

**CITY OF SOUTH LEBANON, OHIO  
RESOLUTION NO. 2025-25**

**A RESOLUTION INDICATING THE MUNICIPAL SERVICES TO BE PROVIDED TO  
186.2851± ACRES OF REAL PROPERTY PROPOSED TO BE ANNEXED TO THE  
CITY OF SOUTH LEBANON, OHIO, FROM HAMILTON TOWNSHIP, WARREN  
COUNTY, AND DECLARING AN EMERGENCY**

**WHEREAS**, pursuant to R.C. 709.023, real estate consisting of 186.2851 acres of real property was identified in a petition for annexation (“Oeder Thornton Area Annexation”) filed with the Board of County Commissioners of Warren County, Ohio, on June 13, 2025, notice of such filing which, along with a copy of the petition, its attachments and documents accompanying the petition as filed, were duly served upon the City of South Lebanon as prescribed by law, and are on file with the City Clerk of Council; and

**WHEREAS**, R.C. 709.023(C) and R.C. 709.023(E)(6) provides that the municipality to which any such land is proposed to be annexed shall indicate those services it will provide to such land and an approximate date by which it will provide them to the territory proposed for annexation upon annexation; and

**WHEREAS**, R.C. 709.023(C) requires the City Council to adopt a resolution indicating such services within twenty (20) days after the date the petition is filed; and

**WHEREAS**, immediate action is required to assure this resolution is adopted and submitted to the Board of County Commissioners within the timeframe specified in the Ohio Revised Code, 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.** In the event the above-referenced 186.2851 acres of real property known as the “Oeder Thornton Area Annexation” are annexed to the City of South Lebanon from Hamilton Township, Warren County, Ohio, the City of South Lebanon will provide the entire annexed territory with the following services: public water that is currently available to the annexation territory police protection, snow and ice removal, zoning, a planning and zoning department with the full range of services including review, permit, inspection and developmental services, and waste collection. These services shall be available and provided when the City of South Lebanon’s resolution or ordinance accepting the annexation becomes final as provided by law. Public sanitary sewer will be provided when sanitary sewer infrastructure is extended and becomes available to the annexed territory. Services will be provided by the City of South Lebanon to the annexation territory on the same terms and conditions and subject to the rates, rules and regulations established by City ordinances including the codified ordinances of the City of South Lebanon as they are provided to properties located within the City of South Lebanon. A copy of the map or plat and legal description of the annexation territory is attached to this Resolution.

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**Section 2.** The annexation territory includes property owned in fee by annexation petitioners underlying Zoar Road rights of way. To the extent that any street or highway will be divided or segmented by the boundary line between Hamilton Township and the City of South Lebanon as to create a road maintenance problem, including Zoar Road, the City of South Lebanon agrees to and shall assume the maintenance of that street or highway or otherwise correct the problem.

**Section 3.** The Council of the City of South Lebanon supports the Oeder Thornton Area Annexation.

**Section 4.** The Clerk is directed to provide a certified copy of this Resolution to the Board of County Commissioners of Warren County, Ohio for filing within 20 days of the date the Oeder Thornton Area Annexation was filed with the Warren County Board of County Commissioners.

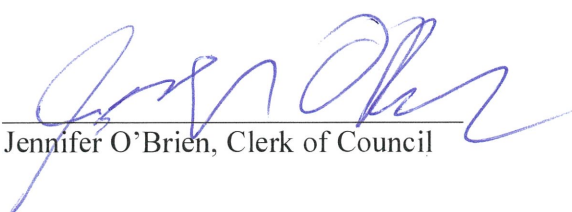
**Section 5.** That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

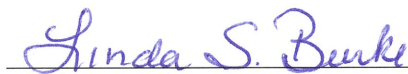
**Section 6.** That this Resolution is hereby declared to be an emergency measure in accordance with Section 731.30 of the Ohio Revised Code for the immediate preservation of the public peace, health, safety and general welfare; and this Resolution shall be in full force and effective immediately upon its passage.

**Section 7.** 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.

Adopted this 1st day of July, 2025.

Attest:

  
Jennifer O'Brien, Clerk of Council

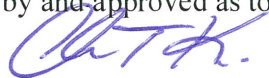
  
Linda S. Burke, Mayor

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Rules Suspended:	<u>7/01/25</u> (if applicable)
First Reading:	<u>      </u>
Second Reading:	<u>      </u>
Vote:	<u>4</u> Yeas <u>      </u> Nays
Effective Date:	<u>7/01/25</u>

Prepared by and approved as to form:



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





**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  $9^{\circ}37'52''$ , a radius of 1322.15 feet and a length of 222.25 feet. The chord of said arc bears North  $57^{\circ}23'31''$  East, 221.98 feet;
- 14.) With an arc deflecting to the left, having a central angle of  $1^{\circ}10'25''$ , a radius of 2359.07 feet and a length of 48.32 feet. The chord of said arc bears North  $51^{\circ}28'47''$  East, 48.32 feet;
- 15.) North  $06^{\circ}18'29''$  West, 10.63 feet;
- 16.) North  $02^{\circ}16'42''$  West, 1.18 feet;
- 17.) North  $48^{\circ}05'14''$  East, 282.36 feet;
- 18.) North  $45^{\circ}40'23''$  East, 3.86 feet;
- 19.) North  $46^{\circ}35'26''$  East, 199.73 feet;
- 20.) With an arc deflecting to the right, having a central angle of  $12^{\circ}23'16''$ , a radius of 2104.13 feet and a length of 454.93 feet. The chord of said arc bears North  $54^{\circ}36'02''$  East, 454.04 feet;
- 21.) With an arc deflecting to the right, having a central angle of  $13^{\circ}15'40''$ , a radius of 2850.97 feet and a length of 659.86 feet. The chord of said arc bears North  $67^{\circ}25'30''$  East, 658.39 feet;
- 22.) North  $77^{\circ}02'13''$  East, 179.90 feet;
- 23.) With an arc deflecting to the right, having a central angle of  $27^{\circ}51'19''$ , a radius of 983.09 feet and a length of 477.94 feet. The chord of said arc bears South  $84^{\circ}56'17''$  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  $02^{\circ}12'16''$  West, 49.52 feet to the low water mark of the Little Miami River;
- 2.) With said low water mark, South  $67^{\circ}51'27''$  East, 142.15 feet;
- 3.) Continuing with said low water mark, South  $62^{\circ}11'50''$  East, 112.94 feet;
- 4.) Continuing with said low water mark, South  $46^{\circ}44'39''$  East, 95.92 feet;
- 5.) Continuing with said low water mark, South  $63^{\circ}34'41''$  East, 292.52 feet;
- 6.) Continuing with said low water mark, South  $77^{\circ}32'07''$  East, 286.47 feet;
- 7.) Continuing with said low water mark, South  $80^{\circ}38'20''$  East, 250.52 feet;
- 8.) Continuing with said low water mark, South  $82^{\circ}37'54''$  East, 199.53 feet;
- 9.) Continuing with said low water mark, South  $83^{\circ}58'01''$  East, 177.62 feet;
- 10.) Continuing with said low water mark, South  $77^{\circ}47'54''$  East, 142.80 feet;
- 11.) Leaving said low water mark, South  $07^{\circ}30'43''$  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 10<sup>th</sup> 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

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