

VILLAGE OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2018-76

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A PLAT FOR RIVERSIDE SUBDIVISION PHASE THREE, AND DECLARING AN EMERGENCY

WHEREAS, the Village Planning Commission met on December 18, 2018, and approved the final plat for the Riverside Subdivision Phase Three; and,

WHEREAS, the developer has submitted a record plat for said subdivision; 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 Riverside Subdivision Phase Three 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 December, 2018.

Attest: Nicole Armstrong James D. Smith
Nicole Armstrong, Fiscal Officer/Clerk James D. Smith, Mayor

Rules Suspended: <u>12/20</u> /2018 (if applicable)	Effective Date - / /2018
Vote - <u>6</u> Yeas ___ Nays	
First Reading - / /2018	Effective Date - / /2018
Second Reading - / /2018	
Third Reading - / /2018	
Vote - ___ Yeas ___ Nays	

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

By: 
Date: 12/20/2018

DEED REFERENCE

SITUATED IN SECTION 1 & 7, TOWN 4, RANGE 3, UNION TOWNSHIP, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO...

HOA REFERENCE

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESTRICTIONS...

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS DEED...

OWNER: LEBANON MASON RESIDENTIAL LLC (17.977 ACRES)

NAME: _____
PRINTED NAME: _____
COUNTY OF OHIO

BE FORWARDED THAT ON THIS _____ DAY OF _____ 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LEBANON MASON RESIDENTIAL LLC, AS REPRESENTED BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

OWNER: LEBANON MASON RESIDENTIAL LLC (22.971 ACRES)

NAME: _____
PRINTED NAME: _____
COUNTY OF OHIO

BE FORWARDED THAT ON THIS _____ DAY OF _____ 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LEBANON MASON RESIDENTIAL LLC, AS REPRESENTED BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

LEWIS HOLLER, WES MANCO BANK, INC.

NAME: _____
PRINTED NAME: _____
COUNTY OF OHIO

BE FORWARDED THAT ON THIS _____ DAY OF _____ 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME LEBANON MASON RESIDENTIAL LLC, AS REPRESENTED BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

LEBANON MASON RESIDENTIAL LLC

NAME: _____
PRINTED NAME: _____
COUNTY OF OHIO

BE FORWARDED THAT ON THIS _____ DAY OF _____ 2018, BEFORE ME A TRUE AND COMPLETE SURVEY MADE BY _____

DATE: _____
PRINTED NAME: _____
COUNTY OF OHIO

RIVERSIDE PHASE THREE SECTION 1 & 7, TOWN 4, RANGE 3 BETWEEN THE MIAMIS, UNION TOWNSHIP VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO DECEMBER, 2018

BOUNDARY LINE TABLE with columns: Line, Direction, Distance

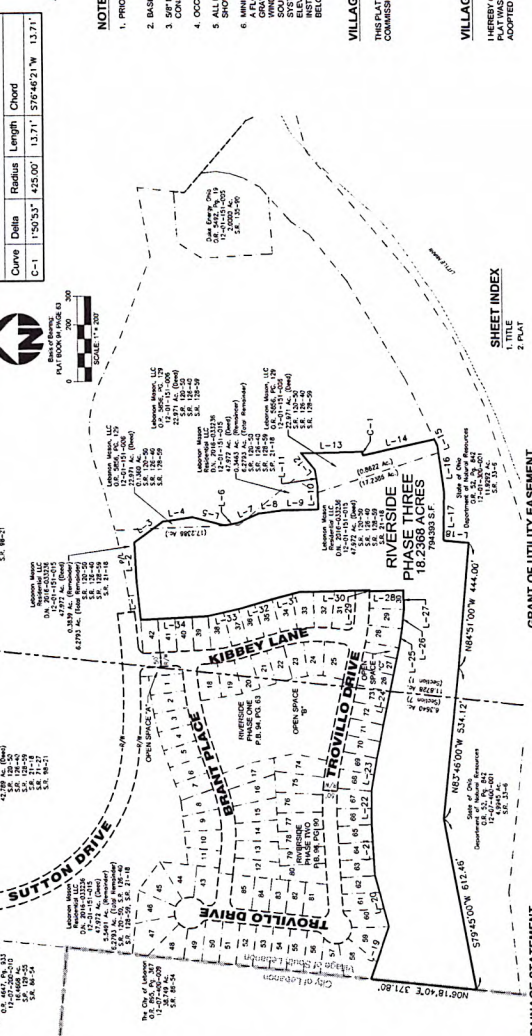


BOUNDARY LINE TABLE with columns: Line, Direction, Distance

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CURVE TABLE with columns: Curve, Delta, Radius, Length, Chord

NOTES 1. PRIOR DEED REFERENCE... 2. BASIS OF BEARING... 3. 5/8" FROM PINS ARE SET ON ALL LOT CORNERS...



GRANT OF UTILITY EASEMENT FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED (COUNTY) DO HEREBY PERMANENTLY GRANT TO THE PUBLIC...

DRAINAGE STATEMENT UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL SIDE LOT LINES...

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LEGAL notices and signatures including County Auditor, County Recorder, and Notary Public sections.

LEGAL notices and signatures including Village of South Lebanon Planning Commission and County Auditor sections.

