

VILLAGE OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2017-21

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A PLAT FOR WOODKNOLL SECTION 4 SUBDIVISION, AND DECLARING AN EMERGENCY

WHEREAS, the Village Planning Commission met on March 28, 2017, and conditionally approved the final plat for the Woodknoll Section 4 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 Woodknoll Section 4 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 20th day of April, 2017.

Attest: Nicole Armstrong
Nicole Armstrong, Fiscal Officer

James D. Smith
James D. Smith, Mayor

Rules Suspended: 4/20/2017 (if applicable)

Effective Date 4/20/2017

Vote - 5 Yeas
 ___ Nays

First Reading - / /2017
Second Reading - / /2017
Third Reading - / /2017

Effective Date - / /2017

Vote - ___ Yeas
 ___ Nays

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

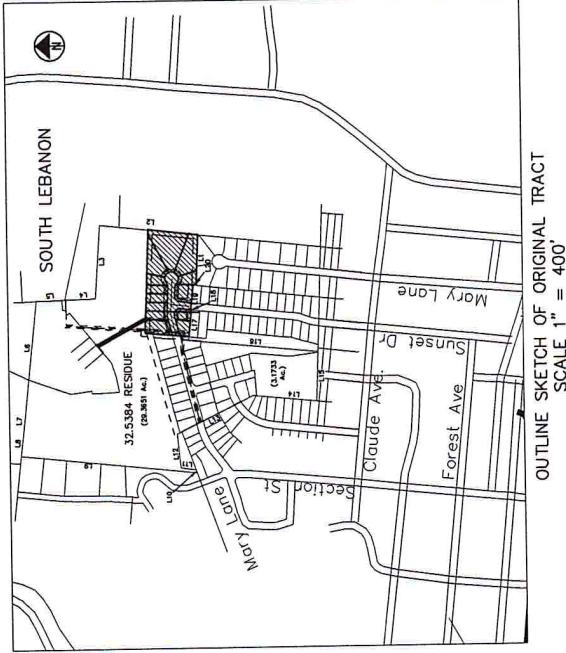
By: [Signature]
Date: 4/20/2017

CERTIFICATE OF POSTING

I, Nicole Armstrong, Fiscal Officer of the Village of South Lebanon, Ohio do hereby certify I posted a true and accurate copy of this ordinance or resolution, summary of ordinance or resolution, or statement, order, proclamation, notice or report, at five public places within the Village as authorized by Section 731.25 of the Ohio Revised Code and Ordinance 98-08 of Village of South Lebanon, Ohio.

4/21/17 [Signature]
Date Nicole Armstrong
Fiscal Officer
Village of South Lebanon,
Ohio

WOODKNOLL SUBDIVISION SECTION 4 SEC 32 - TOWN 5 - RANGE 3 UNION TOWNSHIP VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO



LINE NO.	BEARING	LENGTH
L1	S 87°14'42" W	320.89'
L2	S 87°14'42" W	683.22'
L3	S 89°52'34" E	313.32'
L4	S 11°42'52" E	180.22'
L5	S 11°42'52" E	180.22'
L6	S 83°02'54" E	333.88'
L7	S 83°02'54" E	333.88'
L8	S 83°02'54" E	333.88'
L9	S 83°02'54" E	333.88'
L10	S 70°10'09" W	223.84'
L11	S 87°10'09" W	223.84'
L12	S 87°10'09" W	223.84'
L13	N 87°10'09" W	223.84'
L14	N 87°10'09" W	223.84'
L15	N 87°10'09" W	223.84'
L16	N 87°10'09" W	223.84'
L17	N 87°10'09" W	223.84'
L18	N 87°10'09" W	223.84'
L19	N 87°10'09" W	223.84'
L20	N 87°10'09" W	223.84'

LOT NUMBER	PARCEL NUMBER
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	

NOTES

- EXISTING ZONE OF SITE: R3/RUD
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED WATER SUPPLY: VILLAGE OF SOUTH LEBANON
- PROPOSED SEWAGE DISPOSAL: VILLAGE OF SOUTH LEBANON
- ALL BUILDING SETBACKS SHALL BE 25 FT. SIDE YARD SETBACKS SHALL BE 8 FT. MINIMUM/12 FT. TOTAL CONSISTENT WITH THE UNDERLYING ZONING ORDINANCE. REAR YARD SETBACKS SHALL BE 10 FT. MINIMUM/12 FT. TOTAL CONSISTENT WITH THE UNDERLYING ZONING ORDINANCE. EASEMENTS SHALL BE PROVIDED ALONG ALL REAR LOT LINES.
- THE ABOVE PLAT IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MCCARTY ASSOCIATES IN APRIL 1995.
- BASED UPON THE SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE 100-A, DATED OCTOBER 18, 1984, ZONE X1, DESIGNATED AREAS BEING OUTSIDE 500 - YEAR FLOOD PLAIN.
- THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.
- ALL INTERFERENCES AND SURVEY RECORDS AS LISTED ON THE PLAT HERE USED AS A GUIDE FOR CARRYING OUT THE WORK.
- NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- GREEN SPACE: 0.2184 AC.
CONCRETE DRIVEWAY: 4.5389 AC.
AREA IN LOTS: 0.6228 AC.
AREA IN STREETS: 0.6228 AC.
- THE PUBLIC UTILITY COMPANIES SHALL BE SUBJECT TO ADMINISTRATION BY A HOMEOWNERS ASSOCIATION.
- COVENANTS AND RESTRICTIONS ARE RECORDED IN DOC. NO. _____

OWNER/DEVELOPER
SHEPHERD CROSSINGS DEVELOPMENT, LLC
7015 PINECREST CIRCLE
CINCINNATI, OHIO 45249

DEED REFERENCE:

STANDARD & BOND COUNTY, OHIO, COUNTY RECORDS, VOLUME 169, PAGE 100. DEED RECORD NO. 2981-C2834, WARREN COUNTY, OHIO.



I HEREBY CERTIFY THAT THIS IS A TRUE AND COMPLETE COPY OF THE ORIGINAL RECORD AS ENTERED IN THE PUBLIC RECORDS OF WARREN COUNTY, OHIO.

JASON C. McCONNAGHIE
JASON C. McCONNAGHIE, P.S. 8509 DATE 4/11/17

AS NOTED	SCALE
APRIL, 2017	DATE
WOODKNOLL SUBDIVISION SECTION 4 SEC 32, TOWN 5, RANGE 3 UNION TOWNSHIP VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO	
DRIVING NUMBER	SHEET
E12-541B	1/1

MCCARTY ASSOCIATES, LLC
ARCHITECTS - ENGINEERS - SURVEYORS
313 N. HOUSTON ST., SUITE 200, OHIO CITY, OHIO 43087-2498
PH: 614-272-0090 FAX: 614-272-8800
104 S. MAIN ST., WASHINGTON, OHIO 45680
PH: 740-243-2816 FAX: 740-233-8520
www.mccartyassociates.com

REV: 4/4/17: 4/7/17
DATE
CHECKED: LMP
DRAWN: DME

OWNER'S CONSENT AND DEDICATION

THE UNDERSIGNED, OWNER OF THE PUBLIC UTILITY AS SHOWN THEREON TO THE PUBLIC USE FOREVER, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE PUBLIC UTILITY AS SHOWN THEREON TO THE PUBLIC USE FOREVER. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMANCE WITH ALL ORDINANCES AND ANY ORDINANCES IN EFFECT AT THE TIME OF THE RECORDING OF THIS PLAT AND SHALL BE SUBJECT TO THE PUBLIC UTILITY AS SHOWN THEREON TO THE PUBLIC USE FOREVER. THE UNDERSIGNED FURTHER AGREES THAT THE PUBLIC UTILITY AS SHOWN THEREON SHALL BE SUBJECT TO THE PUBLIC UTILITY AS SHOWN THEREON TO THE PUBLIC USE FOREVER. THE UNDERSIGNED FURTHER AGREES THAT THE PUBLIC UTILITY AS SHOWN THEREON SHALL BE SUBJECT TO THE PUBLIC UTILITY AS SHOWN THEREON TO THE PUBLIC USE FOREVER.

FOR VALUABLE CONSIDERATION AS THIS PROJECT... THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE PUBLIC UTILITY AS SHOWN THEREON TO THE PUBLIC USE FOREVER. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMANCE WITH ALL ORDINANCES AND ANY ORDINANCES IN EFFECT AT THE TIME OF THE RECORDING OF THIS PLAT AND SHALL BE SUBJECT TO THE PUBLIC UTILITY AS SHOWN THEREON TO THE PUBLIC USE FOREVER. THE UNDERSIGNED FURTHER AGREES THAT THE PUBLIC UTILITY AS SHOWN THEREON SHALL BE SUBJECT TO THE PUBLIC UTILITY AS SHOWN THEREON TO THE PUBLIC USE FOREVER.

OWNERS

OWNER: SHEPHERD CROSSINGS DEVELOPMENT, LLC
DATE: _____
STATE OF OHIO, VILLAGE OF SOUTH LEBANON, OHIO
PLAT NO. AND FOR SAID STATE, PERSONALLY MADE
AND ACKNOWLEDGED THE SOUNDING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.

REVISIONS

APPROVALS
VILLAGE OF SOUTH LEBANON PLANNING COMMISSION
THIS PLAT HAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS _____ DAY OF _____, 2017.
VILLAGE OF SOUTH LEBANON
I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2017, THIS PLAT WAS ADOPTED BY THE COUNCIL OF THE VILLAGE OF SOUTH LEBANON, OHIO.
JAMES S. SMITH, MAYOR
NICKOL CAMPBELL, TOWN CLERK
COUNTY AUDITOR
TRANSFERRED ON THIS _____ DAY OF _____, 2017.
COUNTY RECORDER
FILE NO. _____
RECORDED ON THIS _____ DAY OF _____, 2017 AT _____ M.
RECORDED IN PLAT BOOK NO. _____ PAGE _____
BY _____
WARREN COUNTY RECORDER

WOODKNOLL SUBDIVISION SECTION 4

SEC 32 - TOWN 5 - RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

REMARKS ARE BASED UPON THE GROUND AS SHOWN ON THE SURVEY AND BETWEEN NATIONAL GEODETIC SURVEY CORE STATION 128A AND MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT TAKEN SEPTEMBER 19, 2012, UTILIZING THE TRIMBLE 000T CORS VMS (VIRTUAL REFERENCE SYSTEM).



NOTES:

- 1. SIDE YARD SETBACKS SHALL BE 6 FEET MINIMUM/1/2 FEET TOTAL CONSISTENT WITH THE UNDERLYING ZONING.
- 2. DRAINAGE EASEMENTS SHALL BE PROVIDED ALONG ALL SIDE LOT LINES
- 3. DRAINAGE EASEMENTS SHALL BE PROVIDED ALONG ALL REAR LOT LINES

REV. 4/4/17, 4/7/17
MCCARTY ASSOCIATES, L.L.C.
217 N. BROAD ST., SUITE 200, CINCINNATI, OHIO 45219
PH: (513) 221-0099 FAX: (513) 221-0090
WWW.MCCARTYASSOCIATES.COM

MCCARTY ASSOCIATES, L.L.C.
ARCHITECTS - ENGINEERS - SURVEYORS

WOODKNOLL SUBDIVISION SECTION 4
SEC 32, TOWN 5, RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

SCALE
AS NOTED

DATE
APRIL, 2017

SHEET
2
DRAWING NUMBER
E12-541B

OWNER	LENGTH	BEARING	AREA	CHORD LENGTH	CHORD BEARING
C1	66.42	S 25.00° E	10.94	66.42	S 25.00° E
C2	26.70	S 60.00° E	4.32	26.70	S 60.00° E
C3	22.63	S 60.00° E	2.77	22.63	S 60.00° E
C4	26.70	S 60.00° E	4.32	26.70	S 60.00° E
C5	26.70	S 60.00° E	4.32	26.70	S 60.00° E
C6	26.70	S 60.00° E	4.32	26.70	S 60.00° E
C7	27.48	S 60.00° E	4.62	27.48	S 60.00° E
C8	6.64	S 25.00° E	0.64	6.64	S 25.00° E
C9	60.38	S 25.00° E	10.94	60.38	S 25.00° E
C10	8.71	S 60.00° E	0.87	8.71	S 60.00° E
C11	18.98	S 60.00° E	1.89	18.98	S 60.00° E
C12	48.81	S 60.00° E	4.88	48.81	S 60.00° E
C13	48.78	S 60.00° E	4.87	48.78	S 60.00° E
C14	47.74	S 60.00° E	4.77	47.74	S 60.00° E
C15	45.84	S 60.00° E	4.58	45.84	S 60.00° E
C16	33.00	S 60.00° E	3.30	33.00	S 60.00° E
C17	33.00	S 60.00° E	3.30	33.00	S 60.00° E
C18	33.00	S 60.00° E	3.30	33.00	S 60.00° E
C19	33.00	S 60.00° E	3.30	33.00	S 60.00° E
C20	33.00	S 60.00° E	3.30	33.00	S 60.00° E

UNION TOWNSHIP TRUSTEES
OF
WARREN COUNTY, OHIO
S.A. 25, PLAT 99

LEGEND
● 5/8" IRON PIN (SET) WITH PLASTIC CAP
○ STAMPED "MCCARTY ASSOCIATES"
⊙ 1" IRON PIN (SET)

