

VILLAGE OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2016- 46

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL
OFFICER TO EXECUTE A PLAT FOR WYNSTEAD SECTION 3 SUBDIVISION,
AND DECLARING AN EMERGENCY

WHEREAS, the Village Planning Commission met on November 30, 2016, and conditionally approved the final plat for the Wynstead Section 3 Subdivision; and,

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

WHEREAS, immediate action is required to preserve the Village's authority to review and approve said subdivision plat, and such action is necessary in order to preserve the public peace, health, safety or welfare of the Village.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village 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 Wynstead Section 3 Subdivision Plat, a copy of which is attached hereto.

Section 2. That the Council is acting in its administrative capacity in adopting this Resolution.

Section 3. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 4. 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 5. 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.

Adopted this 15th day of December, 2016.

Attest: Sharon Louallen James D. Smith
Sharon Louallen, Fiscal Officer/Clerk James D. Smith, Mayor

Rules Suspended: / /2016 (if applicable)	Effective Date - <u>12/15/2016</u>
Vote - <u>6</u> Yeas ___ Nays	
First Reading - / /2016	Effective Date - / /2016
Second Reading - / /2016	
Third Reading - / /2016	
Vote - ___ Yeas ___ Nays	

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

By: [Signature]
Date: 12/15/2016

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE.
 Sharon Louallen
 Fiscal Officer/Clerk

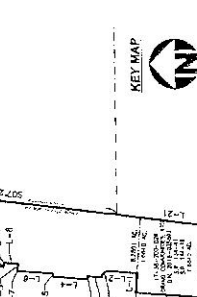


BOUNDARY CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	87°55'25"	29.00'	38.23'	123°55'17" 34.61'
C-2	111°08'	525.00'	10.86'	108°40'24" 10.86'
C-3	110°24'	478.00'	9.45'	108°15'51" 9.45'
C-4	103°24'	505.00'	10.45'	105°15'51" 10.45'
C-5	87°55'25"	1775.00'	7.91'	103°25'01" 7.91'

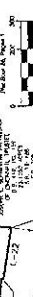
BOUNDARY LINE TABLE

Line	Direction	Distance
L-1	S85°49'02"E	70.00'
L-2	N64°11'52"E	99.81'
L-3	N05°53'30"E	50.00'
L-4	S61°11'52"E	128.12'
L-5	S85°49'02"E	123.98'
L-6	N04°11'52"E	123.00'
L-7	S85°49'02"E	15.53'
L-8	N05°20'18"E	50.00'
L-9	N86°48'05"W	5.97'
L-10	N04°11'52"E	250.00'
L-11	N85°49'02"E	63.66'
L-12	N04°11'52"E	178.48'
L-13	N05°49'02"E	129.58'
L-14	N04°30'39"W	61.85'
L-15	N35°40'45"W	83.59'
L-16	N74°48'01"W	130.81'
L-17	N05°20'18"E	37.33'
L-18	N52°27'17"E	136.76'
L-19	S84°50'12"E	253.35'
L-20	S85°40'38"E	229.37'
L-21	S07°47'33"E	278.57'
L-22	N05°16'37"W	181.19'
L-23	N86°48'05"W	88.26'
L-24	N04°11'52"E	110.00'
L-25	S05°48'02"E	1.24'
L-26	N04°11'52"E	180.00'



ACCREAGE

Lot #	Acres
101	0.1177
102	0.1177
103	0.1177
104	0.1177
105	0.1177
106	0.1177
107	0.1177
108	0.1177
109	0.1177
110	0.1177
111	0.1177
112	0.1177
113	0.1177
114	0.1177
115	0.1177
116	0.1177
117	0.1177
118	0.1177
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122	0.1177
123	0.1177
124	0.1177
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130	0.1177
131	0.1177
132	0.1177
133	0.1177
134	0.1177
135	0.1177
136	0.1177
137	0.1177
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141	0.1177
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148	0.1177
149	0.1177
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166	0.1177
167	0.1177
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178	0.1177
179	0.1177
180	0.1177
181	0.1177
182	0.1177
183	0.1177
184	0.1177
185	0.1177
186	0.1177
187	0.1177
188	0.1177
189	0.1177
190	0.1177
191	0.1177
192	0.1177
193	0.1177
194	0.1177
195	0.1177
196	0.1177
197	0.1177
198	0.1177
199	0.1177
200	0.1177



ROAD WAY DATA

Street Name	Width (ft)	Depth (ft)	Area (sq ft)
BARBARA DRIVE	142.81	10.00	1428.10
WYNSTEAD COURT	100.00	10.00	1000.00
WYNSTEAD DRIVE	100.00	10.00	1000.00
WYNSTEAD LANE	100.00	10.00	1000.00
DORRIS COURT	142.81	10.00	1428.10
TOTAL			5856.20



ACCREAGE TABLE

Section	Area (sq ft)	Area (Acres)
SECTION THREE	5856.20	0.134
TOTAL SECTION THREE	5856.20	0.134

DEED REFERENCE
THE VILLAGE OF SOUTH LEBANON, OHIO, HAS HEREBY GRANTED TO THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION, A BODY CORPORATE, ALL RIGHTS AND INTERESTS IN THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION, OHIO, INCLUDING THE RIGHT TO CONVEY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION, OHIO, TO ANY OTHER BODY CORPORATE, AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS DEED.

DEDICATION
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SURVYORS CERTIFICATION
THE SURVYORS HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO SURVEYING ACT, AND THAT THE SURVEY IS CORRECT AND ACCURATE.

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bayer
1/2

NOTES
1. PREVIOUS REFERENCE TO THIS DEED IS TO BE DELETED.
2. BASE BEARING PLAT BOOK # 1.
3. SETBACKS WILL BE SET BY ALL LOT OWNERS, UNLESS OTHERWISE NOTED.
4. OCCUPATION IN GENERAL UNDER SURVEY, UNLESS OTHERWISE NOTED.
5. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
6. ALL CORNER MARKERS TO BE MAINTAINED BY THE WYNSTEAD SUBDIVISION HOMEOWNER ASSOCIATION.
7. MINIMUM PERMISSIBLE LOW WATER ELEVATION FOR THE PUBLIC UTILITY FACILITIES SHALL BE 100.00 FEET, UNLESS OTHERWISE NOTED.
8. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
9. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
10. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
11. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
12. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
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17. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
18. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
19. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.
20. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.

SETBACKS:
FRONT YARD - 25'
REAR YARD - 10'
SIDE YARD - 5' MINIMUM

MINIMUM LOT AREAS:
FRONT YARD - 4000 SQ. FT.
REAR YARD - 1000 SQ. FT.
SIDE YARD - 2000 SQ. FT.

ROAD WAY DATA
BARBARA DRIVE 142.81' x 10.00' = 1428.10 SQ. FT.
WYNSTEAD COURT 100.00' x 10.00' = 1000.00 SQ. FT.
WYNSTEAD DRIVE 100.00' x 10.00' = 1000.00 SQ. FT.
WYNSTEAD LANE 100.00' x 10.00' = 1000.00 SQ. FT.
DORRIS COURT 142.81' x 10.00' = 1428.10 SQ. FT.
TOTAL 5856.20 SQ. FT.

ACCREAGE TABLE
SECTION THREE 5856.20 SQ. FT. = 0.134 ACRES
TOTAL SECTION THREE 5856.20 SQ. FT. = 0.134 ACRES

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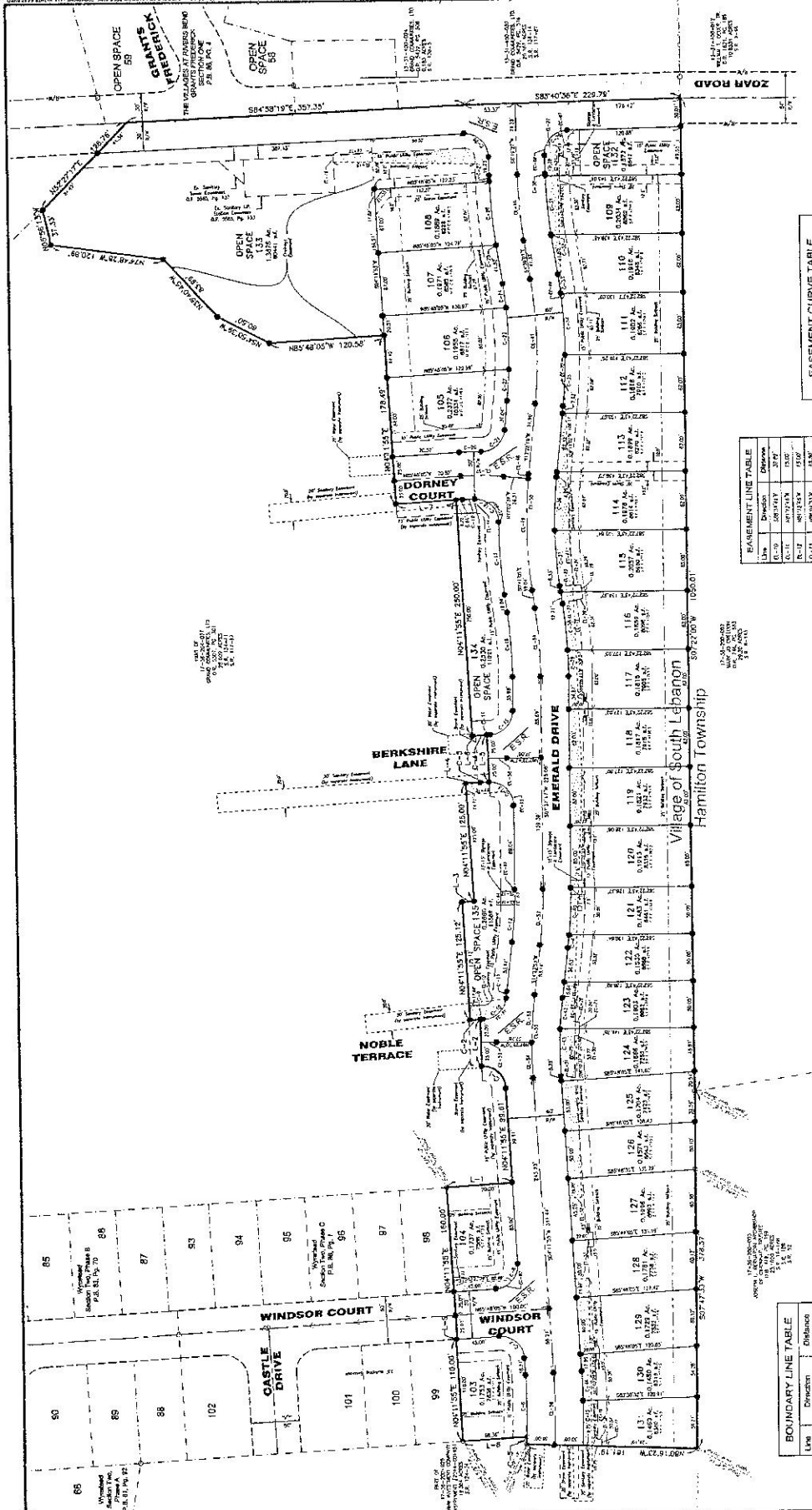
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CD	From	To	Area	Remarks
1	12-20	13-18	1,200	...
2	13-18	14-16
3	14-16	15-14
4	15-14	16-14
5	16-14	17-12
6	17-12	18-12

WYNSTEAD
SECTION THREE
MILITARY SURVEY #1548
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO
RECORD PLAT

2/2



EASEMENT CURVE TABLE

Curve Data	Radius	Length	Chord
E-1	115.00'	115.00'	115.00'
E-2	120.00'	120.00'	120.00'
E-3	125.00'	125.00'	125.00'
E-4	130.00'	130.00'	130.00'
E-5	135.00'	135.00'	135.00'
E-6	140.00'	140.00'	140.00'
E-7	145.00'	145.00'	145.00'
E-8	150.00'	150.00'	150.00'
E-9	155.00'	155.00'	155.00'
E-10	160.00'	160.00'	160.00'
E-11	165.00'	165.00'	165.00'
E-12	170.00'	170.00'	170.00'
E-13	175.00'	175.00'	175.00'
E-14	180.00'	180.00'	180.00'
E-15	185.00'	185.00'	185.00'
E-16	190.00'	190.00'	190.00'
E-17	195.00'	195.00'	195.00'
E-18	200.00'	200.00'	200.00'
E-19	205.00'	205.00'	205.00'
E-20	210.00'	210.00'	210.00'
E-21	215.00'	215.00'	215.00'
E-22	220.00'	220.00'	220.00'
E-23	225.00'	225.00'	225.00'
E-24	230.00'	230.00'	230.00'
E-25	235.00'	235.00'	235.00'
E-26	240.00'	240.00'	240.00'
E-27	245.00'	245.00'	245.00'
E-28	250.00'	250.00'	250.00'
E-29	255.00'	255.00'	255.00'
E-30	260.00'	260.00'	260.00'
E-31	265.00'	265.00'	265.00'
E-32	270.00'	270.00'	270.00'
E-33	275.00'	275.00'	275.00'
E-34	280.00'	280.00'	280.00'
E-35	285.00'	285.00'	285.00'
E-36	290.00'	290.00'	290.00'
E-37	295.00'	295.00'	295.00'
E-38	300.00'	300.00'	300.00'
E-39	305.00'	305.00'	305.00'
E-40	310.00'	310.00'	310.00'
E-41	315.00'	315.00'	315.00'
E-42	320.00'	320.00'	320.00'
E-43	325.00'	325.00'	325.00'
E-44	330.00'	330.00'	330.00'
E-45	335.00'	335.00'	335.00'
E-46	340.00'	340.00'	340.00'
E-47	345.00'	345.00'	345.00'
E-48	350.00'	350.00'	350.00'
E-49	355.00'	355.00'	355.00'
E-50	360.00'	360.00'	360.00'
E-51	365.00'	365.00'	365.00'
E-52	370.00'	370.00'	370.00'
E-53	375.00'	375.00'	375.00'
E-54	380.00'	380.00'	380.00'
E-55	385.00'	385.00'	385.00'
E-56	390.00'	390.00'	390.00'
E-57	395.00'	395.00'	395.00'
E-58	400.00'	400.00'	400.00'
E-59	405.00'	405.00'	405.00'
E-60	410.00'	410.00'	410.00'
E-61	415.00'	415.00'	415.00'
E-62	420.00'	420.00'	420.00'
E-63	425.00'	425.00'	425.00'
E-64	430.00'	430.00'	430.00'
E-65	435.00'	435.00'	435.00'
E-66	440.00'	440.00'	440.00'
E-67	445.00'	445.00'	445.00'
E-68	450.00'	450.00'	450.00'
E-69	455.00'	455.00'	455.00'
E-70	460.00'	460.00'	460.00'
E-71	465.00'	465.00'	465.00'
E-72	470.00'	470.00'	470.00'
E-73	475.00'	475.00'	475.00'
E-74	480.00'	480.00'	480.00'
E-75	485.00'	485.00'	485.00'
E-76	490.00'	490.00'	490.00'
E-77	495.00'	495.00'	495.00'
E-78	500.00'	500.00'	500.00'
E-79	505.00'	505.00'	505.00'
E-80	510.00'	510.00'	510.00'
E-81	515.00'	515.00'	515.00'
E-82	520.00'	520.00'	520.00'
E-83	525.00'	525.00'	525.00'
E-84	530.00'	530.00'	530.00'
E-85	535.00'	535.00'	535.00'
E-86	540.00'	540.00'	540.00'
E-87	545.00'	545.00'	545.00'
E-88	550.00'	550.00'	550.00'
E-89	555.00'	555.00'	555.00'
E-90	560.00'	560.00'	560.00'
E-91	565.00'	565.00'	565.00'
E-92	570.00'	570.00'	570.00'
E-93	575.00'	575.00'	575.00'
E-94	580.00'	580.00'	580.00'
E-95	585.00'	585.00'	585.00'
E-96	590.00'	590.00'	590.00'
E-97	595.00'	595.00'	595.00'
E-98	600.00'	600.00'	600.00'
E-99	605.00'	605.00'	605.00'
E-100	610.00'	610.00'	610.00'

BASEMENT LINE TABLE

Line	Direction	Distance
B-1	S	20.00'
B-2	E	100.00'
B-3	N	20.00'
B-4	W	100.00'
B-5	S	20.00'
B-6	E	100.00'
B-7	N	20.00'
B-8	W	100.00'
B-9	S	20.00'
B-10	E	100.00'
B-11	N	20.00'
B-12	W	100.00'
B-13	S	20.00'
B-14	E	100.00'
B-15	N	20.00'
B-16	W	100.00'
B-17	S	20.00'
B-18	E	100.00'
B-19	N	20.00'
B-20	W	100.00'
B-21	S	20.00'
B-22	E	100.00'
B-23	N	20.00'
B-24	W	100.00'
B-25	S	20.00'
B-26	E	100.00'
B-27	N	20.00'
B-28	W	100.00'
B-29	S	20.00'
B-30	E	100.00'
B-31	N	20.00'
B-32	W	100.00'
B-33	S	20.00'
B-34	E	100.00'
B-35	N	20.00'
B-36	W	100.00'
B-37	S	20.00'
B-38	E	100.00'
B-39	N	20.00'
B-40	W	100.00'
B-41	S	20.00'
B-42	E	100.00'
B-43	N	20.00'
B-44	W	100.00'
B-45	S	20.00'
B-46	E	100.00'
B-47	N	20.00'
B-48	W	100.00'
B-49	S	20.00'
B-50	E	100.00'

CENTERLINE CURVE TABLE

Curve Data	Radius	Length	Chord
C-1	115.00'	115.00'	115.00'
C-2	120.00'	120.00'	120.00'
C-3	125.00'	125.00'	125.00'
C-4	130.00'	130.00'	130.00'
C-5	135.00'	135.00'	135.00'
C-6	140.00'	140.00'	140.00'
C-7	145.00'	145.00'	145.00'
C-8	150.00'	150.00'	150.00'
C-9	155.00'	155.00'	155.00'
C-10	160.00'	160.00'	160.00'
C-11	165.00'	165.00'	165.00'
C-12	170.00'	170.00'	170.00'
C-13	175.00'	175.00'	175.00'
C-14	180.00'	180.00'	180.00'
C-15	185.00'	185.00'	185.00'
C-16	190.00'	190.00'	190.00'
C-17	195.00'	195.00'	195.00'
C-18	200.00'	200.00'	200.00'
C-19	205.00'	205.00'	205.00'
C-20	210.00'	210.00'	210.00'
C-21	215.00'	215.00'	215.00'
C-22	220.00'	220.00'	220.00'
C-23	225.00'	225.00'	225.00'
C-24	230.00'	230.00'	230.00'
C-25	235.00'	235.00'	235.00'
C-26	240.00'	240.00'	240.00'
C-27	245.00'	245.00'	245.00'
C-28	250.00'	250.00'	250.00'
C-29	255.00'	255.00'	255.00'
C-30	260.00'	260.00'	260.00'
C-31	265.00'	265.00'	265.00'
C-32	270.00'	270.00'	270.00'
C-33	275.00'	275.00'	275.00'
C-34	280.00'	280.00'	280.00'
C-35	285.00'	285.00'	285.00'
C-36	290.00'	290.00'	290.00'
C-37	295.00'	295.00'	295.00'
C-38	300.00'	300.00'	300.00'
C-39	305.00'	305.00'	305.00'
C-40	310.00'	310.00'	310.00'
C-41	315.00'	315.00'	315.00'
C-42	320.00'	320.00'	320.00'
C-43	325.00'	325.00'	325.00'
C-44	330.00'	330.00'	330.00'
C-45	335.00'	335.00'	335.00'
C-46	340.00'	340.00'	340.00'
C-47	345.00'	345.00'	345.00'
C-48	350.00'	350.00'	350.00'
C-49	355.00'	355.00'	355.00'
C-50	360.00'	360.00'	360.00'
C-51	365.00'	365.00'	365.00'
C-52	370.00'	370.00'	370.00'
C-53	375.00'	375.00'	375.00'
C-54	380.00'	380.00'	380.00'
C-55	385.00'	385.00'	385.00'
C-56	390.00'	390.00'	390.00'
C-57	395.00'	395.00'	395.00'
C-58	400.00'	400.00'	400.00'
C-59	405.00'	405.00'	405.00'
C-60	410.00'	410.00'	410.00'
C-61	415.00'	415.00'	415.00'
C-62	420.00'	420.00'	420.00'
C-63	425.00'	425.00'	425.00'
C-64	430.00'	430.00'	430.00'
C-65	435.00'	435.00'	435.00'
C-66	440.00'	440.00'	440.00'
C-67	445.00'	445.00'	445.00'
C-68	450.00'	450.00'	450.00'
C-69	455.00'	455.00'	455.00'
C-70	460.00'	460.00'	460.00'
C-71	465.00'	465.00'	465.00'
C-72	470.00'	470.00'	470.00'
C-73	475.00'	475.00'	475.00'
C-74	480.00'	480.00'	480.00'
C-75	485.00'	485.00'	485.00'
C-76	490.00'	490.00'	490.00'
C-77	495.00'	495.00'	495.00'
C-78	500.00'	500.00'	500.00'
C-79	505.00'	505.00'	505.00'
C-80	510.00'	510.00'	510.00'
C-81	515.00'	515.00'	515.00'
C-82	520.00'	520.00'	520.00'
C-83	525.00'	525.00'	525.00'
C-84	530.00'	530.00'	530.00'
C-85	535.00'	535.00'	535.00'
C-86	540.00'	540.00'	540.00'
C-87	545.00'	545.00'	545.00'
C-88	550.00'	550.00'	550.00'
C-89	555.00'	555.00'	555.00'
C-90	560.00'	560.00'	560.00'
C-91	565.00'	565.00'	565.00'
C-92	570.00'	570.00'	570.00'
C-93	575.00'	575.00'	575.00'
C-94	580.00'	580.00'	580.00'
C-95	585.00'	585.00'	585.00'
C-96	590.00'	590.00'	590.00'
C-97	595.00'	595.00'	595.00'
C-98	600.00'	600.00'	600.00'
C-99	605.00'	605.00'	605.00'
C-100	610.00'	610.00'	610.00'

LOT CURVE TABLE

Curve Data	Radius	Length	Chord
L-1	115.00'	115.00'	115.00'
L-2	120.00'	120.00'	120.00'
L-3	125.00'	125.00'	125.00'
L-4	130.00'	130.00'	130.00'
L-5	135.00'	135.00'	135.00'
L-6	140.00'	140.00'	140.00'
L-7	145.00'	145.00'	145.00'
L-8	150.00'	150.00'	150.00'
L-9	155.00'	155.00'	155.00'
L-10	160.00'	160.00'	160.00'
L-11	165.00'	165.00'	165.00'
L-12	170.00'	170.00'	170.00'
L-13	175.00'	175.00'	175.00'
L-14	180.00'	180.00'	180.00'
L-15	185.00'	185.00'	185.00'
L-16	190.00'	190.00'	190.00'
L-17	195.00'	195.00'	195.00'
L-18	20		