VILLAGE OF SOUTH LEBANON, OHIO RESOLUTION NO. 2018-44

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

WHEREAS, the Village Planning Commission met on August 1st, 2018, and conditionally approved the final plat for the Woodknoll 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:

<u>Section 1</u>. That the Council approves and authorizes the Mayor and Fiscal Officer to execute the Woodknoll Section 3 Subdivision Plat, a copy of which is attached hereto.

<u>Section 2.</u> That the Council is acting in its administrative capacity in adopting this Resolution.

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

<u>Section 4</u>. 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.

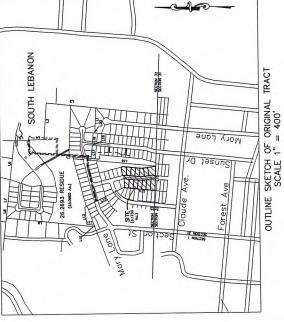
<u>Section 5.</u> That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this 2nd day of August, 2018.	
Attest: Ull Mutton	ies De Smith
Nicole Armstrong, Fiscal Officer James D.	Smith, Mayor
Rules Suspended: 6/1/2018 (if applicable) Vote Yeas Nays	Effective Date – / /2018
First Reading – / /2018 Second Reading – / /2018 Third Reading – / /2018 Vote Yeas Nays	Effective Date – / /2018
Prepared by and approved as to form:	
r repared by and approved as to form.	
PAUL R. REVELSON	
VILLAGE SOLICITOR SOUTH LEBANON, OHIO	
300 TH LESSANON, OTHO	
Ву:	
Date: 8/2/2018	

LOT NUMBER	PARCEL NUMBER
DLD 26.0782 Ac. R	13-32-351-028
NEW LOT 57	
NEW LOT 58	
NEW LOT 59	
NEW LOT 60	
NEW LOT 61	
NEW LOT 62	
NEW LOT 63	
NEW LOT 64	
NEW LOT 65	
NEW LOT 66	
NEW LOT 67	
NEW LOT 68	
NEW LOT 69	
GREEN SPACE LOT 62A	
NEW R/W 0.5105 Ac.	
REM 22.9049 Ac.	

WOODKNOLL SUBDIVISION SECTION 3

SEC 32 — TOWN 5 — RANGE 3
UNION TOWNSHIP
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO
MAY, 2018



ALL BILLDING SETBACKS SHALL BE 25 FT, SDE VARD SETBACKS SHALL BE 8 FEET MAMALY TEET TOTAL CONSISTENT WITH THE UNDERLYING STOOK, A 5 FEET MAMAC DESERBIT SHALL BE PROVIDED ALONG ALL SDE OIT LUNES, A 10 FOOT MAGE SEXEMENT SHALL BE PROVIDED ALONG ALL SDE OIT LUNES, A 10 FOOT MAGE SEXEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LUNES.

PROPOSED WATER SUPPLY: VILAGE OF SOUTH LEBANON

EXISTING ZONE OF SITE. R3/PUD

OWNER OWNER TON SEPTICATION TON

I HEREBY CERTIFY THAT THIS IS A ACCURATE AND COMPLETE. SURVEY MADE UNDER MY SUPERVISION IN APRIL, 2013, AND THAT ALL MONUMENTS, AND CORNER PINS WILL BE SET AS SHORM.

JASON C. McCONNAUGHEY, P.S. 8509 DATE

E12-541B

STUATED IN SECTION 32, TOWN S, RANGE 3, UNION TOWNSHIP, VILLAGE SCRUTH LEADING, WARREN COWNTY, CHIC, CONTINUEND 3,1733 AGES AND BEING PART OF THE ONE, 3,26,000 AGES TRACET SO, CONVERD TO THE OPEN, 2,26,000 AGES TRACET SO, CONVERD TO THE OPEN SECTION AND SECT

APPROVALS

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5/31/18 REMSED PER COUNTY TAX WAP GFFICE 6/8/18 REMSED PER COUNTY TAX WAP GFFICE

REVISIONS

VILLAGE OF SOUTH LEBANON HEREBY CENTRY THAT ON THE PROVED AND ACCEPTED BY RESOLUTION No. TLAGE OF SOUTH LEBANON, CHIO.

COUNTY AUDITOR

2018 AT _____ COUNTY RECORDER PECCHEED ON THIS _____ DAY OF ____ PECCHEED ON THIS ____ DAY OF ____ PECCHEED IN PLAT BOOK NO. ___, PAGE_

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WE INCORPORATE BEHING ALL THE OWERS OF THE LANCE HEREIN PLATTED, DO HEREIN YOUNTHALY COMEDIT TO THE EXECUTION OF SAID PLAT, AND DO BEDINE THE STREET'S PARKS OF PUBLIC OPCINION OF SAID FLATE. THE STREET'S PARKS OF PUBLIC OPCINION OF SAID FLATE. OWNER'S CONSENT AND DEDICATION

R THE UNDERSORD. SECTION 1.4 SERVICION OF USING 10 TO 80 AND DO RECENT ACCOPT THAT THE ATTACHOR PLAT CONNECTLY REPRESORS PROTOCOPICE ASSERTION 1.4 SERVICION OF USING STREAM ACCOPT THE SALAT OF SURVEY OF DOCUMENT TO PRICE OF SECTION ACCOUNTS. THE SECTION OF THE he agon paisc utily easients are for the except of all paisc utily service provides including, but not lanted to gale dedict, velage of soon exide a serb, contant lant, and the waren case, forcing a. NE WESTERN OFFICE WEST THE VIEW OFFICE WAS THE CONTROL OF THE WESTERN OFFI THE WESTERN OFFI

McCARTY ASSOCIATES, LLC
ARCHITECTS—ENGINEERS—SURVEYORS
51918 IR 31 SHIFE LOUTLAND GOING SHIP INTO SHAPPING SHAPPING SHIP INTO SHAPPING SHA

10. NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

11. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

13. ALL LOTS AND COMMON AREAS SHALL BE SUBLECT TO ADMINISTRATION BY A HOMEOWNERS ASSOCIATION.

AREA IN LOTS:
2,3778 Ac.
AREA IN GREEN SPACE LOT 62A 0,2859 Ac
AREA IN STREET:
3,1733 Ac.
3,1733 Ac.

14. COVENANTS AND RESTRICTIONS ARE RECORDED IN DOC.

SHEPHERDS CROSSING DEVELOPMENT, LLC 7861 E. KEMPER ROAD CINCINNATI, OHIO 45249

OWNER/DEVELOPER

9. THE DEED REFERENCES AND SURVEYORS RECORDS AS LISTED ON THE PLAT WERE USED AS A BASIS FOR CARRYING OUT THE WORK. 8. THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE ULITY COMPANIES AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURPEYOR.

7. BASED UPON THE SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS SUPPERTY LES WITHIN FLOOD CONF. "X, ACCORDING TO THE FLOOD INSURANCE RIMADE COMMUNITY PAREL NO. 3016502272E, DATED DECORDERS 17, 2010. ZONE "X DROTES MEKS BEING OUTSOE SOO — TEAR FLOOD PLAIN. 6. The above plat is based upon a boundary and topographic survey performed by mccarty associates in april 1995.

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RETRIED OR ONE WLACE OF SORTH LUBBONS SS.
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STATE OF OND UNT COMMISSION CIPPES.

WOODKNOLL SUBDIVISION SECTION 3
SEC 32, TOWN 5, RANGE 3
WARREN COUNTY, OHIO
WARREN SUBDIVISION SECTION 3

DETON SA

DEED REFERENCE:

