

RESOLUTION NO. 2018-11

APPROVING A FINAL PLAT FOR SECTION 1 OF THE SUMMIT VIEW SUBDIVISION CONTAINING 5 LOTS AND TOTALING 143.979 ACRES (CURRENT HAMILTON COUNTY AUDITOR'S PARCELS 612-0120-0187, 612-0120-0188, 612-0120-0203)

WHEREAS, Tom Wilson of Summit View Development, LLC has requested approval of a Final Plat for Section 1 of the Summit View Subdivision; and

WHEREAS, City Council adopted Resolution No. 2017-81 on January 25, 2018 approving the Preliminary Plan for this subdivision; and

WHEREAS, construction of the roadway, utilities, stormwater infrastructure, and other elements of the improvement plans will be constructed by the developer, or bonded to guarantee completion, in conformity with the approved Final Plan; and

WHEREAS, the developer has submitted a Final Plat for approval in accordance with Section 1105.04 of the Blue Ash Code of Ordinances, which consists of three pages prepared by Cardinal Engineering and Land Surveying and bearing the notation "Resolution No. 2018-11, March 8, 2018"; and

WHEREAS, the proposed Final Plat substantially conforms to the approved Preliminary Plan and includes a total of 143.979 acres in 5 lots and dedication of new public rights-of-way; and

WHEREAS, the area of the Final Plat includes approximately 14 acres of land owned by Summit View Development LLC and 130 acres owned by the City of Blue Ash; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in its minutes thereof dated November 2, 2017, has recommended approval of the Final Plat as proposed with the condition that the City shall not release the Final Plat for recording until the following provisions have been satisfied:

1. All conditions of approval included in the subdivision and planned development approvals associated with this planned development are or can be satisfied.
2. Corrections to the proposed Final Plat shall be completed to address City comments.
3. Property transfers between the City and Summit View Development, LLC in support of this Final Plat must be completed.
4. Improvement plans within the area covered by this plat must be completed and approved by the City.
5. Public improvements within the area covered by this plat must be completed and approved by the City consistent with the approved improvement plans or be fully bonded prior to the City signing and releasing the plat to the developer for filing with Hamilton County.

Be it resolved by the Council of the City of Blue Ash, Ohio,

SECTION I.

Applicant is hereby granted approval of the Final Plat for Section 1 of the Summit View Subdivision on approximately 143.979 acres in the Summit Park District (current Hamilton County Auditor's Parcels 612-0120-0187, 612-0120-0188, 612-0120-0203) as described on three pages prepared by Cardinal Engineering and Land Surveying and bearing the notation "Resolution No. 2018-11, March 8, 2018", and subject to and specifically including all conditions, provisions, and restrictions as set forth: (1) in the application and (2) in the minutes of the Planning Commission dated March 1, 2018;

SECTION II.

It is hereby determined that the proposed Final Plat will not be detrimental to the public peace, health, safety or general welfare, and that is it in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Resolution shall take effect and be in force from and after the earliest period provided by law.

PASSED this 8th day of March, 2018.

Thomas C. Adamec, Mayor

Jamie K. Eifert, Clerk of Council

APPROVED AS TO FORM:

Bryan E. Pacheco, Solicitor

SUMMIT VIEW SUBDIVISION
SECTION 1
SECTION 16, TOWN 4, E.R. 1
SYCAMORE TOWNSHIP
CITY OF BLUE ASH
HAMILTON COUNTY, OHIO

CURVE DATA	CHORD BEARING	CHORD DISTANCE
1	323°38'00"	100.00
2	111°30'00"	100.00
3	111°30'00"	100.00
4	111°30'00"	100.00
5	323°38'00"	100.00
6	111°30'00"	100.00
7	111°30'00"	100.00
8	111°30'00"	100.00
9	323°38'00"	100.00
10	111°30'00"	100.00
11	111°30'00"	100.00
12	111°30'00"	100.00
13	323°38'00"	100.00
14	111°30'00"	100.00
15	111°30'00"	100.00
16	111°30'00"	100.00
17	323°38'00"	100.00
18	111°30'00"	100.00
19	111°30'00"	100.00
20	111°30'00"	100.00
21	323°38'00"	100.00
22	111°30'00"	100.00
23	111°30'00"	100.00
24	111°30'00"	100.00
25	323°38'00"	100.00

LINE DATA	BEARING	DISTANCE
1	111°30'00"	100.00
2	323°38'00"	100.00
3	111°30'00"	100.00
4	111°30'00"	100.00
5	111°30'00"	100.00
6	111°30'00"	100.00
7	323°38'00"	100.00
8	111°30'00"	100.00
9	111°30'00"	100.00
10	111°30'00"	100.00
11	323°38'00"	100.00
12	111°30'00"	100.00
13	111°30'00"	100.00
14	111°30'00"	100.00
15	323°38'00"	100.00
16	111°30'00"	100.00
17	111°30'00"	100.00
18	111°30'00"	100.00
19	323°38'00"	100.00
20	111°30'00"	100.00
21	111°30'00"	100.00
22	111°30'00"	100.00
23	323°38'00"	100.00
24	111°30'00"	100.00
25	111°30'00"	100.00

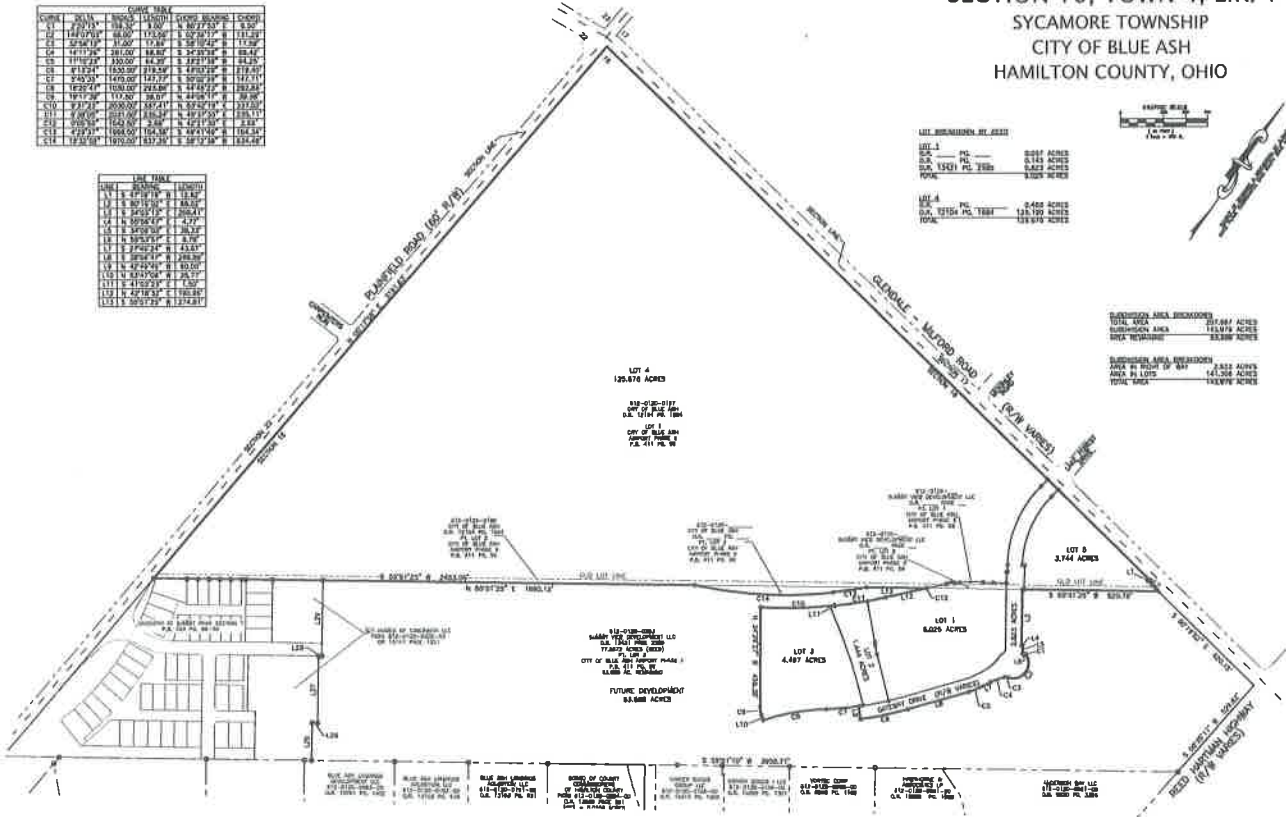
LOT 3
 S.W. 1/4 PL. 2525
 S.W. 1/4 PL. 2526
 S.W. 1/4 PL. 2527
 TOTAL 3.825 ACRES

LOT 4
 S.W. 1/4 PL. 1857
 S.W. 1/4 PL. 1858
 TOTAL 2.450 ACRES



SUBDIVISION AREA BREAKDOWN
 TOTAL AREA 26,887 ACRES
 SUBDIVISION AREA 16,878 ACRES
 AREA RESERVED 10,009 ACRES

SUBDIVISION AREA RESERVATIONS
 AREA IN FUTURE OF 547 2,332 ACRES
 AREA IN LOTS 141,208 ACRES
 TOTAL TACV 142,545 ACRES



NO.	DATE	BY	REVISION



SUMMIT VIEW SUBDIVISION
SECTION 1
RECORD PLAT

SUMMIT VIEW SUBDIVISION
SECTION 16, TOWN 4, RANGE 1
SYCAMORE TOWNSHIP CITY OF BLUE ASH
HAMILTON COUNTY, OHIO

LEGEND

- 3/4" = FUTURE HIGHWAY
- △ = UTILITY
- = RESERVATION
- = ROAD IN HAND

DATE	03/21/2018
PROJECT NO.	17-000
SCALE	1"=200'
DATE	02-21-2018
RECORD PLAT	
SHEET	2 OF 3

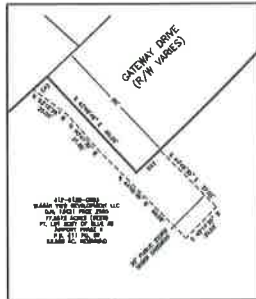
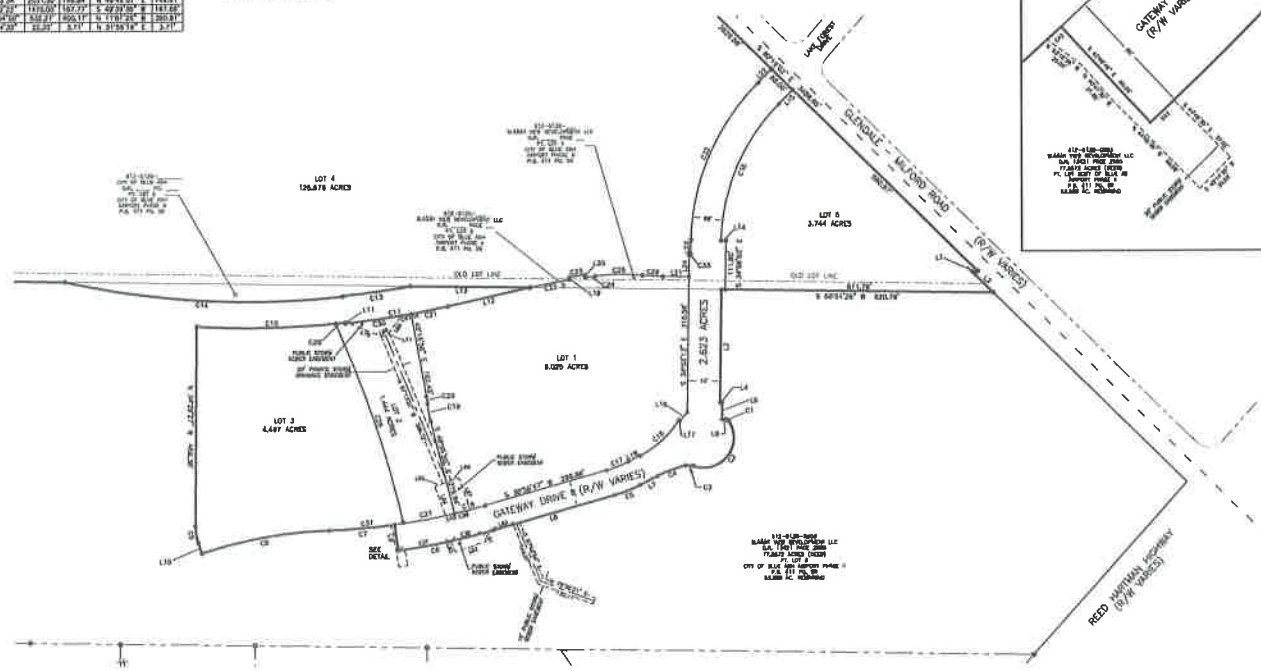
SUMMIT VIEW SUBDIVISION
SECTION 1
SECTION 16, TOWN 4, E.R. 1
SYCAMORE TOWNSHIP
CITY OF BLUE ASH
HAMILTON COUNTY, OHIO

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C1	N 15° 15' 00" E	112.50	C16	S 75° 00' 00" W	100.00
C2	N 85° 00' 00" E	100.00	C17	N 15° 15' 00" E	112.50
C3	N 15° 15' 00" E	112.50	C18	S 75° 00' 00" W	100.00
C4	N 85° 00' 00" E	100.00	C19	N 15° 15' 00" E	112.50
C5	N 15° 15' 00" E	112.50	C20	S 75° 00' 00" W	100.00
C6	N 85° 00' 00" E	100.00	C21	N 15° 15' 00" E	112.50
C7	N 15° 15' 00" E	112.50	C22	S 75° 00' 00" W	100.00
C8	N 85° 00' 00" E	100.00	C23	N 15° 15' 00" E	112.50
C9	N 15° 15' 00" E	112.50	C24	S 75° 00' 00" W	100.00
C10	N 85° 00' 00" E	100.00	C25	N 15° 15' 00" E	112.50
C11	N 15° 15' 00" E	112.50	C26	S 75° 00' 00" W	100.00
C12	N 85° 00' 00" E	100.00	C27	N 15° 15' 00" E	112.50
C13	N 15° 15' 00" E	112.50	C28	S 75° 00' 00" W	100.00
C14	N 85° 00' 00" E	100.00	C29	N 15° 15' 00" E	112.50
C15	N 15° 15' 00" E	112.50	C30	S 75° 00' 00" W	100.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 15° 15' 00" E	112.50	L16	S 75° 00' 00" W	100.00
L2	N 85° 00' 00" E	100.00	L17	N 15° 15' 00" E	112.50
L3	N 15° 15' 00" E	112.50	L18	S 75° 00' 00" W	100.00
L4	N 85° 00' 00" E	100.00	L19	N 15° 15' 00" E	112.50
L5	N 15° 15' 00" E	112.50	L20	S 75° 00' 00" W	100.00
L6	N 85° 00' 00" E	100.00	L21	N 15° 15' 00" E	112.50
L7	N 15° 15' 00" E	112.50	L22	S 75° 00' 00" W	100.00
L8	N 85° 00' 00" E	100.00	L23	N 15° 15' 00" E	112.50
L9	N 15° 15' 00" E	112.50	L24	S 75° 00' 00" W	100.00
L10	N 85° 00' 00" E	100.00	L25	N 15° 15' 00" E	112.50
L11	N 15° 15' 00" E	112.50	L26	S 75° 00' 00" W	100.00
L12	N 85° 00' 00" E	100.00	L27	N 15° 15' 00" E	112.50
L13	N 15° 15' 00" E	112.50	L28	S 75° 00' 00" W	100.00
L14	N 85° 00' 00" E	100.00	L29	N 15° 15' 00" E	112.50
L15	N 15° 15' 00" E	112.50	L30	S 75° 00' 00" W	100.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
D1	N 15° 15' 00" E	112.50	D16	S 75° 00' 00" W	100.00
D2	N 85° 00' 00" E	100.00	D17	N 15° 15' 00" E	112.50
D3	N 15° 15' 00" E	112.50	D18	S 75° 00' 00" W	100.00
D4	N 85° 00' 00" E	100.00	D19	N 15° 15' 00" E	112.50
D5	N 15° 15' 00" E	112.50	D20	S 75° 00' 00" W	100.00
D6	N 85° 00' 00" E	100.00	D21	N 15° 15' 00" E	112.50
D7	N 15° 15' 00" E	112.50	D22	S 75° 00' 00" W	100.00
D8	N 85° 00' 00" E	100.00	D23	N 15° 15' 00" E	112.50
D9	N 15° 15' 00" E	112.50	D24	S 75° 00' 00" W	100.00
D10	N 85° 00' 00" E	100.00	D25	N 15° 15' 00" E	112.50
D11	N 15° 15' 00" E	112.50	D26	S 75° 00' 00" W	100.00
D12	N 85° 00' 00" E	100.00	D27	N 15° 15' 00" E	112.50
D13	N 15° 15' 00" E	112.50	D28	S 75° 00' 00" W	100.00
D14	N 85° 00' 00" E	100.00	D29	N 15° 15' 00" E	112.50
D15	N 15° 15' 00" E	112.50	D30	S 75° 00' 00" W	100.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	N 15° 15' 00" E	112.50	E16	S 75° 00' 00" W	100.00
E2	N 85° 00' 00" E	100.00	E17	N 15° 15' 00" E	112.50
E3	N 15° 15' 00" E	112.50	E18	S 75° 00' 00" W	100.00
E4	N 85° 00' 00" E	100.00	E19	N 15° 15' 00" E	112.50
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E13	N 15° 15' 00" E	112.50	E28	S 75° 00' 00" W	100.00
E14	N 85° 00' 00" E	100.00	E29	N 15° 15' 00" E	112.50
E15	N 15° 15' 00" E	112.50	E30	S 75° 00' 00" W	100.00



RECORDING DATE: 11/14/2018

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PROJECT: SUMMIT VIEW SUBDIVISION
 SHEET: 3 OF 3