

**CITY OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2025-18**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF 186.2851 ± ACRES IN
HAMILTON TOWNSHIP, WARREN COUNTY, OHIO TO THE CITY OF SOUTH
LEBANON, OHIO AND DECLARING AN EMERGENCY**

WHEREAS, a petition for annexation of approximately 186.2851± acres in Hamilton Township, Warren County to the City of South Lebanon described in attached Exhibit A and shown on the map or plat attached as Exhibit B was filed with the Warren County Commissioners on June 13, 2025. The petition followed the expedited type 2 annexation process provided for in Ohio Revised Code Section 709.023; and,

WHEREAS, the petition was signed by all owners of real estate in the unincorporated territory of the township proposed for annexation; and,

WHEREAS, by resolution adopted on July 15, 2025, the Board of County Commissioners of Warren County, Ohio approved the annexation of 186.2851± acres in Hamilton Township to the City of South Lebanon, Ohio; and,

WHEREAS, the Clerk of the Warren County Board of County Commissioners had a certified copy of the record of the annexation proceedings, including all resolutions of the Board held in connection with the 186.2851± acre annexation, delivered to the Clerk of Council on July 17, 2025; and

WHEREAS, more than sixty (60) days from the date of delivery of the record of the annexation proceedings to the City has elapsed in accordance with provisions of Section 709.04 of the Ohio Revised Code and the Clerk of Council has now laid the resolution of the Warren County Commissioners granting the annexation and the annexation papers before Council at this next regular scheduled meeting to accept or reject the petition for annexation; and

WHEREAS, it is the desire of the owners, and in the interest of the City, that all municipal ordinances and powers be immediately effective in the annexed territory, that City services be immediately available to the territory and that territory immediately be within the City so that the City can begin providing services and for the preservation of the peace, health, safety and welfare of the annexation territory, the City and its residents.

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

Ordinance 2025-18

Page 2

Section 1. The annexation of 186.2851± acres described in Exhibit A and shown on the map or plat labeled Exhibit B previously approved by the Warren County Board of County Commissioners by Resolution on July 15, 2025, be and is hereby accepted by the City.

Section 2. The Clerk of Council is hereby directed to make three copies containing the petition, the map or plat accompanying the petition, a transcript of the proceedings of the Board of County Commissioners, and resolutions and ordinances in relation to the annexation, including this Ordinance. The Clerk of Council shall then deliver one certified copy to the Warren County Recorder to record it in the Recorder's official records. The other two copies shall be certified by the Director of Finance and forwarded to the Ohio Secretary of State and the Warren County Auditor. The Director of Finance shall pay any associated fees and costs and take any other action required by statute.

Section 3. The Director of Finance is further directed to notify the Warren County Board of Elections of the changes in the boundaries of the City in writing which shall include a certified copy of this Ordinance with its attached exhibits, including the legal description and annexation plat, within thirty (30) days of the adoption of this Ordinance.


Section 4. The recitals contained in the Whereas clauses set forth above are incorporated by reference herein.

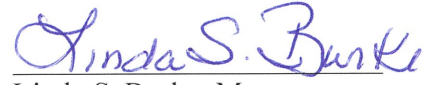
Section 5. All formal actions of City Council regarding this Ordinance were adopted in an open meeting of City Council in compliance with all legal requirements, including, but not limited to, Section 121.22 of the Ohio Revised Code.

Remainder of page left blank intentionally

Ordinance 2025-18
Page 3

Adopted this 18th day of September, 2025.

Attest: 
Jennifer O'Brien, Clerk of Council


Linda S. Burke, Mayor

Rules Suspended:	<u>9/18/25</u>	(if applicable)
First Reading:	<u>—</u>	
Second Reading:	<u>—</u>	
Vote:	<u>6</u> Yeas	
	<u>—</u> Nays	
Effective Date:	<u>9/18/25</u>	

Prepared by and approved as to form:

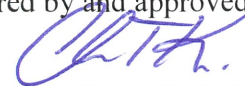

Chase T. Kirby
Law Director
City of South Lebanon, Ohio

Exhibit "A"

DESCRIPTION FOR: VILLAGE OF SOUTH LEBANON
ANNEXATION

LOCATION: OEDER THORNTON AREA
186.2815 Acres

Situate in Military Survey Numbers 520, 1546 & 1547, Hamilton Township, Warren County, Ohio and including the 108.9406 acres (Parcel I) and 3.0959 acres (Parcel II) tracts as conveyed to Joanne Parker, Trustee of the Joanne Parker Revocable Living Trust U/A/D December 6, 1997 (1/3 Interest), to Ronald Lee Oeder, Trustee of the Ronald Lee Oeder Revocable Trust U/A/D September 20, 2004 and to Jeffrey Lee Oeder, Successor Trustee of the Robert and Anita Oeder Family Trust (1/3 Interest) by deed recorded in Document Number 2025-008828, (all records of the Warren County, Ohio Recorder's Office), including 27.138 acres of the Little Miami Scenic Bike Trail (former Little Miami Railroad right-of-way) and conveyed to the Ohio Department of Natural Resources by deed recorded in Official Record 31, Page 913 and including 47.107 acres conveyed to Rose H. Thornton, Trustee by deed recorded in Official Record 1082, Page 6 and also being more particularly described as follows:

Beginning at a point in the existing corporation line of the City of South Lebanon, at the northwest corner of Highmeadow Subdivision, Section 1 as shown on plat recorded in Plat Book 106, P. 79. Said point also being the southwest corner of said 108.9406 acre (Parcel I);

Thence, with westerly lines of said 108.9406 acre (Parcel I), the following eight (8) courses and distances:

- 1.) Along said existing corporation line, North 07°27'40" East, 923.67 feet;
- 2.) Continuing along said existing corporation line, North 05°47'14" East, 377.10 feet;
- 3.) Continuing along said existing corporation line, North 17°09'09" West, 96.49 feet;
- 4.) Continuing along said existing corporation line, North 57°39'09" West, 176.88 feet;
- 5.) Continuing along said existing corporation line, North 51°09'09" West, 176.88 feet;
- 6.) Continuing along said existing corporation line, North 72°39'09" West, 145.20 feet;
- 7.) Continuing along said existing corporation line in part, North 78°54'09" West, leaving said existing corporation line at 279.36 feet, a total distance of 515.46 feet;
- 8.) North 06°05'51" East, 95.47 feet to the south line of aforesaid 27.138 acres of the Little Miami Scenic Bike Trail (former Little Miami Railroad right-of-way) conveyed to the Ohio Department of Natural Resources by deed recorded in Official Record 31, Page 913;

Thence along lines of said Little Miami Scenic Bike Trail (former Little Miami Railroad right-of-way) and Ohio Department of Natural Resources tract, the following twenty-three (23) courses and distances:

- 1.) With an arc deflecting to the right, having a central angle of $5^{\circ}40'42''$, a radius of 1397.15 feet and a length of 138.47 feet. The chord of said arc bears South $55^{\circ}31'12''$ West, 138.41 feet;
- 2.) South $31^{\circ}38'27''$ East, 35.00 feet;
- 3.) With an arc deflecting to the right, having a central angle of $3^{\circ}51'50''$, a radius of 1432.15 feet and a length of 96.58 feet. The chord of said arc bears South $60^{\circ}17'28''$ West, 96.56 feet;
- 4.) With an arc deflecting to the right, having a central angle of $19^{\circ}51'00''$, a radius of 1164.44 feet and a length of 403.42 feet. The chord of said arc bears South $72^{\circ}31'14''$ West, 401.41 feet to the west line of aforesaid Military Survey Number 1546 and east line of aforesaid Military Survey Number 1547;
- 5.) Along said military survey lines, North $06^{\circ}08'43''$ East, 45.34 feet;
- 6.) Leaving said military survey lines, with an arc deflecting to the right, having a central angle of $4^{\circ}39'49''$, a radius of 1120.44 feet and a length of 91.20 feet. The chord of said arc bears South $84^{\circ}13'42''$ West, 91.17 feet;
- 7.) With an arc deflecting to the right, having a central angle of $21^{\circ}13'01''$, a radius of 1660.84 feet and a length of 615.02 feet. The chord of said arc bears North $82^{\circ}40'27''$ West, 611.51 feet;
- 8.) With an arc deflecting to the right, having a central angle of $1^{\circ}30'32''$, a radius of 2246.36 feet and a length of 59.16 feet. The chord of said arc bears North $71^{\circ}49'18''$ West, 59.16 feet to the aforesaid existing corporation line of the City of South Lebanon;
- 9.) Along said existing corporation line, North $06^{\circ}33'10'$ East, 67.62 feet;
- 10.) Leaving said existing corporation line, with an arc deflecting to the left, having a central angle of $1^{\circ}53'51''$, a radius of 2180.36 feet and a length of 72.21 feet. The chord of said arc bears South $71^{\circ}38'06''$ East, 72.21 feet;
- 11.) With an arc deflecting to the left, having a central angle of $21^{\circ}13'28''$, a radius of 1594.84 feet and a length of 590.78 feet. The chord of said arc bears South $82^{\circ}40'02''$ East, 587.41 feet;
- 12.) With an arc deflecting to the left, having a central angle of $23^{\circ}56'25''$, a radius of 1054.44 feet and a length of 440.58 feet. The chord of said arc bears North $74^{\circ}35'06''$ East, 437.39 feet;

- 13.) With an arc deflecting to the left, having a central angle of 9°37'52", a radius of 1322.15 feet and a length of 222.25 feet. The chord of said arc bears North 57°23'31" East, 221.98 feet;
- 14.) With an arc deflecting to the left, having a central angle of 1°10'25", a radius of 2359.07 feet and a length of 48.32 feet. The chord of said arc bears North 51°28'47" East, 48.32 feet;
- 15.) North 06°18'29" West, 10.63 feet;
- 16.) North 02°16'42" West, 1.18 feet;
- 17.) North 48°05'14" East, 282.36 feet;
- 18.) North 45°40'23" East, 3.86 feet;
- 19.) North 46°35'26" East, 199.73 feet;
- 20.) With an arc deflecting to the right, having a central angle of 12°23'16", a radius of 2104.13 feet and a length of 454.93 feet. The chord of said arc bears North 54°36'02" East, 454.04 feet;
- 21.) With an arc deflecting to the right, having a central angle of 13°15'40", a radius of 2850.97 feet and a length of 659.86 feet. The chord of said arc bears North 67°25'30" East, 658.39 feet;
- 22.) North 77°02'13" East, 179.90 feet;
- 23.) With an arc deflecting to the right, having a central angle of 27°51'19", a radius of 983.09 feet and a length of 477.94 feet. The chord of said arc bears South 84°56'17" East, 473.25 feet to the southwest corner of aforesaid 3.0959 acre (Parcel II);

Thence, with lines of said 3.0959 acre (Parcel II), the following eleven (11) courses and distances:

- 1.) North 02°12'16" West, 49.52 feet to the low water mark of the Little Miami River;
- 2.) With said low water mark, South 67°51'27" East, 142.15 feet;
- 3.) Continuing with said low water mark, South 62°11'50" East, 112.94 feet;
- 4.) Continuing with said low water mark, South 46°44'39" East, 95.92 feet;
- 5.) Continuing with said low water mark, South 63°34'41" East, 292.52 feet;
- 6.) Continuing with said low water mark, South 77°32'07" East, 286.47 feet;
- 7.) Continuing with said low water mark, South 80°38'20" East, 250.52 feet;
- 8.) Continuing with said low water mark, South 82°37'54" East, 199.53 feet;
- 9.) Continuing with said low water mark, South 83°58'01" East, 177.62 feet;
- 10.) Continuing with said low water mark, South 77°47'54" East, 142.80 feet;
- 11.) Leaving said low water mark, South 07°30'43" West, 148.82 feet to a north line of aforesaid 27.138 acres of the Little Miami Scenic Bike Trail (former Little Miami

Railroad right-of-way) conveyed to the Ohio Department of Natural Resources by deed recorded in Official Record 31, Page 913;

Thence along lines of said Little Miami Scenic Bike Trail (former Little Miami Railroad right-of-way) and Ohio Department of Natural Resources tract, the following thirty-four (34) courses and distances:

- 1.) South 77°09'31" East, 2205.12 feet;
- 2.) South 77°15'59" East, 2227.21 feet to the center of Stubbs Mills Road (40' R/W);
- 3.) Along the centerline of said Stubbs Mills Road, South 14°08'44" West, 1.00 feet;
- 4.) Leaving the centerline of said Stubbs Mills Road, South 77°15'59" East, 1088.49 feet;
- 5.) South 78°26'04" East, 326.87 feet;
- 6.) North 14°18'35" East, 1.00 feet;
- 7.) South 78°26'04" East, 51.35 feet;
- 8.) With an arc deflecting to the left, having a central angle of 6°54'09", a radius of 11426.20 feet and a length of 1376.54 feet. The chord of said arc bears South 83°03'48" East, 1375.71 feet;
- 9.) South 86°31'09" East, 2814.21 feet;
- 10.) South 10°02'21" West, 6.54 feet;
- 11.) South 86°31'09" East, 202.20 feet;
- 12.) With an arc deflecting to the right, having a central angle of 5°40'05", a radius of 5756.19 feet and a length of 569.44 feet. The chord of said arc bears South 83°40'54" East, 569.21 feet;
- 13.) South 80°50'49" East, 484.40 feet;
- 14.) With an arc deflecting to the right, having a central angle of 6°17'21", a radius of 3645.30 feet and a length of 400.13 feet. The chord of said arc bears South 77°42'09" East, 399.93 feet to the east line of said aforesaid Military Survey 520 and west line of Military Survey Number 2529, also being the east line of aforesaid Hamilton Township and west line of Salem Township;
- 15.) Along said military survey and township lines, South 07°58'31" West, 66.57 feet;
- 16.) Leaving said military survey and township lines, with an arc deflecting to the left, having a central angle of 6°25'39", a radius of 3579.30 feet and a length of 401.53 feet. The chord of said arc bears North 77°38'00" West, 401.32 feet;
- 17.) North 80°50'49" West, 484.40 feet;
- 18.) With an arc deflecting to the left, having a central angle of 5°40'05", a radius of 5690.15 feet and a length of 562.91 feet. The chord of said arc bears North 83°40'54" West, 562.68 feet;

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- 19.) North 86°31'09" West, 209.78 feet;
- 20.) North 10°02'21" East, 6.54 feet;
- 21.) North 86°31'09" West, 580.51 feet;
- 22.) South 03°28'51" West, 6.00 feet;
- 23.) North 86°31'09" West, 1470.00 feet;
- 24.) North 10°06'21" East, 6.04 feet;
- 25.) North 86°31'09" West, 756.81 feet;
- 26.) With an arc deflecting to the right, having a central angle of 6°54'47", a radius of 11492.20 feet and a length of 1386.62 feet. The chord of said arc bears North 83°03'29" West, 1385.78 feet;
- 27.) South 13°29'11" West, 5.97 feet;
- 28.) North 78°26'04" West, 378.02 feet;
- 29.) North 77°15'59" West, 1091.31 feet to the center of said Stubbs Mills Road (40' R/W);
- 30.) Along the centerline of said Stubbs Mills Road, North 14°39'01" East, 6.00 feet;
- 31.) Leaving the centerline of said Stubbs Mills Road, North 77°15'59" West, 2224.60 feet;
- 32.) North 77°09'31" West, 2093.44 feet;
- 33.) South 12°50'29" West, 7.00 feet;
- 34.) North 77°09'31" West, 105.70 feet to the northeast corner of aforesaid 108.9406 acre (Parcel I);

Thence, along the east of said 108.9406 acre (Parcel I), South 07°30'43" West, 1163.41 feet to the northeast corner of aforesaid 47.107 acres conveyed to Rose H. Thornton, Trustee by deed recorded in Official Record 1082, Page 6;

Thence, with lines of said 47.107 acres conveyed to Rose H. Thornton, Trustee, the following ten (10) courses and distances:

- 1.) South 09°01'07" West, 734.87 feet;
- 2.) South 63°00'38" West, 352.67 feet;
- 3.) North 65°18'08" West, 220.00 feet;
- 4.) South 57°21'52" West, 190.00 feet;
- 5.) South 06°21'52" West, 241.00 feet;
- 6.) South 23°36'52" West, 818.00 feet to the centerline of Zoar Road (current right-of-way varies in width)
- 7.) With said centerline, North 38°53'08" West, 199.96 feet to the aforesaid existing corporation line of the City of South Lebanon;

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- 8.) Continuing with said centerline and with said existing corporation line, North 20°24'48" West, 189.88 feet;
- 9.) Continuing with said centerline and existing corporation line, North 33°48'35" West, 533.86 feet;
- 10.) Continuing with said centerline and existing corporation line, North 69°43'00" West, 57.99 feet to a southeasterly corner aforesaid 108.9406 acre (Parcel I);

Thence, with lines of said 108.9406 acre (Parcel I), the following thirteen (13) courses and distances:

- 1.) Leaving said centerline and continuing with said existing corporation line North 55°36'10" West, 36.74 feet;
- 2.) North 00°06'29" West, 1250.87 feet;
- 3.) North 03°17'17" East, 354.57 feet;
- 4.) North 82°35'19" West, 204.80 feet;
- 5.) South 01°50'34" West, 536.21 feet;
- 6.) South 85°33'47" West, 143.29 feet;
- 7.) North 89°07'22" West, 95.11 feet;
- 8.) North 89°38'24" West, 120.68 feet;
- 9.) South 09°13'18" West, 197.36 feet;
- 10.) South 11°23'33" East, 309.28 feet;
- 11.) South 81°48'57" East, 286.16 feet;
- 12.) South 00°06'37" East, 511.10 feet to the aforesaid existing corporation line of the City of South Lebanon;
- 13.) Thence, with said existing corporation line, North 81°34'23" West, 671.66 feet to the point of beginning.

Containing 186.2815 acres, more or less, of land.

Subject to all legal highways, easements and restrictions of record.

The above description is the result of plat titled Plat of Annexation City of South Lebanon "Oeder Thornton Area" prepared by McGill Smith Punshon, Inc. under the direction of Richard D. Nichols, P.S. No. 7929, dated the 10th of June 2025.

Bearings and the above description are based on existing property deeds (all records of the Warren County, Ohio Recorder's Office) and is not the result of a field survey. In circumstances

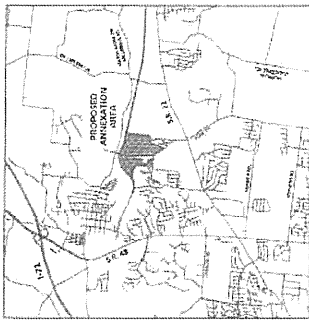
where the original deed did not contain metes and bounds- the U.S. State Plane NAD 83, Ohio South Zone 3402 coordinate system was used.

Prepared by: McGill Smith Punshon, Inc.

Date: 10 June 2025

MSP No.: 18532.10

18532103-LEG-ANX-186 2815ac



VICINITY MAP
POSTED BY THE CITY

COUNTY COMMISSIONERS
HAMILTON TOWNSHIP, OHIO
1975-1976

CITY APPROVAL
RESOLUTION NO. 101-74
APPROVED BY THE CITY
ON 11/15/74

COUNTY RECORDS
FILED IN 1975
RECORDED IN 1975

COUNTY RECORDER
HAMILTON TOWNSHIP, OHIO

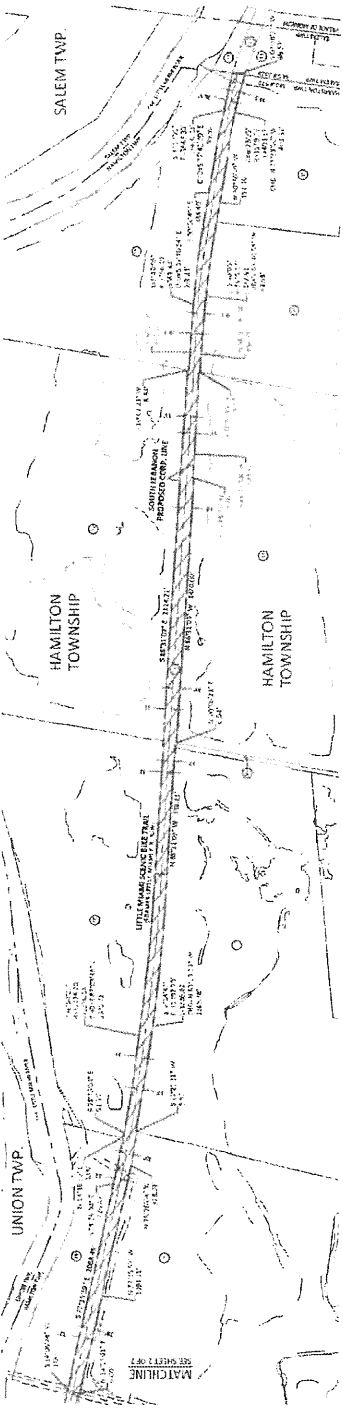
**PLAT OF AN ANNEXATION
CITY OF SOUTH LEBANON
"ORDER THORNTON AREA"**
MILITARY SURVEY NUMBERS 500, 1546 & 1547
HAMILTON TOWNSHIP, WARREN COUNTY, OHIO



NOTES
1. THE PROPOSED ANNEXATION AREA IS SHOWN BY A SHADY PATTERN ON THIS MAP. THE BOUNDARIES OF THE ANNEXATION AREA ARE SHOWN BY A SHADY PATTERN ON THIS MAP. THE BOUNDARIES OF THE ANNEXATION AREA ARE SHOWN BY A SHADY PATTERN ON THIS MAP.

TOTAL AREA IN ANNEXATION 186,2815 ACRES ±
HAMILTON TOWNSHIP 186,2815 ACRES ±
HAMILTON TOWNSHIP 17,1458 ACRES ±
HAMILTON TOWNSHIP 143,1357 ACRES ±

**EXISTING CORPORATION OF
THE CITY OF SOUTH LEBANON
AREA TO BE ANNEXED TO
THE CITY OF SOUTH LEBANON**



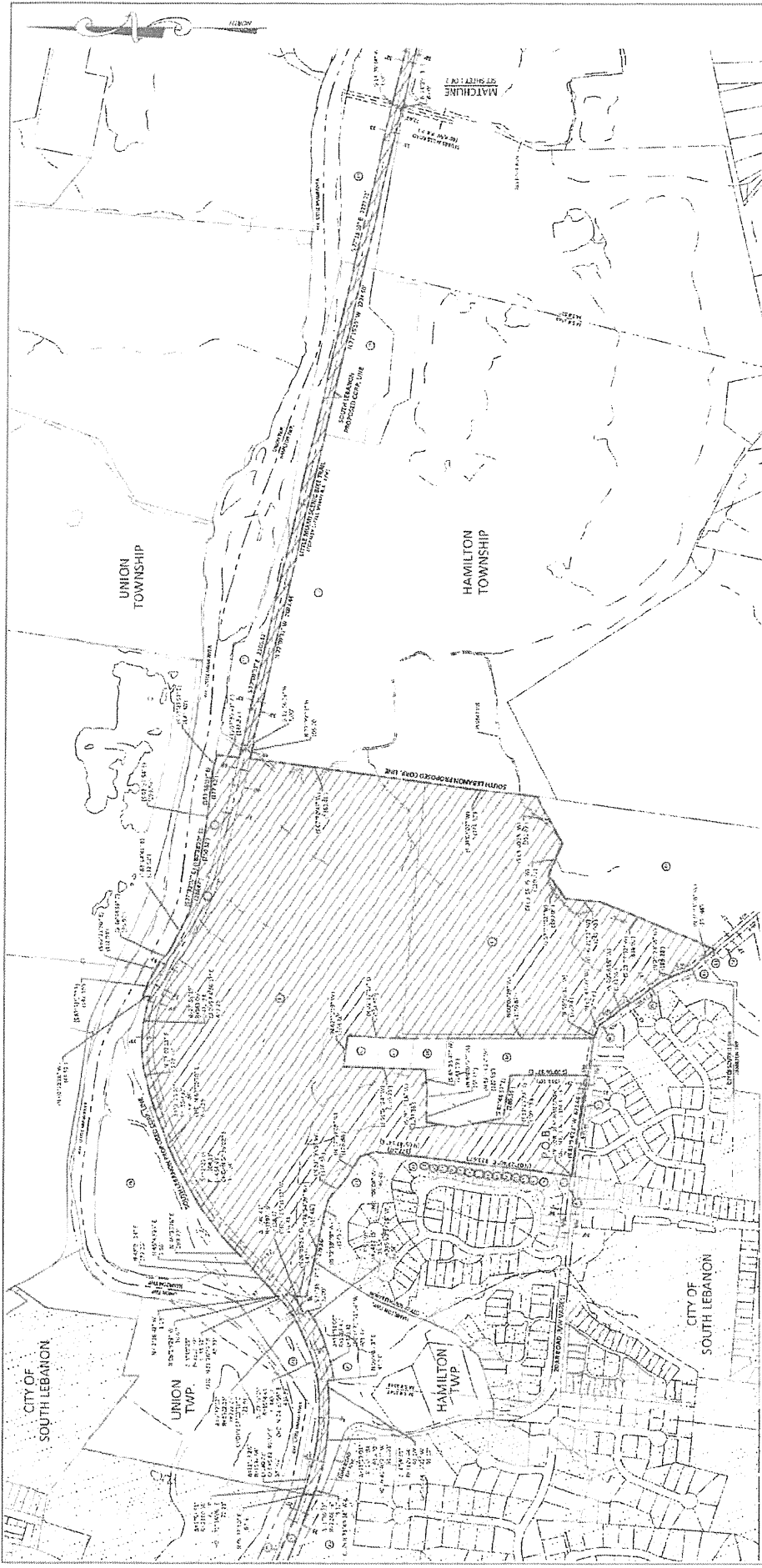
LOCATION MAP
POSTED BY THE CITY

PRELIMINARY FOR REVIEW
HAMILTON TOWNSHIP, OHIO
1975-1976

OWNER'S NAME	ADDRESS	ACRES	SECTION	TOWNSHIP	COUNTY
1. JAMES H.
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OWNERS WITHIN PROPOSED ANNEXATION AREA
4. THE PLAT HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE SURVEY AND WILL BE CONSIDERED AUTHENTIC.
5. THE SURVEY WAS MADE BY THE SURVEYOR AND HE IS A LICENSED SURVEYOR IN THE STATE OF OHIO.
6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF OHIO.
7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF OHIO.
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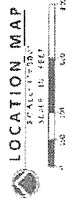
PLAT PREPARED BY: ...
DATE: ...



**PLAT OF ANNEXATION
CITY OF SOUTH LEBANON
"ORDER THORNTON AREA"**
MILITARY SURVEY NUMBERS 520, 1546 & 1547
HAMILTON TOWNSHIP, WARREN COUNTY, OHIO

DATE	NOV. 1988
CITY	SOUTH LEBANON
OWNER	THE CITY OF SOUTH LEBANON
PREPARED BY	McGILL Smith Partnership
SCALE	AS SHOWN
COMMISSIONER	JOHN W. HARRIS
APPROVED	BY THE CITY OF SOUTH LEBANON
FILE NO.	1546-1547
DATE OF RECORDING	NOV. 1988
RECORDING OFFICE	WARREN COUNTY, OHIO
BOOK	1546-1547
PAGE	1

NOTES
1. THE AREA SHOWN ON THIS PLAT IS THE AREA TO BE ANNEXED TO THE CITY OF SOUTH LEBANON FROM HAMILTON TOWNSHIP, WARREN COUNTY, OHIO.
2. THE AREA TO BE ANNEXED IS SHOWN BY THE DIAGONAL HATCHING ON THIS PLAT.
3. THE AREA TO BE ANNEXED IS 186.2815 ACRES ±.
4. THE AREA TO BE ANNEXED IS SHOWN BY THE DIAGONAL HATCHING ON THIS PLAT.
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**EXISTING CORPORATION OF
THE CITY OF SOUTH LEBANON
AREA TO BE ANNEXED TO
THE CITY OF SOUTH LEBANON**

TOTAL AREA IN ANNEXATION 186.2815 ACRES ±
CITY OF SOUTH LEBANON 171.64 ACRES ±
HAMILTON TOWNSHIP-MS # 1546 17.04 ACRES ±
HAMILTON TOWNSHIP-MS # 1547 1.1588 ACRES ±

THE CITY OF SOUTH LEBANON IS A CORPORATION OF THE STATE OF OHIO.
THE CITY OF SOUTH LEBANON IS A CORPORATION OF THE STATE OF OHIO.
THE CITY OF SOUTH LEBANON IS A CORPORATION OF THE STATE OF OHIO.