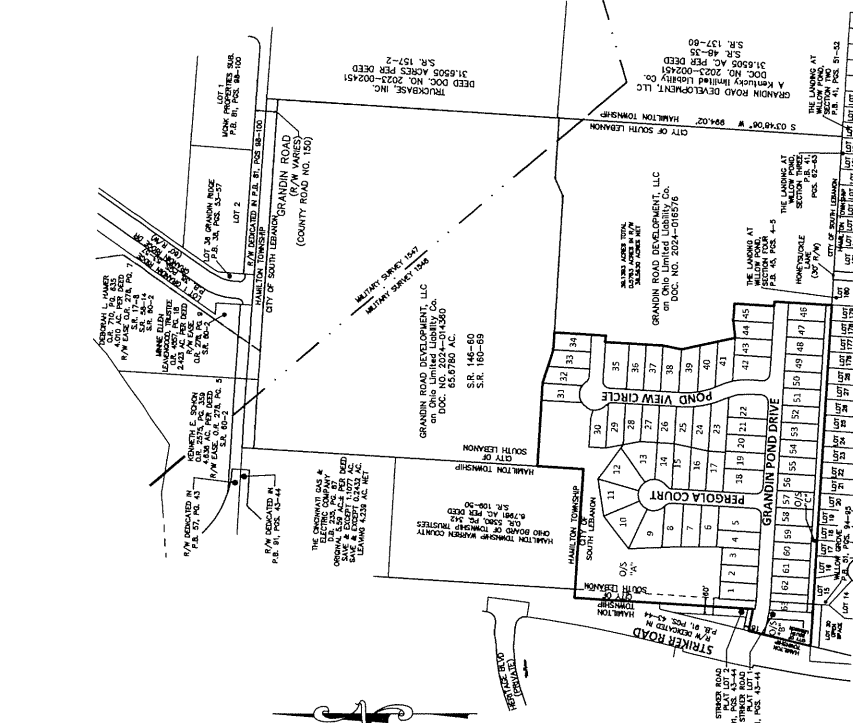
Effective Date: 11/7/24

Prepared by and approved as to form:

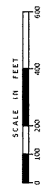
Andrew P. Meier
Andrew P. Meier
Law Director
City of South Lebanon, Ohio



VICINITY MAP
NOT TO SCALE



LANDS OF THE DEDICATORS



DEDICATION:
WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LANDS HEREON PLATED, ADDED AND COVERED BY THIS PLAT OF SUBDIVISION AND DEDICATED STREETS, PARKS AND OPEN SPACES, HEREBY DEDICATE AND CONVEY TO THE CITY OF SOUTH LEBANON, OHIO, THE LANDS AND INTERESTS SHOWN ON THIS PLAT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENT OF THE STREETS, PARKS AND OPEN SPACES, AND FOR THE PURPOSES OF PROVIDING WATER, GAS, ELECTRIC, TELEPHONE AND OTHER UTILITY LINES AND SERVICES, AND FOR THE PURPOSES OF PROVIDING AND MAINTAINING THE NECESSARY UTILITY LINES AND SERVICES AND FOR THE PURPOSES OF PROVIDING AND MAINTAINING THE NECESSARY UTILITY LINES AND SERVICES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

GRANT OF EASEMENT:
FOR THE PURPOSES OF THE CITY OF SOUTH LEBANON, OHIO, WE HEREBY PERMANENTLY GRANT TO SAID CITY OF SOUTH LEBANON, OHIO, AND THEIR SUCCESSORS AND ASSIGNS, ALL RIGHTS AND INTERESTS IN THE LANDS AND INTERESTS SHOWN ON THIS PLAT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENT OF THE STREETS, PARKS AND OPEN SPACES, AND FOR THE PURPOSES OF PROVIDING WATER, GAS, ELECTRIC, TELEPHONE AND OTHER UTILITY LINES AND SERVICES, AND FOR THE PURPOSES OF PROVIDING AND MAINTAINING THE NECESSARY UTILITY LINES AND SERVICES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. THE CITY OF SOUTH LEBANON, OHIO, SHALL HAVE THE RIGHT TO LATERALLY EXTEND, REPAIR AND MAINTAIN ANY UTILITY LINES AND SERVICES UNDER OR OVER ANY OF THE LANDS AND INTERESTS SHOWN ON THIS PLAT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENT OF THE STREETS, PARKS AND OPEN SPACES, AND FOR THE PURPOSES OF PROVIDING WATER, GAS, ELECTRIC, TELEPHONE AND OTHER UTILITY LINES AND SERVICES, AND FOR THE PURPOSES OF PROVIDING AND MAINTAINING THE NECESSARY UTILITY LINES AND SERVICES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

BY: GRANDIN ROAD DEVELOPMENT, LLC.
STATE OF OHIO
COUNTY OF WARREN
TITLE:
I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME,
A NOTARY PUBLIC, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED _____ WHO IS THE _____ (TITLE)
OF GRANDIN ROAD DEVELOPMENT, LLC, WHO HAS AN UNRECORDED COPY
ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE HIS VOLUNTARY ACT AND
DEED. I THINK MYSELF TO HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY
AND DATE WRITTEN ABOVE.

NOTARY PUBLIC
BY COMMISSION EXPIRES _____
LEAH HOLLER.
BY: CLAUDE HICKEL/DEVELOPER, INC. AND WARDEN COUNTY
PRINTED: _____
TITLE: _____
COUNTY OF _____
STATE OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, AND I HEREBY CERTIFY THAT THE INSTRUMENT WAS SIGNED AND EXECUTED BY THE
COMPANIES SET FORTH IN THE FOREGOING INSTRUMENT AND THAT THE INSTRUMENT IS
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE
ABOVE.

NOTARY PUBLIC
BY COMMISSION EXPIRES _____

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENTS:
THE CITY OF SOUTH LEBANON, OHIO, SHALL HAVE THE RIGHT TO MAINTAIN OR REPAIR ANY
PRIVATE DRAINAGE EASEMENT ON THIS PLAT FOR CONSTRUCTION, MAINTENANCE, REPAIR
AND IMPROVEMENT OF THE STREETS, PARKS AND OPEN SPACES, AND FOR THE PURPOSES
OF PROVIDING WATER, GAS, ELECTRIC, TELEPHONE AND OTHER UTILITY LINES AND SERVICES,
WHICH MAY BE SUBJECT TO, WITHIN, OR OVER THE FLOW THROUGH THE WATER COURSE.
SUBJECT TO HOME OWNERS ASSOCIATION RESTRICTIONS
THE OWNER PROPERTY SHOWN HEREON AND ALL IMPROVEMENTS THEREON ARE
TO BE SUBJECT TO THE RESTRICTIONS, COVENANTS, EASEMENTS, AND
EQUITY INTERESTS OF GRANDIN ROAD DEVELOPMENT, LLC, (INCLUDING ANY ASSIGNMENTS
THEREOF).

RESTRICTIONS ON HOMEOWNERS ASSOCIATION (H.O.A.) OWNERS ASSOCIATION:
THE CITY OF SOUTH LEBANON, OHIO, SHALL HAVE THE RIGHT TO MAINTAIN OR REPAIR ANY
PRIVATE DRAINAGE EASEMENT ON THIS PLAT FOR CONSTRUCTION, MAINTENANCE, REPAIR
AND IMPROVEMENT OF THE STREETS, PARKS AND OPEN SPACES, AND FOR THE PURPOSES
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WHICH MAY BE SUBJECT TO, WITHIN, OR OVER THE FLOW THROUGH THE WATER COURSE.

RESTRICTIONS ON HOMEOWNERS ASSOCIATION (H.O.A.) OWNERS ASSOCIATION:
THE CITY OF SOUTH LEBANON, OHIO, SHALL HAVE THE RIGHT TO MAINTAIN OR REPAIR ANY
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AND IMPROVEMENT OF THE STREETS, PARKS AND OPEN SPACES, AND FOR THE PURPOSES
OF PROVIDING WATER, GAS, ELECTRIC, TELEPHONE AND OTHER UTILITY LINES AND SERVICES,
WHICH MAY BE SUBJECT TO, WITHIN, OR OVER THE FLOW THROUGH THE WATER COURSE.

COUNTY RECORDER:
FILE NO. _____ DATE _____ 20____ AT _____ A.M./P.M.
RECORDED THIS _____ DAY OF _____, 20____, AT _____ A.M./P.M.
RECORDED IN PLAT BOOK NO. _____ PAGE _____
BY: _____ WARREN COUNTY RECORDER
COUNTY AUDITOR:
TRANSFERRED THIS _____ DAY OF _____, 20____, TO _____ WARREN COUNTY AUDITOR
BY: _____

CITY OF SOUTH LEBANON PLANNING COMMISSION:
THIS PLAT WAS APPROVED BY THE CITY OF SOUTH LEBANON PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.
BY: _____ CHAIRMAN
CITY OF SOUTH LEBANON:
I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THIS PLAT
WAS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ ADOPTED BY THE
COUNCIL OF THE CITY OF SOUTH LEBANON, OHIO.
BY: _____ TRIN WILLIAMS, DIRECTOR OF FINANCE
COUNTY SANITARY ENGINEER:
I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20____.
WARREN COUNTY SANITARY ENGINEER:

THE ARBORS AT GRANDIN POND PHASE 1

AND A REPLAT OF LOT 1 STRIKER ROAD
PLAT BOOK 91, PAGES 43-44
MILITARY SURVEY 1548
VILLAGE OF SOUTH LEBANON
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

NOVEMBER 2024



DATE: 10/27/2024
DRAWN BY: JLM
CHECKED BY: JLM
SURVEY DATA BY: JLM
XREF: 1548-001-REC-001
PROJECT NUMBER: 1548-001-REC-001
DATE PLOTTED: 11/14/2024
PLOTTER: HP DesignJet T1100e



CERTIFICATE OF SUBDIVISION:
I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND COMPLETE SURVEY, MADE UNDER MY
SUPERVISION ON JANUARY 1, 2024, AND THAT THE DOCUMENTS AND LOT CORNERS THIS
PLAT BE SET FORTH HEREON ARE COMPLETELY CORRECT.
CLAUDE HICKEL, S.E.
SURVEYOR
1548-001-REC-001

STRIKER ROAD LOT 1:
AREA IN OPEN SPACE— 0.3712 ACRES
AREA IN R/W— 0.1078 ACRES
TOTAL AREA— 0.4790 ACRES
GRANDIN ROAD DEVELOPMENT, LLC:
AREA IN LOTS— 12.9727 ACRES
AREA IN OPEN SPACE— 4.4853 ACRES
AREA IN R/W— 2.8886 ACRES
TOTAL AREA— 20.3466 ACRES
THE ARBORS AT GRANDIN POND PHASE 1:
AREA IN LOTS— 12.9727 ACRES
AREA IN OPEN SPACE— 4.8565 ACRES
AREA IN R/W— 2.9564 ACRES
TOTAL AREA— 20.8256 ACRES

OWNER/DEVELOPER
GRANDIN ROAD DEVELOPMENT, LLC
7848 E. KEARNEY ROAD
CINCINNATI, OHIO 45249

SETBACK REQUIREMENTS
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 6 FEET
SIDE YARDS BOTH: 12 FEET
REAR YARD SETBACK: 30 FEET

STORMWATER MANAGEMENT:
THIS INSTRUMENT IS SUBJECT TO THE CITY OF SOUTH LEBANON, OHIO, AND THE CITY OF SOUTH LEBANON, OHIO, SHALL HAVE THE RIGHT TO MAINTAIN OR REPAIR ANY PRIVATE DRAINAGE EASEMENT ON THIS PLAT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENT OF THE STREETS, PARKS AND OPEN SPACES, AND FOR THE PURPOSES OF PROVIDING WATER, GAS, ELECTRIC, TELEPHONE AND OTHER UTILITY LINES AND SERVICES, WHICH MAY BE SUBJECT TO, WITHIN, OR OVER THE FLOW THROUGH THE WATER COURSE.

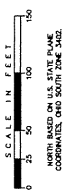
PRIVATE DRAINAGE EASEMENT RESTRICTIONS:
THE OWNER PROPERTY SHOWN HEREON AND ALL IMPROVEMENTS THEREON ARE TO BE SUBJECT TO THE RESTRICTIONS, COVENANTS, EASEMENTS, AND EQUITY INTERESTS OF GRANDIN ROAD DEVELOPMENT, LLC, (INCLUDING ANY ASSIGNMENTS THEREOF).

DEED REFERENCES:
RECORDS IN MILITARY SURVEY NO. 1548, THE CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, AND RECORDS IN MILITARY SURVEY NO. 1548, THE CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, SHALL HAVE THE RIGHT TO MAINTAIN OR REPAIR ANY PRIVATE DRAINAGE EASEMENT ON THIS PLAT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENT OF THE STREETS, PARKS AND OPEN SPACES, AND FOR THE PURPOSES OF PROVIDING WATER, GAS, ELECTRIC, TELEPHONE AND OTHER UTILITY LINES AND SERVICES, WHICH MAY BE SUBJECT TO, WITHIN, OR OVER THE FLOW THROUGH THE WATER COURSE.

NOTES:
RECORDS IN MILITARY SURVEY NO. 1548, THE CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, AND RECORDS IN MILITARY SURVEY NO. 1548, THE CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, SHALL HAVE THE RIGHT TO MAINTAIN OR REPAIR ANY PRIVATE DRAINAGE EASEMENT ON THIS PLAT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENT OF THE STREETS, PARKS AND OPEN SPACES, AND FOR THE PURPOSES OF PROVIDING WATER, GAS, ELECTRIC, TELEPHONE AND OTHER UTILITY LINES AND SERVICES, WHICH MAY BE SUBJECT TO, WITHIN, OR OVER THE FLOW THROUGH THE WATER COURSE.



EXISTING RIGHT OF WAY EASEMENT
 OLD STRIKER ROAD LINE.
 A PORTION OF THE EXISTING RIGHT OF WAY EASEMENT
 OF OLD STRIKER ROAD AND ARE HEREBY WANTED
 INTO THIS PLAN.



- LEGEND
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 - 100. C. & G. D.

NOTES

1. OCCUPATION IN GENERAL, ITS SURVEY EXCEPT AS SHOWN.

2. MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

3. SURVEY BASED ON DEEDS, FIELD EVIDENCE, AND PLAT OF RECORD NOTED.

4. EXISTING SYSTEMS UNDER WERE OBSERVED ALONG THE COURSE OF

5. RECORDS OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE

6. COORDINATE AND/OR DIMENSIONS AFFECTING THE SUBJECT PROPERTY.

7. THIS SURVEY IS A RECONSTRUCTION OF AN OLD SURVEY AND DOES NOT

8. WALK PRIVATE RANGE EXCEPT AS NOTED ALONG THE COURSE OF

9. UNLESS THE COMPANY LOT LINE BEING THE CENTRELINE OF ROAD EXHIBIT.

THE ARBORS AT GRANDIN POND PHASE 1

AND A REPLAT OF LOT 1
 STRIKER ROAD
 PLAT BOOK 91, PAGES 43-44

MILITARY SURVEY 1548
 VILLAGE OF SOUTH LEBANON
 HAMILTON TOWNSHIP
 WARREN COUNTY, OHIO

MSP DESIGN

DATE: JULY 13, 2023
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 SURVEY DATA FROM: MCGILL SMITH PUNSHON
 PROJECT NUMBER: 20230500
 SHEET NO.: 2 / 3

