

**CITY OF XENIA, OHIO  
RESOLUTION 17 – HH**

**AUTHORIZING THE CITY TO CONVEY LAND FROM, AND ACCEPT LAND DEDICATED  
TO, STERLING GREEN PARK AS PART OF THE STERLING GREEN CROSSING PHASE II  
SUBDIVISION PLAT**

**WHEREAS**, the City of Xenia owns a 3.421 acre parcel (Greene County Parcel ID M40000100440007400) and a 0.238-acre parcel (Greene County Parcel ID M40000100440015100), together herein referred to as “Existing Parkland,” and also being the northwest portion of the City-owned Sterling Green Park;

**WHEREAS**, City Council approved the final plat and Subdivider’s agreement with M One Development (the “Subdivider”) for the Sterling Green Phase II subdivision (the “Subdivision”) on June 22, 2017;

**WHEREAS**, the Subdivision requested conveyance of 0.3498 acres of the Existing Parkland from the City to the Subdivider, and proposed dedication of 1.1289 acres from the Subdivider to the City to be added to the Existing Parkland;

**WHEREAS**, said conveyance and dedication will result in a net addition of 0.7791 acres, more or less, to Sterling Green Park; and

**WHEREAS**, said addition of land to Sterling Green Park complies with the approved preliminary and final plats of the Subdivision, as well as the applicable portions of the City’s Land Development Code and the Sterling Green Park Development Plan in the Play Xenia Park and Recreation Needs Assessment and Action Plan.

**NOW, THEREFORE, THE CITY OF XENIA HEREBY RESOLVES**, at least four (4) members of the City Council concurring, that:

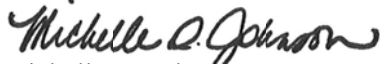
**Section 1.** The City Manager is hereby authorized, on behalf of the City, to execute any and all necessary documents to convey 0.3498 acres, more or less, of the Existing Parkland to the Subdivider, and to accept dedication of 1.1289 acres of new public parkland, more or less, from the Subdivider to the City, as depicted in Exhibits A and B, at no cost, and to take all other necessary and reasonable action to obtain free and clear title.

**Section 2.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were taken in meetings open to the public and in conformance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**Section 3.** This Resolution shall become effective upon its adoption.

Introduced: December 28, 2017  
Adopted: January 11, 2018

Attest:

  
Michelle D. Johnson  
City Clerk


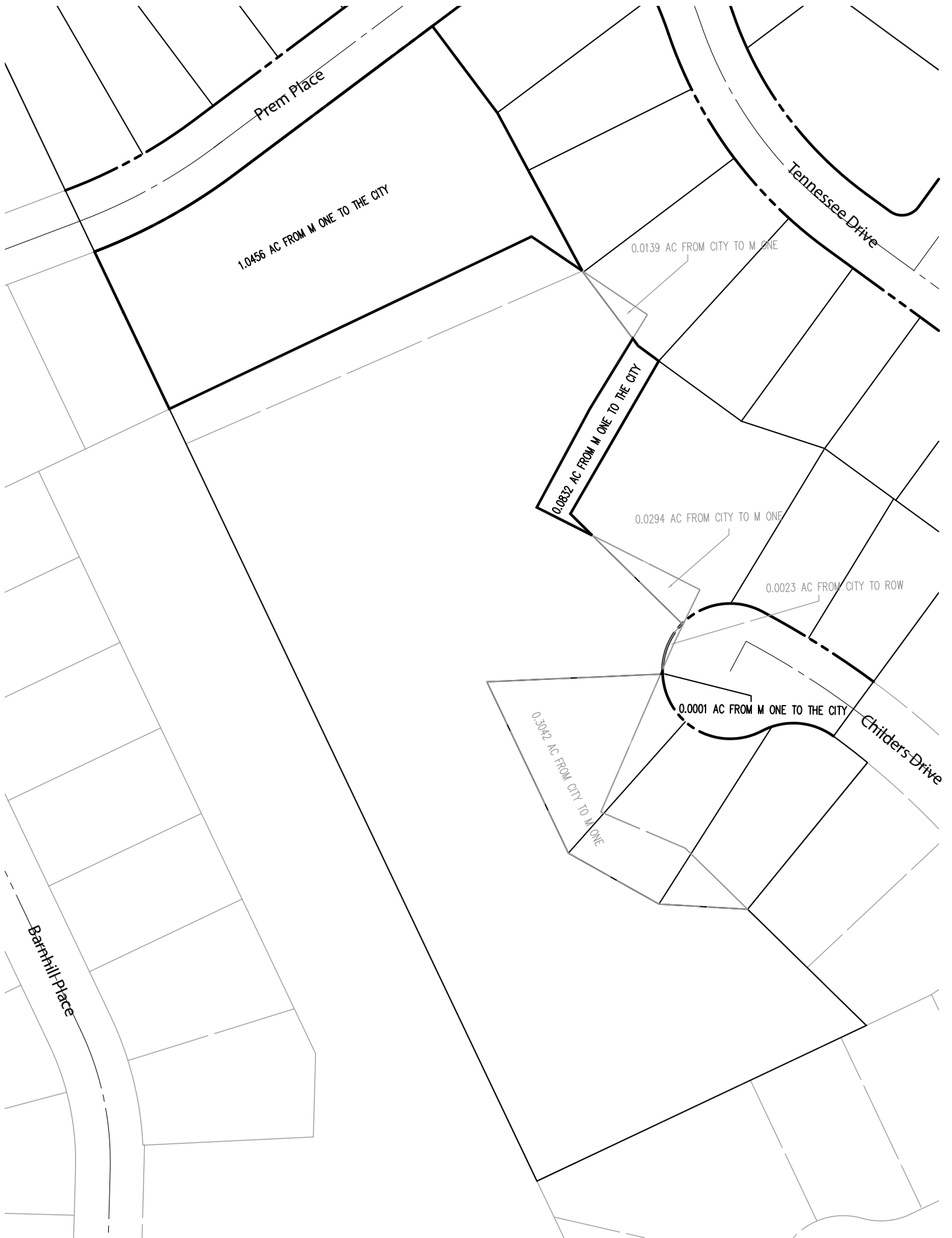
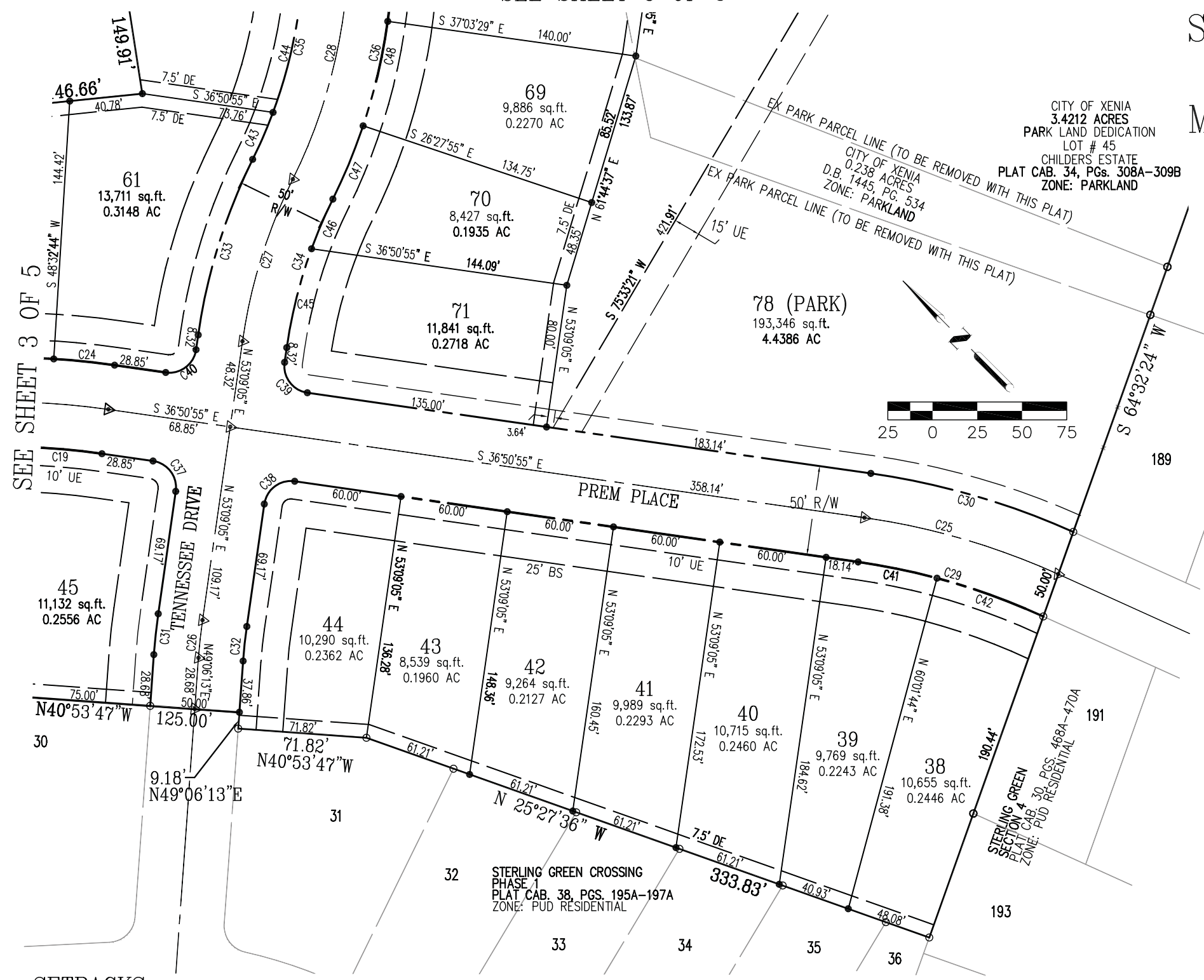
  
Michael D. Engle  
President, Xenia City Council

EXHIBIT A: PARKLAND CONVEYANCE AND DEDICATION



SEE SHEET 5 OF 5

RECORD PLAN  
 STERLING GREEN CROSSING  
 PHASE 2  
 MILITARY SURVEY No. 3576  
 CITY OF XENIA  
 GREENE COUNTY, OHIO

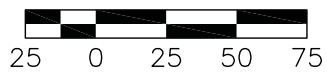


CITY OF XENIA  
 3.4212 ACRES  
 PARK LAND DEDICATION  
 LOT # 45  
 CHILDERS ESTATE  
 PLAT CAB. 34, PGS. 308A-309B  
 ZONE: PARKLAND

CITY OF XENIA  
 0.238 ACRES  
 D.B. 1445, PG. 534  
 ZONE: PARKLAND

LEGEND

- -1/2" IRON PIN SET
- -5/8" IRON PIN FOUND
- ⊠ -1" IRON PIN SET
- ▲ -PK NAIL SET
- ⚡ -RAILROAD SPIKE FOUND
- ⊠ -FENCE POST FOUND
- DE -DRAINAGE
- UE -UTILITY EASEMENT
- PDE -PRIVATE DRAINAGE EASEMENT
- BS -BUILDING SETBACK



CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C19	44.87'	375.00'	N40°16'35"W	44.84'	6°51'19"
C24	34.16'	425.00'	N39°09'05"W	34.16'	4°36'21"
C25	113.09'	400.00'	N28°44'56"W	112.72'	16°11'58"
C26	21.19'	300.00'	S51°07'39"E	21.19'	4°02'52"
C27	95.27'	300.00'	S62°14'56"W	94.87'	18°11'42"
C28	184.61'	300.00'	N53°43'02"E	181.71'	35°15'30"
C29	108.22'	375.00'	N28°34'51"W	107.85'	16°32'08"
C30	118.15'	425.00'	N28°53'03"W	117.77'	15°55'43"
C31	22.96'	325.00'	S51°07'39"E	22.96'	4°02'52"
C32	19.43'	275.00'	S51°07'39"E	19.42'	4°02'52"
C33	103.21'	325.00'	S62°14'56"W	102.77'	18°11'42"
C34	87.33'	275.00'	S62°14'56"W	86.96'	18°11'42"
C35	169.23'	275.00'	N53°43'02"E	166.57'	35°15'30"
C36	200.00'	325.00'	N53°43'02"E	196.86'	35°15'30"
C37	23.56'	15.00'	N08°09'05"E	21.21'	90°00'00"
C38	23.56'	15.00'	N81°50'55"W	21.21'	90°00'00"
C39	23.56'	15.00'	S08°09'05"W	21.21'	90°00'00"
C40	23.56'	15.00'	S81°50'55"E	21.21'	90°00'00"
C41	45.01'	375.00'	N33°24'35"W	44.99'	6°52'39"
C42	63.21'	375.00'	N25°08'32"W	63.14'	9°39'29"
C43	28.64'	275.00'	N68°21'44"E	28.63'	5°58'05"
C44	140.58'	275.00'	N50°43'59"E	139.06'	29°17'25"
C45	57.09'	275.00'	S59°05'56"W	56.99'	11°53'42"
C46	30.24'	275.00'	S68°11'47"W	30.22'	6°18'00"
C47	44.31'	325.00'	N67°26'26"E	44.28'	7°48'42"
C48	60.09'	325.00'	N58°14'18"E	60.00'	10°35'34"

**SETBACKS**  
 FRONT 25'  
 REAR 35'  
 SIDES 6' MIN/15' TOTAL FOR SINGLE STORY  
 8' MIN/20' TOTAL FOR TWO STORY

ZONED: R-1C ONE FAMILY RESIDENTIAL

SCALE: 1"=50'  
 DATE: 06-15-17  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: PJL

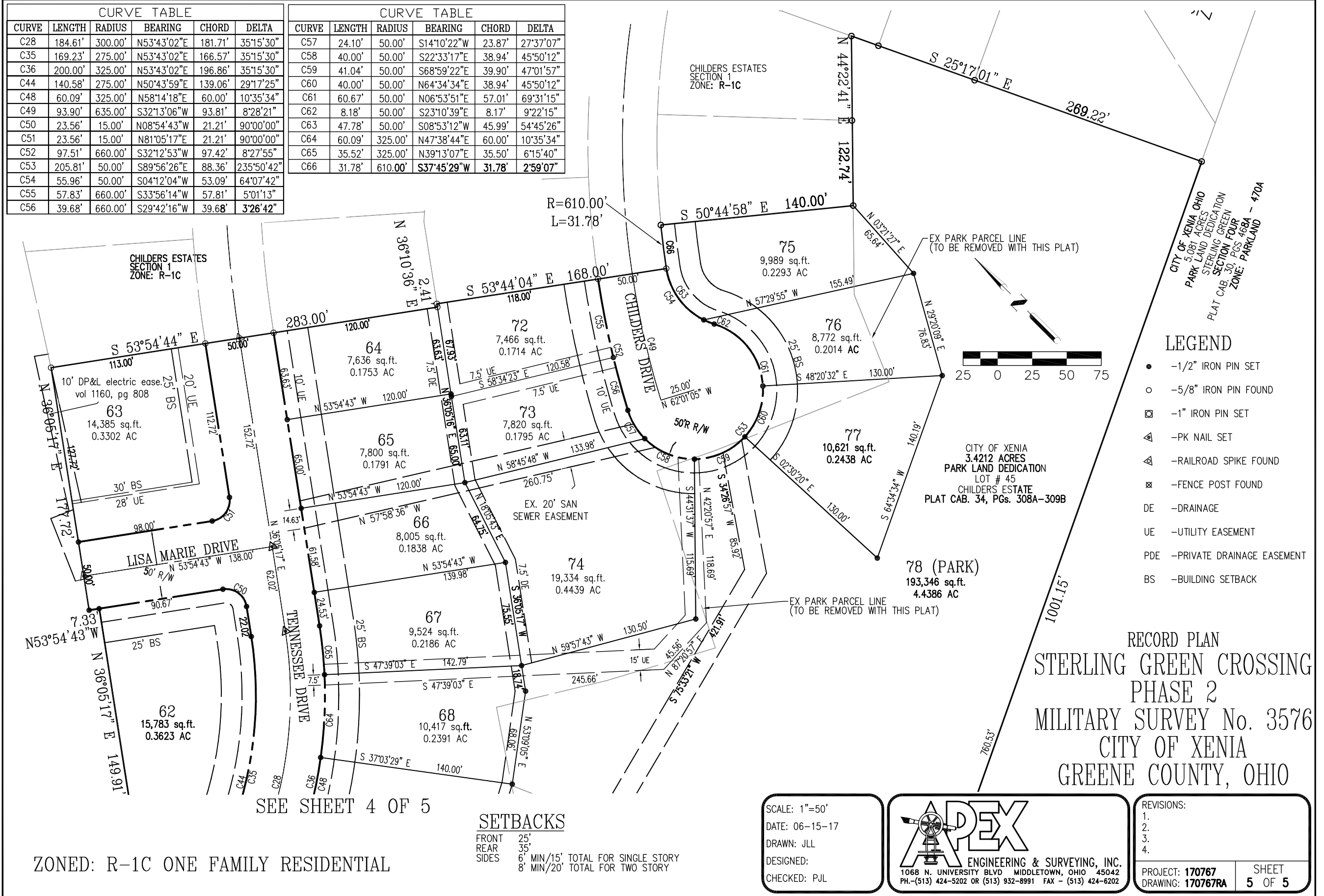


REVISIONS:  
 1.  
 2.  
 3.  
 4.  
 PROJECT: 170767 SHEET 4 OF 5  
 DRAWING: 170767RA

EXHIBIT B

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C28	184.61'	300.00'	N53°43'02"E	181.71'	35°15'30"
C35	169.23'	275.00'	N53°43'02"E	166.57'	35°15'30"
C36	200.00'	325.00'	N53°43'02"E	196.86'	35°15'30"
C44	140.58'	275.00'	N50°43'59"E	139.06'	29°17'25"
C48	60.09'	325.00'	N58°14'18"E	60.00'	10°35'34"
C49	93.90'	635.00'	S32°13'06"W	93.81'	8°28'21"
C50	23.56'	15.00'	N08°54'43"W	21.21'	90°00'00"
C51	23.56'	15.00'	N81°05'17"E	21.21'	90°00'00"
C52	97.51'	660.00'	S32°12'53"W	97.42'	8°27'55"
C53	205.81'	50.00'	S89°56'26"E	88.36'	235°50'42"
C54	55.96'	50.00'	S04°12'04"W	53.09'	64°07'42"
C55	57.83'	660.00'	S33°56'14"W	57.81'	5°01'13"
C56	39.68'	660.00'	S29°42'16"W	39.68'	3°26'42"

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C57	24.10'	50.00'	S14°10'22"W	23.87'	27°37'07"
C58	40.00'	50.00'	S22°33'17"E	38.94'	45°50'12"
C59	41.04'	50.00'	S68°59'22"E	39.90'	47°01'57"
C60	40.00'	50.00'	N64°34'34"E	38.94'	45°50'12"
C61	60.67'	50.00'	N06°53'51"E	57.01'	69°31'15"
C62	8.18'	50.00'	S23°10'39"E	8.17'	9°22'15"
C63	47.78'	50.00'	S08°53'12"W	45.99'	54°45'26"
C64	60.09'	325.00'	N47°38'44"E	60.00'	10°35'34"
C65	35.52'	325.00'	N39°13'07"E	35.50'	6°15'40"
C66	31.78'	610.00'	S37°45'29"W	31.78'	2°59'07"



ZONED: R-1C ONE FAMILY RESIDENTIAL

SEE SHEET 4 OF 5

**SETBACKS**

FRONT 25'  
 REAR 35'  
 SIDES 6' MIN/15' TOTAL FOR SINGLE STORY  
 8' MIN/20' TOTAL FOR TWO STORY

SCALE: 1"=50'  
 DATE: 06-15-17  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: PJL

**APEX**  
 ENGINEERING & SURVEYING, INC.  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: 170767	SHEET
DRAWING: 170767RA	5 OF 5

RECORD PLAN  
 STERLING GREEN CROSSING  
 PHASE 2  
 MILITARY SURVEY No. 3576  
 CITY OF XENIA  
 GREENE COUNTY, OHIO