#### VILLAGE OF SOUTH LEBANON, OHIO RESOLUTION NO. 2019-11

## A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A PLAT FOR SHEPHERD'S CROSSING SECTION 4 SUBDIVISION, AND DECLARING AN EMERGENCY

WHEREAS, the Village Planning Commission met on February 28, 2019, and approved the final plat for the Shepherd's Crossing 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:

<u>Section 1</u>. That the Council approves and authorizes the Mayor and Fiscal Officer to execute the Shepherd's Crossing Section 4 Subdivision Plat, a copy of which is attached hereto.

<u>Section 2</u>. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

<u>Section 3</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 4.</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 7th day of March, 2019.	
Attest: I will hunting fan	us I Smith
Nicole Armstrong, Fiscal Officer James	D. Smith, Mayor
D. I. C	T(( ); D ) (0010
Rules Suspended: / /2019 (if applicable)	Effective Date – / /2019
Vote - Yeas	
Nays	
First Reading – / /2019	Effective Date – / /2019
Second Reading – / /2019	
Third Reading- / /2019	
Vote Yeas	
Nays	
Prepared by and approved as to form:	
PAUL R. REVELSON	
VILLAGE SOLICITOR	
SOUTH LEBANON) OHIO	
By:	
Date. 2/ 142017	

22.9049 Ac. R NEW LOT 60 NEW LOT 61 NEW LOT 62 NEW LOT 63	13-32-351-029
NEW LOT 64 NEW LOT 65 NEW LOT 66 NEW LOT 67 NEW LOT 68	
3 5 5 5	
NEW LOT 73 NEW LOT 74 NEW R/W 0.6359 Ac.	

- EXISTING ZONE OF SITE. R3/PUD PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
- PROPOSED WATER SUPPLY: VILLAGE OF SOUTH LEBANON
- PROPOSED SEWAGE DISPOSAL: VILLAGE OF SOUTH LEBANON
- , ALI BULDNO SETBACKS SHALL BE 25 FT., SDE YARD SETBACKS SHALL BE 6 FEET SARANGE ZESTBACKS SHALL BE FROMED ALONG TALL SDE COT LINES, A 10 FOOT RANAGE EASENDIT SHALL BE PROVIDED ALONG ALL SDE COT LINES, A 10 FOOT RANAGE EASENDIT SHALL BE PROVIDED ALONG ALL FIEAR LOT LINES.
  - 7. BASED UPON THE SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS SEPERTY LESS WHITH FLOOD CONE, "X, ACCORDING TO THE FLOOD INSURANCE RATE, MAP COMMANT? PAREL NO. 380563 0005 C, DATED GETGER 18, 1994, ZOME "X DRIVIES AREAS BEING OUTSIDE 500 YEAR FLOOD PLAN. . THE ABOVE PLAT IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY ERFORMED BY MCGRITY ASSOCIATES IN APRIL 1995.
- 9. THE DEED REFERENCES AND SURPETORS RECORDS AS LISTED ON THE PLAT WERE USED AS A BASIS FOR CARRYING OUT THE WORK. . THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITES WAS PROVIDED BY THE TILLYTY COMPANIES AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE WAYOR.
- 11. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

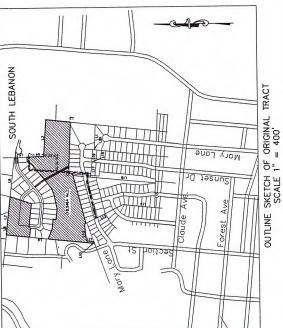
10. NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES NOICARD BY SOUD LINES.

- AREA IN LOTS 60–72: AREA IN STREET: SUBTOTAL:
- 13. ALL LOTS AND COMMON AREAS SHALL BE SUBJECT TO ADMINISTRATION BY A HOMEOWIERS ASSOCIATION. AREA IN LOTS 73 & 73: TOTAL AREA IN SUBDIVISION:
  - 14. COVENANTS AND RESTRICTIONS ARE RECORDED IN DOC. No. 2017—016289. OWNER/DEVELOPER

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

# SHEPHERDS CROSSING **SECTION 4**

VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO SEC 32 - TOWN 5 - RANGE UNION TOWNSHIP FEBRUARY, 2019



### VILLAGE OF SOUTH LEBANON PLANNING COMMISSION PREPARES AS ASSESSED IN THE VILLAGE OF SOUTH LIBRARICA PLANNES COMMISSION OF THE ADDPTED BY THE COUNCE, OF THE MODE ANSTRONG, PIECE, O'PICE VILLACE PLANNING COMMISSION VILLAGE OF SOUTH LEBANON HOSSIN CARRY BAL ON THE SOUTH LEBANON ALLOE OF SOIN LEBANON WE. COUNTY RECORDER RECOVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_ RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_ RECORDED IN PLAT BOOK NO. \_\_\_\_, PAG COUNTY AUDITOR RANSFERRED ON THIS ... THIS PLAT WAS APP AMES D. SAITH, MATER

REVISIONS

# OWNER'S CONSENT AND DEDICATION

DRAWE DAYS WE THE PROCKED LIPP

ONE OF WASHING WE NOT THE WASHING WE WASHING WE WASHING WE WASHING WE WASHING WE WASHING WAS

E, HE UNGROOMD, BONG ALL THE OMERS OF THE LANDS HORDEN PLATED, DO HERBEY VOLLATINELY COMEDIT TO THE EXECUTION OF SHID PLAT, AND DO TEXACHE THRUTH, PARKS ON PRIBLE GROWER AS SHOWN HORSON TO THE MERIC USE FORENCE.

O TH 1015 NY 361 7990-1011 ZIROZDIZ ZIROZDIZ DIN NY REZIRI HOUSE, "211 "AUST 2014" Y 1804" Y 2015" ZIROZDI YOMONTOGI 1810 DI SULVI NOSZEZI KUZDIROZDI YMO GENTLA NI LICE, AUSTO JEZON NOSZEZI KUZDIROZ I YMO GENTLA NI LICE, AUSTO JEZON NE WINDOWN DATES AND THE THE WORK OF THE W 

McCARTY ASSOCIATES, LLC
ARCHITECTS— ENGINEERS—SURVEYORS
1915 IR. 13 WITH ELOYLAR GOING CHATTSTOOM DAALTSTOOM
1915 IR. 13 WITH ELOYLAR GOING CHATTSTOOM DAALTSTOOM
1916 IR. 13 WITH ELOYLAR GOING CHATTSTOOM DAALTSTOOM
1916 MARKET SI, WASHINGTON CHI, GOING OFFI HALLSTOOM
1916 MARKET SI, WASHINGTON CHI, GOING OFFI HALLSTOOM
1917 WASHINGTON CHI, GOING OFFI HALLSTOOM
1917 WASHINGTON CHI, GOING OFFI HALLSTOOM
1917 WASHINGTON CHI, GOING
1917 WASHINGTON
1917 WASHINGTON CHI, GOING
1917 WASHINGTON
1917 WA

TO WINDER CONCINENCE, WE WENT CONTINUED TO THE CONTINUE OF THE CONTINUE AND ADMINISTRATION OF THE CONTINUE AND ADMINISTRA 

OWNERS OWNERS

STRITE OF ORD, WLACE OF SOUTH LIBERNOR. SS.
BELL IS ADDRESSED BAY ON STREET OF THE WORKSOUTD, A HOTAN BELL IS AND STREET OF STREET OF THE WORKSOUTH OF THE TOWN OF

FEBRUARY, 2019

NOTARY PUBLIC STATE OF GROOT AT COMMISSION EPPRES

SEC 32, TOWN 5, RANCE 3
UNION TOWNSHIP
MILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

SHEPHERDS CROSSING SECTION 4



D3TON 2A

I HEREBY CERTEY THAT THES IS A ACCURATE AND COMPLETE. SURVEY WAS UNDER MY SPERYSION IN APRIL, 2013, AND THAT ALL MONUMENTS AND COPPLET PINS WILL BE SET AS SHORM.

JASON C. McCONNAUGHEY, P.S. 8509 DATE

E12-541B

THE STREET AND STREET, STREET, SHEET, SHEET,

DEED REFERENCE:

