

TEMPORARY ORDINANCE NO. 26-12

PERMANENT ORDINANCE NO. 23-12

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR RIVER VALLEY HIGHLANDS SECTION 12 PHASE 2B

WHEREAS, the Final Plat was submitted to the Lancaster Planning Commission; and

WHEREAS, on the 13<sup>th</sup> day of November 2012, the said City Planning Commission gave approval of the Final Plat; and

WHEREAS, the engineering improvement plans are approved prior to acceptance;

BE IT ORDAINED BY COUNCIL OF THE CITY OF LANCASTER, FAIRFIELD COUNTY, STATE OF OHIO

SECTION 1. That the Final Plat for River Valley Highlands Section 12 Phase 2B be and the same is hereby approved and accepted.

SECTION 2. That the acceptance specified in Section 1 shall be contingent upon the developer providing a performance bond, for completion of the improvements, as provided in Section 1107.02 of the Codified Ordinances of the City of Lancaster, Ohio.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 12/10/12 after 3<sup>rd</sup> reading. Vote: Yeas 9 Nays 0

Date Approved: 12/10/12

Tom Smith  
President of Council

Clerk: Teresa L. Sandy

Donald Smith  
Mayor

Offered by: Ronald B. Woodward Jr.

Second by: R. Smith

Requested by Planning, Zoning and Economic Development Committee

I, Teresa L. Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 201\_ and \_\_\_\_\_, 201\_ the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council



**CURVE TABLE**

| CURVE | DELTA ANGLE | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-------|-------------|----------|------------|---------------|----------------|
| C1    | 27.23151°   | 170.000' | 216.39'    | S 42°47'36" E | 202.07'        |
| C2    | 17.50000°   | 170.000' | 150.00'    | S 87°15'58" E | 135.96'        |
| C3    | 04°51'44"   | 230.000' | 15.92'     | S 87°15'58" E | 15.96'         |
| C4    | 131°02'48"  | 230.000' | 22.91'     | N 77°48'45" W | 22.79'         |
| C5    | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C6    | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C7    | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C8    | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C9    | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C10   | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C11   | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C12   | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C13   | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C14   | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C15   | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C16   | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C17   | 12°10'48"   | 230.000' | 52.91'     | N 84°36'00" W | 52.79'         |
| C18   | 27.23151°   | 170.000' | 216.39'    | S 42°47'36" E | 202.07'        |

RICHARD L. PALLAS AND  
SUSAN E. PALLAS, TRUSTEES OF  
THE PALLAS FAMILY TRUST  
O.R. 1596, P.G. 2683

DOMINION HOMES, INC.  
ORIGINAL 80.377 AC  
O.R. 1101, P.G. 1173  
(0.0220)  
A = 8°45'55"  
L = 230.00'  
CHB = N 02°42'28" E  
CH = 35.22'

NO VEHICULAR ACCESS UNTIL STREET IS  
EXTENDED BY PLAT OR DEED.

DOMINION HOMES, INC.  
ORIGINAL 80.377 AC  
O.R. 1101, P.G. 1173  
(8.064 Acres)



PREPARED BY:  
1600 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 884-8333 1-800-348-7743  
FAX (614) 488-4387

RIVER VALLEY HIGHLANDS  
SECTION 12 PHASE 2B  
SHEET 2 OF 2

