

TEMPORARY ORDINANCE NO. 27-12

PERMANENT ORDINANCE NO. 24-12

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR RIVER VALLEY HIGHLANDS SECTION 12 PHASE 3A

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

WHEREAS, on the 13th 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 3A 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 3rd reading. Vote: Yeas 9 Nays 0

Date Approved: 12/10/12

Tom Stat
President of Council

Clerk: Teresa L. Sandy

W. D. Smith
Mayor

Offered by: Gerald B. Woodyearold

Second by: R. A. Gruff

Requested by Planning, Zoning and Economic Development Committee

I, Teresa L. Sandy, Clerk of Council do hereby certify that on _____, 20__ and _____, 20__ the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

RIVER VALLEY HIGHLANDS

SECTION 12, PHASE 3A

October, 2012

Shades in the State of Ohio, County of Fairfield, City of Lancaster, Section 28 Township 15, Range 19, Columbus, Ohio, to be recorded in the Office of the Recorder of Deeds, Fairfield County, Ohio, and being bounded and more particularly described as follows:

Beginning at a monument set at the northeast corner of lot 846 as numbered and delineated on the subdivision plat of "River Valley Highlands Section 12, Phase 1" of record in Plat Cabinet 2, Slot 159, being a common corner to lot 892 as numbered and delineated on the subdivision plat of "River Valley Highlands Section 12, Phase 2" of record in Plat Cabinet 2, Slot 198 and to lot 860 of River Valley Highlands Section 12, Phase 2B";

Thence the following four (4) courses and distances along the southerly subdivision line of "River Valley Highlands Section 12, Phase 2B":

1. South 89°18'41" East, a distance of 200.04 feet, to a monument set;
 2. South 89°15'59" East, a distance of 133.97 feet, to a 3/4 inch iron pipe set;
 3. North 89°37'31" East, a distance of 80.00 feet, to a 3/4 inch iron pipe set;
 4. South 89°15'59" East, a distance of 173.45 feet, to a monument set at the southeast corner of lot 892 a common corner to the original 80.377 acre tract;
- Thence continuing South 89°15'59" East, a distance of 101.36 feet, along a line of the original 80.377 acre tract, to a 3/4 inch iron pipe set;
- Thence the following three (3) courses and distances across the original 80.377 acre tract:
1. South 00°44'02" West, a distance of 210.00 feet, to a 3/4 inch iron pipe set;
 2. North 89°15'59" West, a distance of 18.87 feet, to a 3/4 inch iron pipe set;
 3. South 89°44'02" West, a distance of 130.00 feet, to a monument set on the line common to the original 80.377 acre tract and a 114 acre tract conveyed to Henry L. and Mary L. Chubb, Trustees by deed of record in Official Record 1480, Pages 3037 and 3063;
- Thence North 89°15'59" West, a distance of 620.00 feet, along the line common to the original 80.377 acre tract and 144 acre tract to a 3/4 inch iron pipe set at the northwesterly corner of lot 102A as numbered and delineated on the subdivision plat of said "River Valley Highlands Section 12, Phase 1";
- Thence along the subdivision line of said "River Valley Highlands Section 12, Phase 1":

1. North 89°15'59" West, a distance of 366.76 feet, to a 3/4 inch iron pipe set at the southerly corner of lot 101B;
2. North 00°44'02" East, a distance of 132.00 feet, to a 3/4 inch iron pipe set;
3. South 89°15'59" East, a distance of 35.00 feet, to a 3/4 inch iron pipe set;
4. North 00°44'02" East, a distance of 210.00 feet, to the Point of Beginning, containing 6.108 acres, more or less.

DOMINION HOMES, INC., an Ohio corporation, being the owner of the land patrolled herein, does hereby certify that the above described plat is a true and correct copy of the original plat and that the plat is the same and forever dedicate for public use Zucheleh Avenue and Running Brook Avenue shown herein and not hereinafter indicated.

UTILITY EASEMENTS: utility easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility lines and services and for the express privilege of removing any and all trees or other obstructions to the use of said utility and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

The easements shown herein outside the plat area are within three tracts of land owned by DOMINION HOMES, INC., an Ohio corporation, and are dedicated to the use and purpose stated in the preceding easement platograph.

In witness whereof, DOMINION HOMES, INC., an Ohio Corporation, has caused this plat to be executed by its duly authorized officer this 10th day of October, 2012.

Signed and authenticated in the presence of:

DOMINION HOMES, INC.
an Ohio Corporation

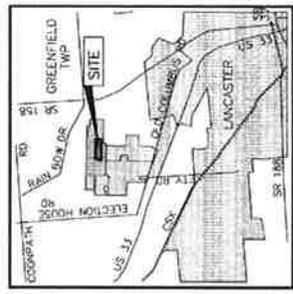
By: Matthew J. Callahan
Matthew J. Callahan, Vice President - Land Development

Witness: Steve Peck
Steve Peck

STATE OF OHIO SS

I, the undersigned, do hereby acknowledge before me this 10th day of October, 2012 by MATTHEW J. CALLAHAN, Vice President - Land Development of DOMINION HOMES, INC., an Ohio Corporation, on behalf of the corporation, in witness whereof, I have hereunto set my hand and affixed my official seal this 10th day of October, 2012.

My commission expires: Steve Peck
Notary Public State of Ohio



BASIS OF BEARINGS:

The bearings shown on the attached plat are based on the bearing of South 89°15'59" East for the centerline of Running Brook Avenue as delineated on the record plat of "River Valley Highlands Section 12 Phase 1", being of record in Plat Cabinet 2, Slot 159, records of the Recorder's Office, Fairfield County, Ohio.

CERTIFICATION:

We do hereby certify that we have surveyed the attached premises, prepared the attached plat, and that the same is a true and correct copy of the original plat and that the plat is the same and forever dedicate for public use Zucheleh Avenue and Running Brook Avenue shown herein and not hereinafter indicated. Dimensions shown along curves are chord measurements. Permanent monuments are to be placed upon completion of construction necessary to the improvement of the land and are indicated by the following symbols:

- 3/4 INCH IRON PIPE SET
- PERMANENT MONUMENTS (Previously set)
- PERMANENT MONUMENTS: one inch diameter, thirty-inch long, steel bars set in concrete

STANTEC CONSULTING SERVICES INC.

By: Steve Peck
Professional Surveyor No. S-7616

Date: 10-16-12

RECEIVED
CITY OF LANCASTER
OCT 26 2012

ENGINEERING DEPARTMENT
FILE NO. _____

PREPARED BY:
1600 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 866-3300
FAX (614) 866-3377

Stantec

STATE OF OHIO
THE SURVEYOR
2012

NOTARY PUBLIC

STANTEC CONSULTING SERVICES INC.

NOTES:

△ No vehicular access until street is extended by plat or deed.

Building lines of setbacks are hereby established as shown on the accompanying plat, and no cutting or portion thereof shall be built between this line and the house line.

Sidewalks shall be installed at the line of construction of the house.

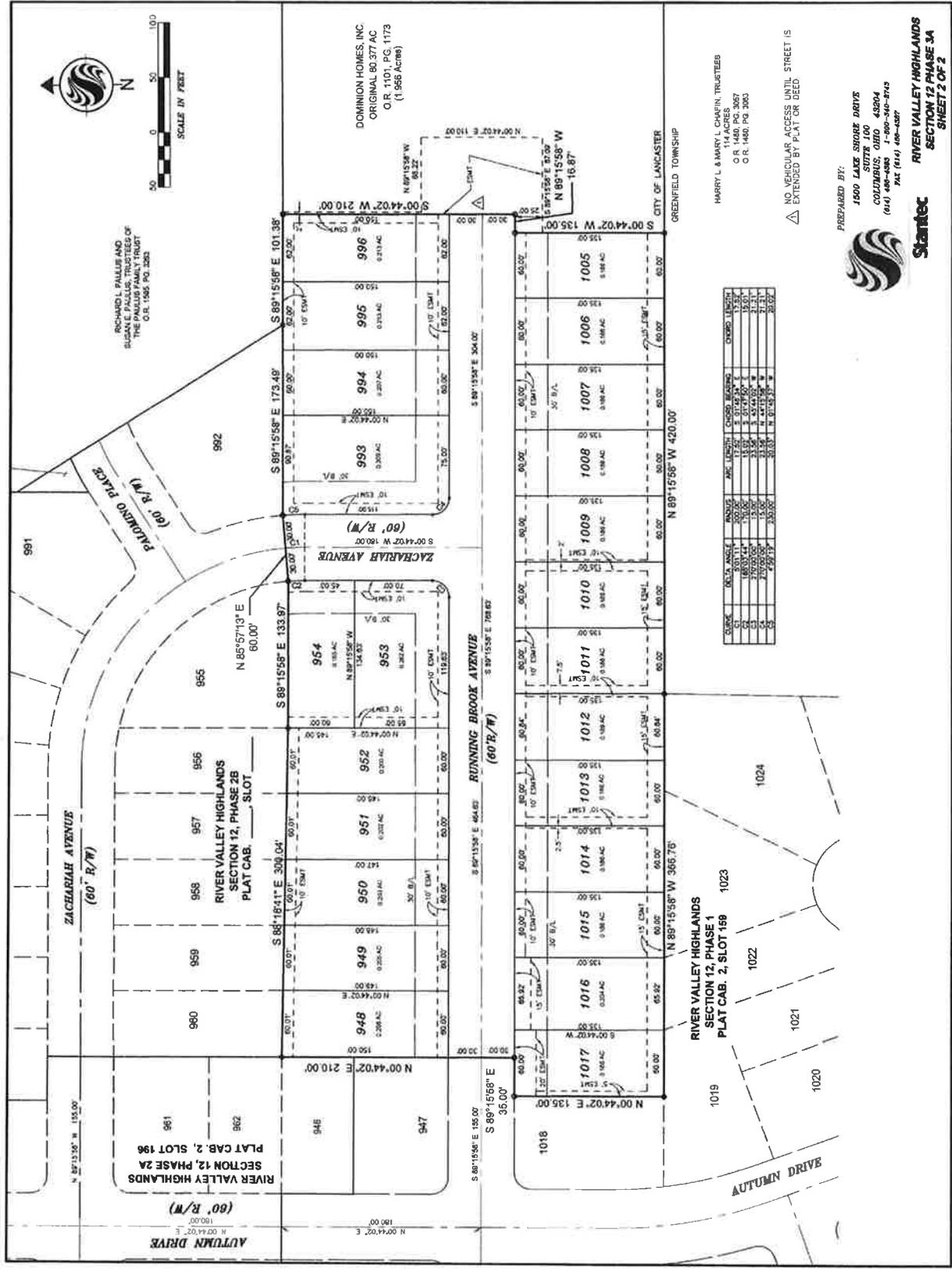
A minimum 4 foot easement is reserved on all side and rear lot lines unless noted otherwise, to maintain positive drainage.

All lots to be platted prior to construction of the house.



RICHARD L. PALUIS AND
SUSAN PALUIS, TRUSTEES
OF
THE PALUIS FAMILY TRUST
O.R. 1565, PG. 3263

DOMINION HOMES, INC.
ORIGINAL 80.377 AC
O.R. 1101, PG. 1173
(1.956 Acres)



LOT	ACRES	AREA	PERCENT	CHANGING	CHANGING	CHANGING
945	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
946	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
947	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
948	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
949	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
950	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
951	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
952	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
953	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
954	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
955	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
956	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
957	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
958	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
959	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
960	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
961	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
962	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
963	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
964	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
965	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
966	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
967	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
968	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
969	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
970	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
971	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
972	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
973	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
974	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
975	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
976	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
977	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
978	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
979	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
980	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
981	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
982	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
983	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
984	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
985	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
986	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
987	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
988	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
989	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
990	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
991	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
992	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
994	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
995	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
996	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
997	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
998	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
999	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1001	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1002	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1006	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1007	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1008	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1009	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1010	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1011	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1012	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1013	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1014	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1015	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1016	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1017	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1018	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

HARRY L. & MARY L. CHAPIN, TRUSTEES
O.R. 1480, PG. 3057
O.R. 1480, PG. 3063

NO VEHICULAR ACCESS UNTIL STREET IS
EXTENDED BY PLAT OR DEED



PREPARED BY:
1800 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43260
(614) 466-4387
FAX (614) 466-4387

Stantec
RIVER VALLEY HIGHLANDS
SECTION 12 PHASE 3A
SHEET 2 OF 2

11/11/2010 10:00 AM