

TEMPORARY ORDINANCE NO. 15-15

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR RIVER VALLEY HIGHLANDS SECTION 13 PHASE 2

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

WHEREAS, on the 11th day of June 2015, the said City Planning Commission gave approval of the Final Plat; and

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

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Final Plat for River Valley Highlands Section 13 Phase 2 be and the same is hereby approved and accepted.

SECTION 2. That the acceptance specified in Section 2 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: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Attest: _____

Mayor

Offered by: _____

Second by: _____

Requested by Code Enforcement and Zoning Committee

I, Teresa L. Sandy, Clerk of Council do hereby certify that on _____, 2015 in 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 13, PHASE 2

MAY, 2015

DESCRIPTION OF A
6.234 ACRE TRACT
River Valley Highlands, City of Lancaster

Situate in the State of Ohio, County of Fairfield, City of Lancaster, lying in the Southeast Quarter of Section 26, Township 15, Range 19 of the Congress Lands, being 6.234 acres, which includes 0.833 acres of right-of-way area, conveyed as 6.234 acre (Parcel 1) tract to Pulte Homes of Ohio LLC, a Michigan limited liability company by deed of record in Official Record 1670, Page 4027, (all records herein are from the Recorder's Office, Fairfield County, Ohio) and being bounded and more particularly described as follows:

Beginning at 3/4 inch iron pipe set at the northwesterly corner of Lot 1060 as numbered and delineated on the subdivision plat of River Valley Highlands Section 13 Phase 1 of record in Plat Cabinet 2, Slot 12, being on the easterly line of River Valley Highlands Section 9, Phase 1 of record in Plat Cabinet 2, Slot 96;

Thence North 01°15'53" East, a total distance of 833.54 feet, along the westerly line of the 6.234 acre tract, a line common to River Valley Highlands Section 9, Phase 1, and a 1/4 acre tract conveyed to Harry L. and Mary L. Charif, Trustees by deed of record in Official Record 1480, Page 3057 and 3063, to a 3/4 inch iron pipe found with R.D. Zande cap at the northwesterly corner of the 6.234 acre tract a common corner to said 1/4 acre tract, passing a 3/4 inch iron pipe found with R.D. Zande cap at the northwesterly corner of Lot 680 of said "River Valley Highlands Section 9, Phase 1" at 293.09 feet;

Thence South 69°35'59" East, a distance of 324.84 feet, along the northerly line of the 6.234 acre tract, a line common to the southern line of the said 1/4 acre tract to 3/4 inch iron pipe found with Stantec cap at the corner of said 1/4 acre tract, as conveyed to Board of Education Lancaster City Schools by deed of record in Official Record 1618, Page 2987;

Thence South 01°15'53" West, a distance of 638.44 feet, along the easterly line of the 6.234 acre tract a line common to the westerly line of said 14.819 acre tract to a 3/4 inch iron pipe set at the southeasterly corner of said 6.234 acre tract, being northwesterly corner of Lot 1103 as numbered and delineated on the said subdivision plat of "River Valley Highlands Section 13 Phase 1";

Thence North 88°44'07" West, a distance of 324.80 feet, along the southerly line of the 6.234 acre tract a line common to the northerly line said subdivision plat of "River Valley Highlands Section 13 Phase 1", to the Point of Beginning, containing 6.234 acres, more or less, being subject to all easements, restrictions and rights-of-way of record.

NOTES:

Highway Easements are delineated where indicated on the plat for the construction, operation, and maintenance of all public and private utilities and roadway, above and beneath the surface of the ground, and where necessary for the construction and maintenance of a future extension of Lavender Street to the north property line of the subdivision. The highway easement shall be dedicated as Right-of-Way for public use as approved by the City of Lancaster. Street improvements within said dedicated Right-of-Way shall not be accepted for public use and/or maintenance unless and until construction is completed and the street is formally accepted as such by the City of Lancaster.

Drainage and Utility Easements are delineated where indicated on the plat for the construction, operation, and maintenance of all public and private utilities, above and beneath the surface of the ground, and where necessary for the construction and maintenance of all service connections to all adjacent lots and lands and for storm water drainage.

No private utility of any kind shall be constructed within the areas denoted "Highway Easement" or "Drainage and Utility Easement" without the written approval of the City Engineer of Lancaster.

PULTE HOMES OF OHIO LLC, a Michigan limited liability company, being the owner of the land plated herein, does hereby certify that this plat correctly represents its "River Valley Highlands, Section 13, Phase 2", a subdivision of lots numbered 1081 through 1090 and 1093 through 1102, inclusive, and does hereby accept this plat of the same and forever dedicate for public use Lavender Street, shown herein and not heretofore dedicated.

RESERVES "B" as designated and delineated herein shall be owned and maintained by the Homeowners Association of this development and all past and subsequent sections of the River Valley Highlands development.

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 lines or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

In witness whereof, PULTE HOMES OF OHIO LLC, a Michigan limited liability company, has caused this plat to be executed by its duly authorized officer this _____ day of _____, 2015.

Signed and acknowledged
in the presence of:

PULTE HOMES OF OHIO LLC, a Michigan limited liability company

By: MATTHEW J. CALLAHAN,
Division Vice President/Land Acquisition

Printed _____

Printed _____

STATE OF OHIO SS

The foregoing plat was acknowledged before me this _____ day of _____, 2015 by MATTHEW J. CALLAHAN, Division Vice President/Land Acquisition of PULTE HOMES OF OHIO LLC, a Michigan limited liability company, on behalf of the corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2015.

My Commission expires _____
Notary Public State of Ohio _____

This plat approved by the City of Lancaster, Ohio, planning commission this _____ day of _____, 2015.

Secretary of Planning Commission, City of Lancaster

The plat approved and accepted by the council of the City of Lancaster, Ohio, wherein the Street and Easements are accepted as such this _____ day of _____, 2015, by Ordinance No. _____

Clerk of Council, City of Lancaster

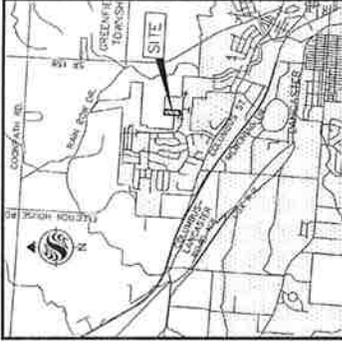
I hereby certify that the land described by this plat was transferred on _____, 2015.

Fairfield County Auditor

I hereby certify that this plat was filed for recording on _____, 2015, at _____ am-pm and that it was recorded on _____, 2015, Plat Cabinet _____, Slot _____

FEES \$ _____

Fairfield County Recorder



VICINITY MAP
(NOT TO SCALE)

NOTES:

No vehicular access until street is extended by plat or deed.
Building lines or setback lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the street line.

Sidewalks shall be installed at the time of construction of the houses.

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.

BASIS OF BEARINGS:

The bearings shown on the attached plat are based on the bearing of South 88°48'30" East for the centerline of Greencrest Way as delineated on the record plat of "River Valley Highlands Section 9 Phase 1", being of record in Plat Cabinet 2, Slot 96, 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 set the corners and stakes and set the iron pipe in feet and decimal parts thereon. The plat and accompanying plat are correct and show the true location of the boundaries. Permanent monuments are to be placed upon completion of construction necessary to the improvement of this land and are indicated by the following symbols:

- 3/4 INCH IRON PIPE SET; with cap stamped "STANTEC"
- PERMANENT MONUMENTS (Previously set)
- PERMANENT MONUMENTS: one inch diameter, thirty-inch long, solid bars set in concrete

STANTEC CONSULTING SERVICES INC.

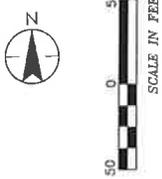
By: Robert J. Sands
Professional Surveyor No. S-6053

Date _____

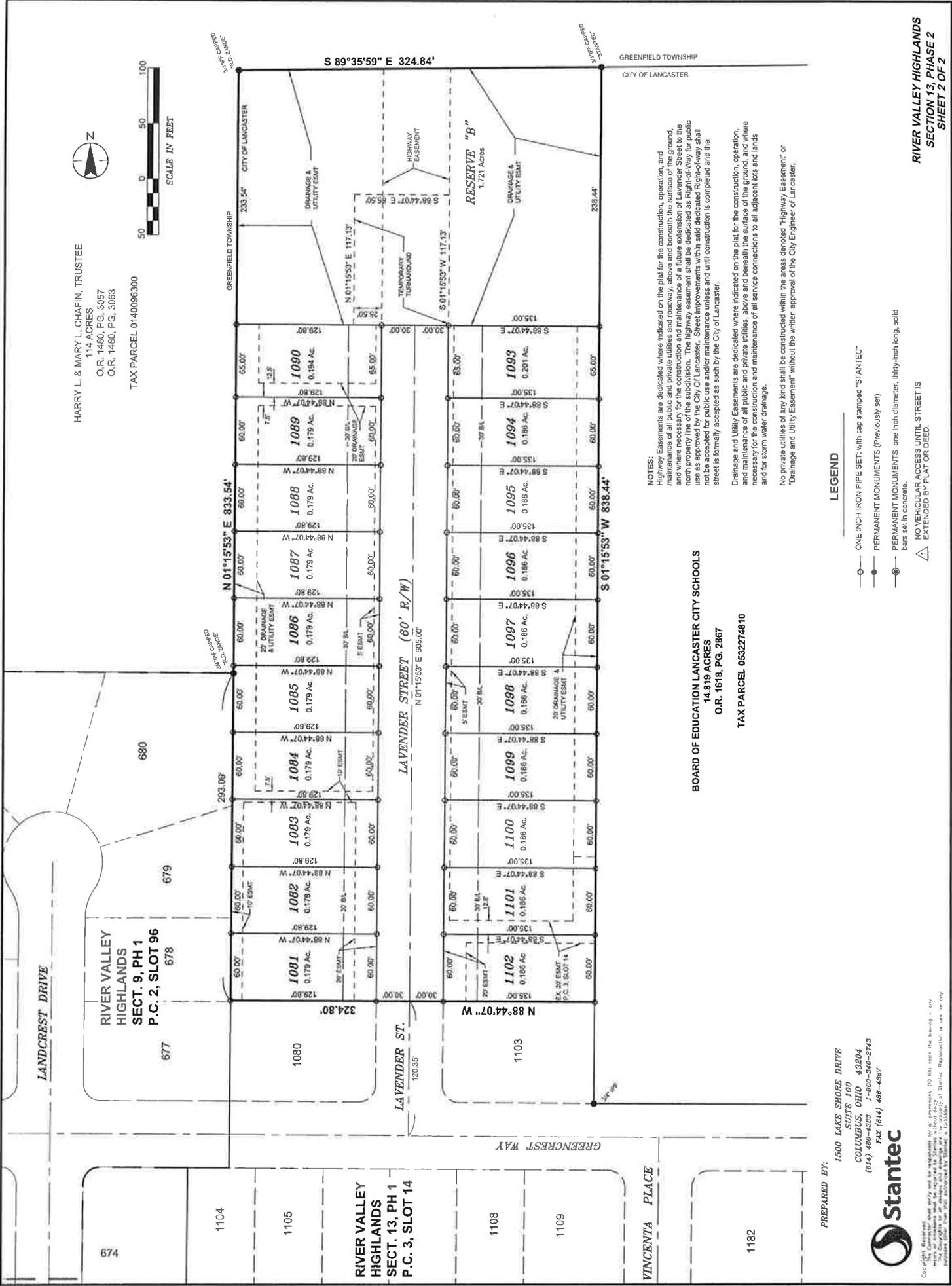
PREPARED BY:
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HARRY L. & MARY L. CHAFIN, TRUSTEE
 114 ACRES
 O.R. 1480, PG. 3057
 O.R. 1480, PG. 3063
 TAX PARCEL 0140096300



NOTES:
 Highway Easements are dedicated where indicated on the plat for the construction, operation, and maintenance of all public and private utilities and roadway, above and beneath the surface of the ground, and where necessary for the construction and maintenance of a future extension of Lavender Street to the north property line of the subdivision. The highway easement shall be dedicated as Right-of-Way for public use as approved by the City of Lancaster. Street improvements within said dedicated Right-of-Way shall not be accepted for public use and/or maintenance unless and until construction is completed and the street is formally accepted as such by the City of Lancaster.

Drainage and Utility Easements are dedicated where indicated on the plat for the construction, operation, and maintenance of all public and private utilities, above and beneath the surface of the ground, and where necessary for the construction and maintenance of all service connections to all adjacent lots and lands and for storm water drainage.

No private utilities of any kind shall be constructed within the areas denoted "Highway Easement" or "Drainage and Utility Easement" without the written approval of the City Engineer of Lancaster.

BOARD OF EDUCATION LANCASTER CITY SCHOOLS
 14.819 ACRES
 O.R. 1618, PG. 2867
 TAX PARCEL 053274810

- LEGEND**
- ONE INCH IRON PIPE SET; with cap stamped "STANTEC"
 - PERMANENT MONUMENTS (Previously set)
 - ⊙ PERMANENT MONUMENTS: one inch diameter, thirty-inch long, solid bars set in concrete.
 - △ NO VEHICULAR ACCESS UNTIL STREET IS EXTENDED BY PLAT OR DEED.

PREPARED BY:
 1500 LAKE SHORE DRIVE
 SUITE 100
 COLUMBUS, OHIO 43204
 (614) 489-4369 1-800-340-2743
 FAX (614) 489-4887



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