

VILLAGE OF SOUTH LEBANON, OHIO  
ORDINANCE NO. 2019-25

AN ORDINANCE VACATING A PORTION OF PAULINE DRIVE

WHEREAS, The Village of South Lebanon passed Ordinances 2005-18 and 2007-1 which vacated a portion of Pauline Drive; and

WHEREAS, errors occurred in these prior Ordinances and corresponding legal descriptions that the Warren County Auditor is requiring to officially vacate these portions of Pauline Drive; and,

WHEREAS, the Village and the property owners have obtained a revised vacation plat survey, attached hereto as Exhibit A, and a revised legal description, attached hereto as Exhibit B, and incorporated herein by reference, detailing the specific area of Pauline Drive to be vacated.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of South Lebanon, at least a majority of all members elected thereto concurring:

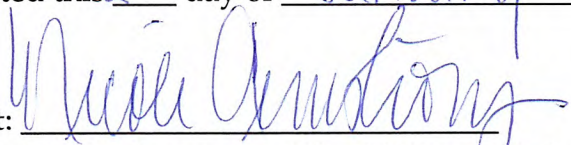
**Section 1.** The Village hereby vacates that portion of Pauline Drive as described in the attached Exhibits A and B, and that by reason of such vacation, the land contained within the boundaries thereof shall revert to and belong to the abutting property owners in accordance with the attached map of said properties.

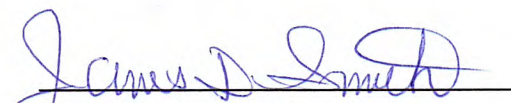
**Section 2.** That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

**Section 3.** 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 2<sup>nd</sup> day of January, 2020.

Attest:

  
\_\_\_\_\_  
Nicole Armstrong, Fiscal Officer/Clerk

  
\_\_\_\_\_  
James D. Smith, Mayor

Rules Suspended: / /2019 (if applicable)

Effective Date – / /2020

Vote - \_\_\_ Yeas

\_\_\_ Nays

First Reading - 12/5/2019

Effective Date – / /2020

Second Reading - 12/19/2019

Third Reading - 1/2/2020

Vote - 6 Yeas

\_\_\_ Nays

Prepared by and approved as to form:

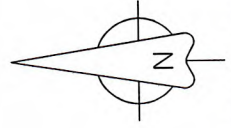
PAUL R. REVELSON  
VILLAGE SOLICITOR  
SOUTH LEBANON, OHIO

By:  \_\_\_\_\_

Date: 1/2/2020

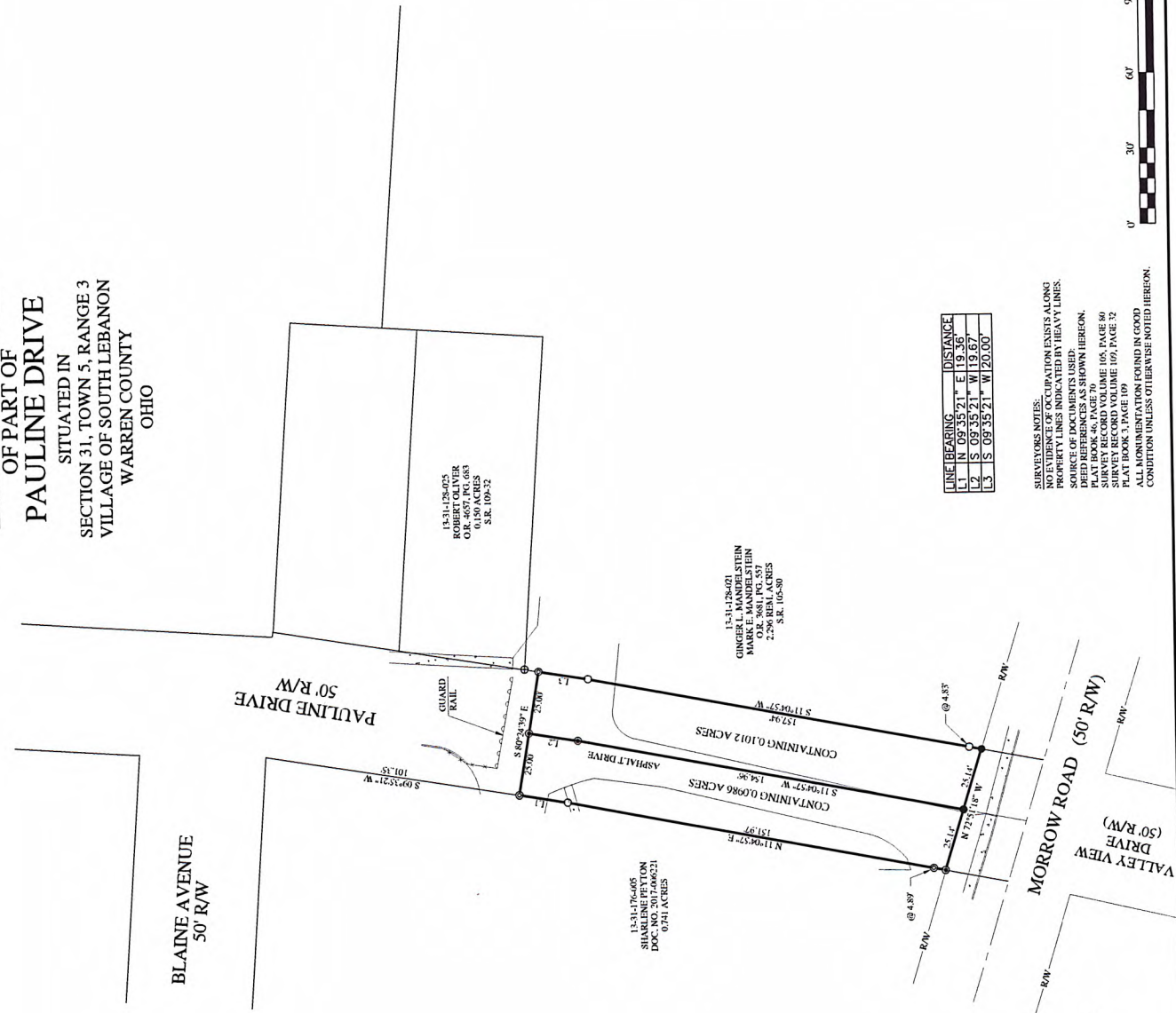
Exhibit "A"

VOLUME \_\_\_\_\_, PLAT NO. \_\_\_\_\_  
 WARREN COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 PRELIMINARY ACCESS APPROVAL  
 \_\_\_\_\_ GRANTED \_\_\_\_\_ NOT APPLICABLE  
 NEIL F. TUNISON, P.E., P.S.  
 WARREN COUNTY ENGINEER



BEARING SYSTEM IS BASED ON  
 PLAT BOOK 86, PAGE 70 OF THE  
 WARREN COUNTY, OHIO RECORDS.

**VACATION PLAT**  
 OF PART OF  
**PAULINE DRIVE**  
 SITUATED IN  
 SECTION 31, TOWN 5, RANGE 3  
 VILLAGE OF SOUTH LEBANON  
 WARREN COUNTY  
 OHIO



LINE	BEARING	DISTANCE
L1	N 09°35'21\"	E 19.36'
L2	S 09°35'21\"	W 19.67'
L3	S 09°35'21\"	W 20.00'

**SURVEYOR'S NOTES:**  
 A REVIEW OF OCCUPATION EXISTS ALONG  
 THE SUBJECT OF OCCUPATION INDICATED BY HEAVY LINES.  
 PROPERTY LINES INDICATED BY HEAVY LINES.  
 SOURCE OF DOCUMENTS USED:  
 DEED REFERENCES AS SHOWN HEREON.  
 SURVEY RECORD VOLUME 106, PAGE 89  
 SURVEY RECORD VOLUME 109, PAGE 72  
 PLAT BOOK 1, PAGE 109  
 ALL MONUMENTATION FOUND IN GOOD  
 CONDITION UNLESS OTHERWISE NOTED HEREON.



VILLAGE PLANNING COMMISSION  
 WHEREAS THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH  
 LEBANON, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

VILLAGE COUNCIL \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_ THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE  
 20\_\_\_\_, PASSED BY THE COUNCIL OF THE VILLAGE OF  
 SOUTH LEBANON, OHIO.

CLERK \_\_\_\_\_

MAYOR \_\_\_\_\_

WILLIAM J. ELLISON, P.S.  
 OHIO REGISTRATION NO. 7612

DATE \_\_\_\_\_

PREPARED BY:  
**ELLISON SURVEYING, INC.**  
 726 E. MAIN STREET, SUITE F-251  
 LEBANON, OHIO 45036  
 (513) 228-1292

DATE: 10-16-19  
 JOB NO.: 2019-081  
 SCALE: 1" = 30'

DRAWN BY: WJE

- LEGEND:**
- FOUND 5/8" IRON PIN WITH CAP
  - FOUND 3/8" IRON PIN
  - SET 5/8" IRON PIN WITH CAP
  - SET MAG NAIL
  - EXISTING POLE

**LEGAL DESCRIPTION  
VACATION OF PART OF  
PAULINE DRIVE  
0.0986 ACRES**

Situated in Section 31, Town 5, Range 3, Union Township, Village of South Lebanon, Warren County, Ohio and being more particularly described as follows:

Commencing at the intersection of the west right-of-way line of Pauline Drive with the south right-of-way line of Blaine Avenue;

Thence along the west right-of-way line of Pauline Drive, South 9° 35' 21" West, 101.35 feet to a found Mag nail and being the real place of beginning;

Thence leaving said west right-of-way line, South 80° 24' 39" East, 25.00 feet to a set Mag nail in the centerline of said Pauline Drive;

Thence along the centerline of said Pauline Drive the following two courses:

- South 9° 35' 21" West, 19.67 feet to a set mag nail;
- South 11° 04' 57" West, 154.96 feet to a set 5/8" iron pin with cap at the intersection of the centerline of Pauline Drive with the north right-of-way line of Morrow Road;

Thence along the north right-of-way line of Morrow Road, North 72° 51' 18" West, 25.14 feet to a set Mag nail at the intersection of the north right-of-way line of Morrow Road with the west right-of-way line of Pauline Drive;

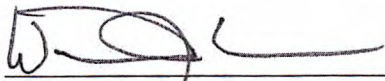
Thence along the west right-of-way line of Pauline Drive the following two courses:

- North 11° 04' 57" East, passing a found Mag nail at 4.89 feet, for a total distance of 151.97 feet to a found 5/8" iron pin with cap;
- North 9° 35' 21" East, 19.36 feet to the place of beginning.

Containing 0.0986 acres of land and being subject to all legal highways, easements and restrictions of record.

The above described tract is a part of Pauline Drive as dedicated to the Village of South Lebanon, Ohio in Plat Book 46, Page 70 of the Warren County, Ohio Recorder's Office.

This above description is based on an actual field survey performed by Ellison Surveying, Inc. in October 2019 under the supervision of William J. Ellison, Ohio Registration No. 7612 and a plat of which is recorded in Volume \_\_\_\_, Page \_\_\_\_ of the Warren County Engineer's Record of Land Surveys. The bearing system is based on Plat Book 46, Page 70 of the Warren County, Ohio Recorder's Office.



William J. Ellison, P.S.  
Ohio Registration No. 7612



**LEGAL DESCRIPTION  
VACATION OF PART OF  
PAULINE DRIVE  
0.1012 ACRES**

Situated in Section 31, Town 5, Range 3, Union Township, Village of South Lebanon, Warren County, Ohio and being more particularly described as follows:

Commencing at the intersection of the west right-of-way line of Pauline Drive with the south right-of-way line of Blaine Avenue;

Thence along the west right-of-way line of Pauline Drive, South 9° 35' 21" West, 101.35 feet to a found Mag nail;

Thence leaving said west right-of-way line, South 80° 24' 39" East, 25.00 feet to a set Mag nail in the centerline of said Pauline Drive, and being the real place of beginning;

Thence South 80° 24' 39" East, 25.00 feet to a found Mag nail in the east right-of-way line of Pauline Drive;

Thence along the east right-of-way line of Pauline Drive the following two courses:

- South 9° 35' 21" West, 20.00 feet to a found 5/8" iron pin with cap;
- South 11° 04' 57" West, passing a found 5/8" iron pin with cap at 153.11 feet, for a total distance of 157.94 feet to a set 5/8" iron pin with cap in the north right-of-way line of Morrow Road;

Thence along the north right-of-way line of Morrow Road, North 72° 51' 18" West, 25.14 feet to a set 5/8" iron pin with cap at the intersection of the centerline of Pauline Drive with the north right-of-way line of Morrow Road;

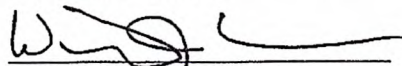
Thence along the centerline of Pauline Drive the following two courses:

- North 11° 04' 57" East, 154.96 feet to a set Mag nail;
- North 9° 35' 21" East, 19.67 feet to the place of beginning.

Containing 0.1012 acres of land and being subject to all legal highways, easements and restrictions of record.

The above described tract is a part of Pauline Drive as dedicated to the Village of South Lebanon, Ohio in Plat Book 46, Page 70 of the Warren County, Ohio Recorder's Office.

This above description is based on an actual field survey performed by Ellison Surveying, Inc. in October 2019 under the supervision of William J. Ellison, Ohio Registration No. 7612 and a plat of which is recorded in Volume \_\_\_\_, Page \_\_\_\_ of the Warren County Engineer's Record of Land Surveys. The bearing system is based on Plat Book 46, Page 70 of the Warren County, Ohio Recorder's Office.



William J. Ellison, P.S.  
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