VILLAGE OF SOUTH LEBANON, OHIO RESOLUTION NO. 2020-31

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A RECORD PLAT FOR GRANTS FREDERICK SECTION 2 PHASE C SUBDIVISION, AND DECLARING AN EMERGENCY

WHEREAS, the Village Planning Commission met on July 30, 2020, and conditionally approved the final plat for the Grants Frederick Section 2 Phase C 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 record 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 Grants Frederick Section 2 Phase C Subdivision Record 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 6 th day of August, 2020. Attest: Nicole Armstrong, Fiscal Officer/Clerk James D. Smith, Mayor	
Rules Suspended: / /2020 (if applicable) Vote Yeas Nays	Effective Date – / /2020
First Reading – / /2020 Second Reading – / /2020 Third Reading – / /2020 Vote Yeas Nays	Effective Date – / /2020
Prepared by and approved as to form: PAUL R. REVELSON VILLAGE SOLICITOR SOUTH LEBANON, OHIO By: Date: 8 / 2020	

талч аяоээя THE VILLAGES AT RIVERS BEND GRANTS THE PERICK SECTION TWO, BLOCK "C". VILLAGE OF SOUTH LEBANDM, HAMILTON TOWNSHIP WARE OF SOUTH, CHO. 1/2 boyger becker Samp D. Samp D ADOPTED BY VILLAGE OF SOUTH LEBANON PLANNING COMMISSION HHEREBY CERTIEY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER ANY SUPERVISION AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN. VICINITY MAP . 2020, AT A THIS PLAT WAS APPROVED BY THE VILLAGE OF SOLITH LEBANON PLA COMMISSION ON THIS DAY OF NICOLE ARAISTRONG, FISCAL OFFICER CHRIS BRAUSCH . 2020, AT DATE 2020. APPROVALS ON PAGE NO. HEREBY CERTIFY THAT ON THE DAY OF WAS APPROVED AND ACCEPTED BY RESOLUTION NO THE COUNCIL OF THE VILLAGE OF SOUTH LEBANON, C SURVEYORS CERTIFICATION ATTEST VILLAGE OF SOUTH LEBANON DAVID DOUGLAS SAITH, P.S. PROFESSIONAL SURVEYOR #7121 IN THE STATE OF OHIO DEPUTY DEPUTY WARREN COUNTY WATER COUNTY RECORDER DAYOF RECORDED IN PLAT BOOK NO. JAMES D. SMITH, MAYOR COUNTY AUDITOR COUNTY RECORDER RECORDED ON THIS RECEIVED ON THIS COUNTY AUDITOR SUITEA LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS NOTED. THE GRANTS FREDERICK HOME OWNERS ASSOCIATION, INC. WILL B RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS. SURVEYOR BAYER BECKER ILERSVILLE ROAD, SI MASON, OH 45040 513-336-6600 4, ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN. 1. BASIS OF BEARING: THE VILLAGES AT RIVERS BEND. GRANTS FREDERICK, SECTION TWO, BLOCK * PLAT BOOK 100, PAGES 42-41. 2. PRIOR DEED REFERENCE: OFFICIAL RECORD 5307, PAGE 301 OFFICIAL RECORD 5429, PAGE 508 OFFICIAL RECORD 5432, PAGE 335 ATION WILL BE SET UPON COMPLETION OF OWNER/DEVELOPER GRAND COMMUNTIES, LLC 3940 OLYMPIC BOLLEVARD, SUITE 400 EGLANGER, KY 41018 859-311-4709 THE VILLAGES AT RIVERS BEND NOTES SECTION TWO, BLOCK "C" ---ZOAR ROAD **GRANTS FREDERICK** 0.8. 1734, Pg. 704 13-31-400-034 10-8. (Orig.) 5.8. 3-66 | -13 | 5034137° | 111.37 | -14 | M840228' | 121.41' | | -15 | 5734746° | 150.00' | | -16 | 5034137° | 70.46' | | -17 | 5801941' | 86.67' | | -18 | 5711902' | 74.47' | Delta Radius Length Chord 10'14'42" 56.00" 10.01" S11'04'53"W 10.00" 1'10'32" 355.00" 7.28" S34'40'25"E 7.28" LINE TABLE Direction N89*16*48*E MILITARY SURVEY #1546 VILLAGE OF SOUTH LEBANON HAMILTON TOWNSHIP WARREN COUNTY, OHIO JUNE, 2020 ~ 5.5674 ACRES S53'43'56"E OPEN SPACE OPEN 100 CURVE TABLE Cond Commercial LLC | (F/A) Event Commercial LLC | (State President Commercial LLC) | LINE TABLE Curve C-1 SECTION TWO BLOCK "C" 5.5674 ACRES 7-----LAD AGENT OF ANY TO TO THE REBIT OF THE ANY TO STREAM THE AGENT OF THE Bank of Banky 2-A1 BOOK 190, Price C 700 300 SCALE 1" = 200 A Cornel Communities, UC (A Cornel Communities, U(d) O.R. 5307, Fig. 3071 13-31-400-018 GRANT OF UTILITY EASEMENT 10TS OPEN SPACE 0.3718 ACRES RIGHT OF WAY 0.8998 ACRES TOTAL SECTION TWO 'C': 5.5674 ACRES ROAD WAY DATA FREDERICK COURT: 288.74 LF. FREDERICK TRAIL: 239.28 LF. ACREAGE TABLE SETBACKS FRONT YARD = 25' SIDE YARD = 5' PACCHART OF PRINCIPATION CONTROL SHOWN THE REPORT THE PACCHART OF PRINCIPATION CONTROL SHOWN THAT SHOW THE STATE OF PRINCIPATION CONTROL SHOWN THAT SHOW THE SERVICE AND PRINCIPATION CONTROL PRINCIPATION CONTROL SHOWN THE SERVICE SHOWN THE SERVICE CONTROL PRINCIPATION CONTROL PRINC AND ASSESSMENT OF THE STANDARD OF THE MANDEN WAS ADMINISTRED TO DATE STANDARD STANDARD OF THE THE WINDS ARE SERVICED AS EAST TO THE TECTOR AND OF DOCUMUNIS OF COUNTING AND RESERVED FOR CONTINUAR AND RESERVED FOR THE SECORD ON THE PERFORMANCE AND THE SECORD ON THE WEST OF THE COMPETING THE PERFORMANCE OF WARREST ACCUPATION. THE PERFORMANCE PERSONAL PROPERTY ON THE PERSON OF THE COMPETING AND THE PERSON OF THE PERSON WE, THE UNDERSIONED BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREIN YOLUNTARLY CONSENT TO THE EXECUTION OF THE SAID THAT AND DO DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREYER. 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CC-32 12:931" 20007 13.0 Ges/20% 133.2 TOTAL R/W CURVE TABLE Chord S11'04'53"W S34'40'25"E LOT CURVE TABLE | EASEMENT CURVE TABLE | Curve | Delta | Radus | Curgh | Chord | Cee-0 | 271.57 | 8.57 | 4.35 | STR15224 | 4.37 | Cee-1 | Cee-Radus Length O 255.00 115.62 W 23.50 271.93 W 275.00 136.05 W 275.00 278.35 W 25.00 278.35 S 465.00 278.35 S CURVE TABLE

Curve Delta Radius Length Chon

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C-2 11032 356.00 7.28 5344 Curve Della F C-33 1829/37 C-34 3878/37 C-35 3844/37 C-38 3844/37 C-38 3844/37 C-38 3844/37 C-39 3844/37 193123 193132 461521 59054 47902 59474 59474 57420 600616 580028 580028 600816 600816 600816 LEGEND

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RL-2 N470'13"V 6035 76.647 46.257 0.397 21.107 21. N=500713.779* E=1487904.808* 202.41.33.6 30'49, 203.41.21.8 S734746 E 120,00 106 0.2354 Ac. 10253 e.f. MF.O.E.=741.7 105 0.2673 Ac. 11643 s.f. M.F.O.E.=741.7 107 0.2292 Ac. 9983 a.f. N=500464.199' E=1487778.930' 104 0.1716 Ac. 7473 a.f. THE VILLAGES AT RIVERS BEND GRANTS FREDERICK SECTION ONE P.B. 86, PG. 4 OPEN SPACE 101 12 rate (49) fames N89'16'48'E 127.75 THE TANK THE TANK 108 12388 Ac. 102 0.1704 Ac. A SOLUTION AND ASSESSED. 103 0.2436 Ac. 10618 a.f. 109 0.1903 Ac. 6288 s.f. 110 0.2392 Ac. 10422 a.f. 120 0.1846 Ac. 3042 s.f. 111 0.2322 Ac. 10113 a.f. Reserved County 0.0223 Ac 119 11984 Ac. 8642 s.f. 112 0.2152 Ac. 9373 e.f. 118 0.2057 Ac. 8961 s.J. Contract of Samuel Samuel Servery source property is 113 0.3228 Ac. 14062 s.f. OPEN SPACE 59 117 0.1903 Ac. 8290 s.f. 116 0.2121 Ac. 9239 a.f. 0.2750 Ac. 115 0.2835 Ac. 12351 a.f. 7 102 7 103 7 103 7 106 7 106 7 108 7 108 7 108 7 108 7 108 7 108 7 113 7 113 7 114 7 115 7 115 7 115 7 116 7 117 7 118 OPEN SPACE 121 0.3718 Ac.

RECORD PLAT