



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 23, 2024

CHAMPIONS WAY - DEDICATION PLAT

APPLICANT: Union Township Clermont County CIC, Inc.
4350 Aicholtz Rd
Cincinnati, OH 45245

OWNER: Union Township Clermont County CIC, Inc.
4350 Aicholtz Rd
Cincinnati, OH 45245

REQUEST: Right-of-way dedication of Champions Way located in Union Township.

LOCATION: The dedication of right-of-way for Champions Way is located on the north side of Round Bottom Road SR 28 across from Barg Salt Run Road located in Union Township. *See the attached location map for further clarification.*

STAFF ANALYSIS:

Union Township Clermont County CIC is requesting to dedicate right-of-way accessing five (5) parcels 403108C050 (+/-14 ac.), 403108C075 (+/- 5 ac.), 403108C010 (+/- 31.6 ac.), 403108C071 (+/- 5.03 ac.) and 403108C072 (+/- 5.0 ac). The parcels are owned by the Clermont County Port Authority, G21 Properties, LLC, Union Township Clermont County CIC Inc., Turton Holdings Family LLC. The right-of-way totals approximately 1.084 acres.

The Clermont County Community & Economic Development Comments:

- A 711 transfer (Plan# 669-2024) must be recorded prior to dedication plat is recorded.

The Clermont County Water Resources Department Comments:

- No comments or objections at this time.

The Clermont County Engineer's Office Comments:

- Engineering has no comments or objections at this time.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **APPROVE** the Champions Way dedication plat.

PARCEL ID # 403108C050
PARCEL ID # 403108C075
PARCEL ID # 403108C071
PARCEL ID # 403108C010

Blinz Surveying, LLC
OHIO — INDIANA — KENTUCKY — FLORIDA
• ALTA/ACSM SURVEY • MORTGAGE LOCATION SURVEY • PROPERTY SURVEY
• CONSOLIDATION SURVEY • GPS • TOPOGRAPHIC SURVEY • CONSTRUCTION LAYOUT
(blinzsurveying@gmail.com 513-367-0055)

RECORD PLAT
CHAMPIONS WAY DEDICATION PLAT
Union Township-Seldon's M. S. No. 676 -Clermont County, Ohio

Job Number
24005.03
Revisions
Date
3/22/2024
Sheet Number
1
2

DEDICATION FOR PUBLIC USE AND ACKNOWLEDGEMENT

We, the undersigned, as all of the record owners and lien holders of the lands herein platted, do hereby accept and adopt the said plat and voluntarily consent to execution and recording of same, and we hereby dedicate all streets (rights of way), pedestrian walkways, parks or public grounds and public easements as shown hereon to public use forever as public facilities for purposes of ingress and egress, construction, operation, maintenance, repair, replacement and/or removal of public utilities and access during times of such construction and for the express privilege of removing any and all trees or other obstruction to the free use of said streets, rights of way, and public utilities which are to be maintained as such forever. Said streets and utilities shall be constructed in accordance with the specifications established by the Board of County Commissioners of Clermont County, Ohio as they may from time-to-time be amended and acceptance of said improvements shall be in accordance with the provisions of Chapter 711 of the Ohio Revised Code.

The remaining easements shown on this plat are granted for the construction, operation, maintenance, repair, replacement or removal of private utilities or other services, private connection of sewer and water utilities and for surface water control and are established for the purpose and benefit of all property owners within the platted area, their heirs, successors and assigns, forever.

PARCEL ID # 403108C050
Owners: CLERMONT COUNTY PORT AUTHORITY
O.R. BOOK 2861, PAGE 3643
14.0000 ACRES

By: _____
Printed Name Authorized Representative and Title
CLERMONT COUNTY PORT AUTHORITY
Signature

State of Ohio, County of _____, s.s.

Be it remembered that on this _____ day of _____, 20____, A.D., before me, the undersigned, a Notary Public in and for said County and State, personally came _____

of CLERMONT COUNTY PORT AUTHORITY
who acknowledged the signing and execution of this plat to be their/its voluntary act and deed.

IN TESTIMONY WHEREOF, I hereunto subscribed my name and affixed my Notarial Seal on the day and year last foresaid.

Notary Public

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Parcel I.D. 403108C071
Owners: TURTON HOLDINGS, FAMILY LLC
O.R. BOOK 2904, Pg. 1237
5.03 ACRES

By: _____
Printed Name Authorized Representative and Title
TURTON HOLDINGS, FAMILY LLC
Signature

State of Ohio, County of _____, s.s.

Be it remembered that on this _____ day of _____, 20____, A.D., before me, the undersigned, a Notary Public in and for said County and State, personally came _____

of TURTON HOLDINGS, FAMILY LLC
who acknowledged the signing and execution of this plat to be their/its voluntary act and deed.

IN TESTIMONY WHEREOF, I hereunto subscribed my name and affixed my Notarial Seal on the day and year last foresaid.

Notary Public

ZONING CERTIFICATION

I hereby certify that this subdivision satisfies all applicable requirements of the zoning district governing the use of the land at the time of execution.

Township Zoning Inspector _____

APPROVAL BY PUBLIC OFFICIALS

This plat has been approved by the Clermont County Planning Commission and the Recorder of Clermont County, Ohio, is hereby authorized to file this plat for record.

Approved: _____, 20____

Clermont County Planning Commission

By _____
Authorized Representative

Approved: _____, 20____

Clermont County Engineer

By _____
Authorized Representative

Approved: _____, 20____

Clermont County W.M.S.C

By _____
Authorized Representative

Approved: _____, 20____

Clermont County Water and Sewer District

By _____
Authorized Representative

By resolution, the Clermont County Commissioners hereby approve the Performance Bond for the construction of the public improvements required by the Subdivision Regulations of Clermont County, Ohio, which has been filed with the Clermont County Commissioners. However, we specifically reserve our acceptance of the streets on this plat as public roads until such time as they have been constructed in accordance with the Subdivision Street Design and Construction Standards for Clermont County, the construction of said streets have been certified as complete by the County Engineer and a Resolution so stating has been adopted and placed on record by the Clermont County Commissioners.

The Clermont County Commissioners assume no legal obligation to maintain or repair any open drainage ditches, closed storm sewer systems, or channels designated as "Drainage Easements" on this plat. The easement area of each lot and all improvements with it shall be maintained continuously by the lot owner. Within the easements, no structure, planting, fencing, culvert or other material shall be placed or permitted to remain which may obstruct, retard or divert the flow through the water course.

ATTEST: _____

Clerk

Clermont County Commissioners

Plat Number Assigned _____

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PARCEL ID # 403108C075
Owners: G21 PROPERTIES, LLC
O.R. BOOK 2950, PAGE 4867
5.0004 ACRES

By: _____
Printed Name Authorized Representative and Title
G21 PROPERTIES, LLC
Signature

State of Ohio, County of _____, s.s.

Be it remembered that on this _____ day of _____, 20____, A.D., before me, the undersigned, a Notary Public in and for said County and State, personally came _____

of G21 PROPERTIES, LLC
who acknowledged the signing and execution of this plat to be their/its voluntary act and deed.

IN TESTIMONY WHEREOF, I hereunto subscribed my name and affixed my Notarial Seal on the day and year last foresaid.

Notary Public

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PARCEL ID # 403108C010
Owners: UNION TOWNSHIP CLERMONT COUNTY CIC INC
O.R. BOOK 2948, PAGE 3543
31.6446 ACRES

By: _____
Printed Name Authorized Representative and Title
UNION TOWNSHIP CLERMONT COUNTY CIC INC
Signature

State of Ohio, County of _____, s.s.

Be it remembered that on this _____ day of _____, 20____, A.D., before me, the undersigned, a Notary Public in and for said County and State, personally came _____

of UNION TOWNSHIP CLERMONT COUNTY CIC INC
who acknowledged the signing and execution of this plat to be their/its voluntary act and deed.

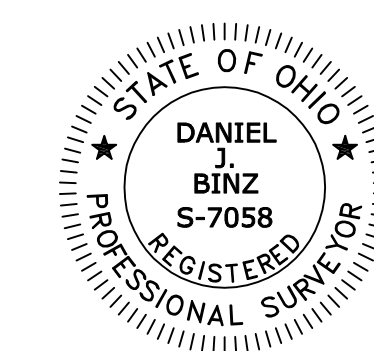
IN TESTIMONY WHEREOF, I hereunto subscribed my name and affixed my Notarial Seal on the day and year last foresaid.

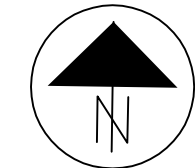
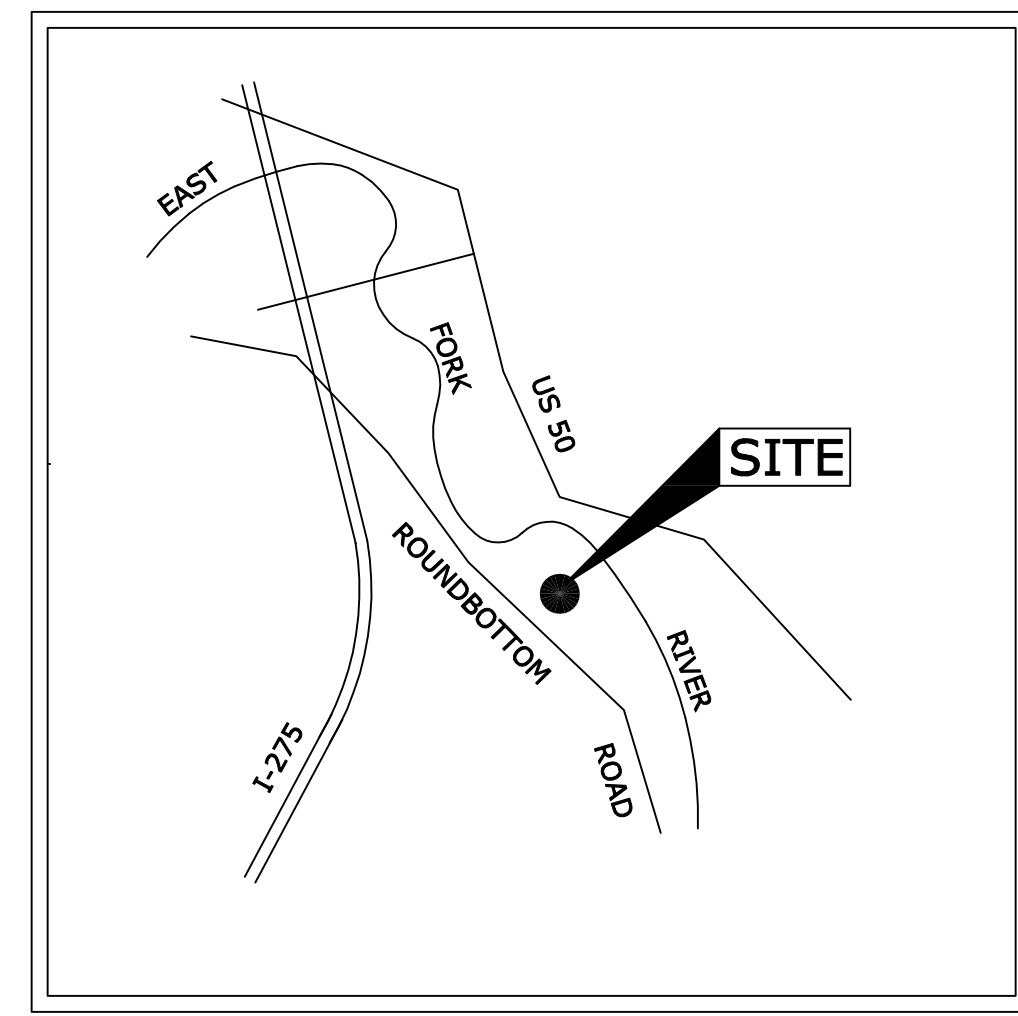
Notary Public

SURVEYOR'S CERTIFICATION

I hereby certify that this subdivision plat is a true and complete survey made under my supervision and that all monuments are set as shown.

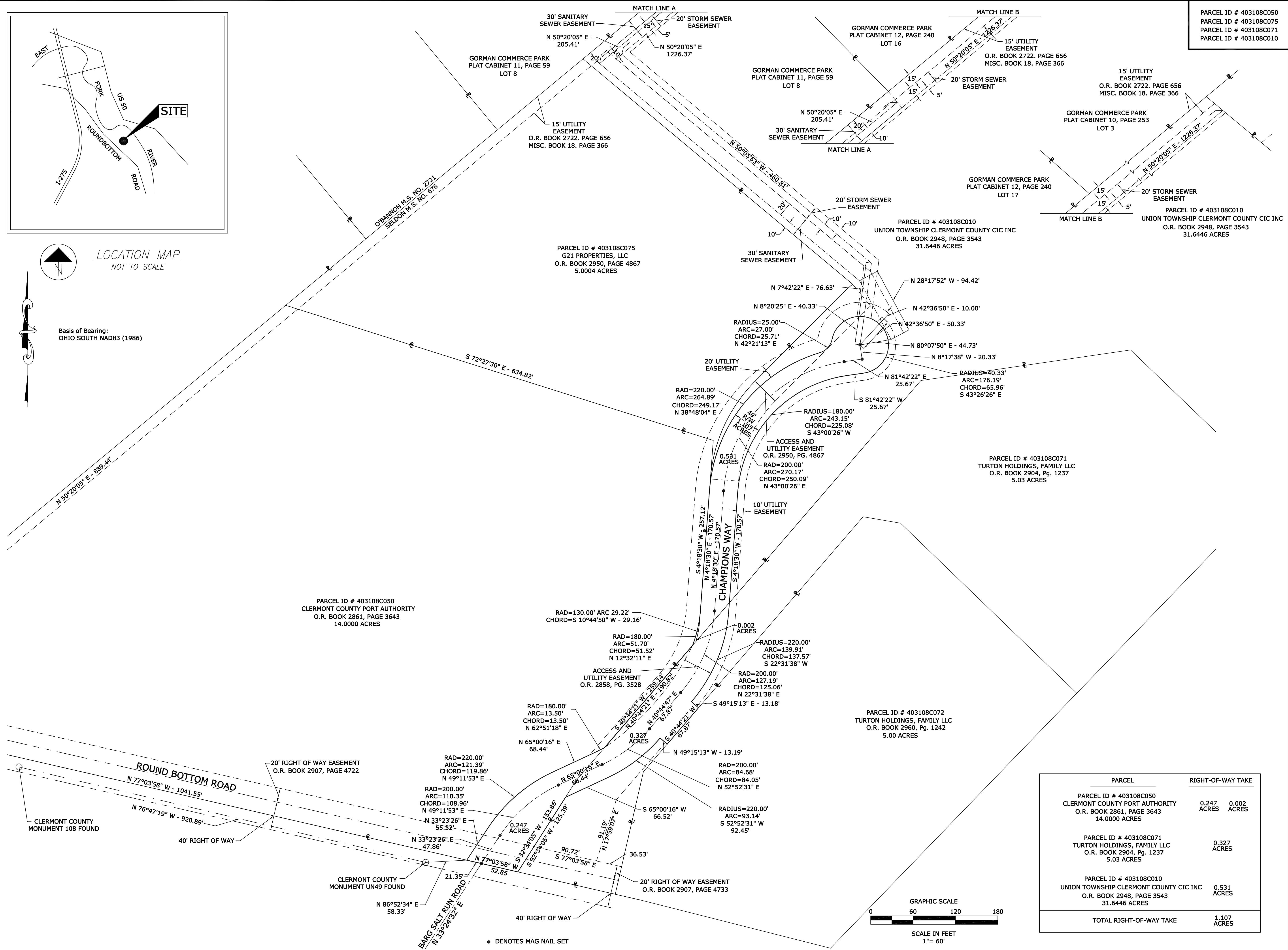
Daniel J. Binz 3-22-24
DANIEL J. BINZ
OHIO REGISTERED SURVEYOR NO. 7058
6547 BROOKS ROAD
HARRISON, OHIO 45030
513-367-0055



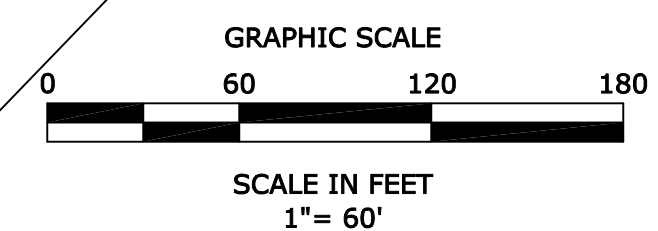


LOCATION MAP
NOT TO SCALE

Basis of Bearing:
OHIO SOUTH NAD83 (1986)



PARCEL	RIGHT-OF-WAY TAKE
PARCEL ID # 403108C050 CLERMONT COUNTY PORT AUTHORITY O.R. BOOK 2861, PAGE 3643 14.0000 ACRES	0.247 ACRES 0.002 ACRES
PARCEL ID # 403108C071 TURTON HOLDINGS, FAMILY LLC O.R. BOOK 2904, Pg. 1237 5.03 ACRES	0.327 ACRES
PARCEL ID # 403108C010 UNION TOWNSHIP CLERMONT COUNTY CIC INC O.R. BOOK 2948, PAGE 3543 31.6446 ACRES	0.531 ACRES
TOTAL RIGHT-OF-WAY TAKE	1.107 ACRES



PARCEL ID # 403108C050
PARCEL ID # 403108C075
PARCEL ID # 403108C071
PARCEL ID # 403108C010

Blinz Surveying, LLC
OHIO - INDIANA - KENTUCKY - FLORIDA
• ALTA/ACSM SURVEY • MORTGAGE LOCATION SURVEY • PROPERTY SURVEY
• CONSOLIDATION SURVEY • GPS • TOPOGRAPHIC SURVEY • CONSTRUCTION LAYOUT
blinzsurveying@gmail.com 513-367-0055

RECORD PLAT
CHAMPIONS WAY DEDICATION PLAT
Union Township-Seldon's M. S. No. 676 - Clermont County, Ohio

Job Number
24005.03

Revisions

Date
3/22/2024

Sheet Number

2
2

• DENOTES MAG NAIL SET

LOCATION MAP

Champions Way Dedication Plat



PROPERTY INFORMATION:

Parcel Numbers: 403108C050, 403108C075,
403108C010, 403108C071, & 403108C072
Total Site Area: +/- 60.63 ac. (+/-1.084 ac. R.O.W.)

