

TEMPORARY ORDINANCE NO. 9-14

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR RIVER VALLEY HIGHLANDS SECTION 13 PHASE 1

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

WHEREAS, on the 8th day of May 2014, 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 13 Phase 1 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: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Code Enforcement & Zoning Committee

I, Teresa L. Sandy, Clerk of Council do hereby certify that on _____, 2014 and _____, 2014 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 1

APRIL, 2014

State in the State of Ohio, County of Fairfield, City of Lancaster, Southeast Quarter Section 26, Township 15, Range 10, and Meridian 10, and an undivided portion of the same, which includes 3,312 acres of approximately 11,448 acres of land, and the following tracts conveyed to DOMINION HOMES, INC., an Ohio corporation, consisting of 0.11 acre out of the original 130,491 acre tract of record in Deed Volume 629, Page 35 and Deed Volume 629, Page 37, 9,278 acres out of the original 34,298 acre tract of record in Official Record 1135, page 1506 and 2,050 acres out of the 20,858 acre tract of record in Official Record 1135, Page 1509, (all records shown hereon are from the Recorder's Office, Fairfield County, Ohio), and being bounded and more particularly described as follows:

Beginning at a 1/2 inch iron pipe found at the southwestern corner of lot 672 as numbered and delineated on the subdivision plat of "River Valley Highlands Section 9, Phase 2" or record in Plat Cabinet 2, Slot 110, a corner to an original 34,298 acre tract conveyed to Dominion Homes, Inc. in record in Official Record 1135, page 1506, a distance of 142.919 feet, along the southerly right-of-way line of said tract, as conveyed to David R. Meuse and Mary Beth Meuse by deed of record in Deed Book 638, Page 770;

Thence North 01°15'53" East, a distance of 319.62 feet, along the easterly line of "River Valley Highlands Section 9, Phase 2" to a 3/4 inch iron pipe found (Stantec cap) at the northeasterly corner of Lot 673;

Thence North 88°36'30" West, a distance of 37.08 feet, along the line of Lot 673 to a 3/4 inch iron pipe found (Stantec cap) at the southeasterly corner of Lot 674;

Thence North 01°25'30" East, a distance of 130.00 feet, along the easterly line of Lot 674 to the easterly line of "River Valley Highlands Section 9, Phase 2" to a 3/4 inch iron pipe found at the northeasterly corner of the 14,818 acre tract, as delineated in the subdivision plat of "River Valley Highlands Section 9, Phase 1" of record in Plat Cabinet 2, Slot 96;

Thence South 88°36'30" East, a distance of 36.81 feet, along the southerly right-of-way line of Greencrest Way to a 3/4 inch iron pipe found (Stantec cap);

Thence North 01°15'53" East, a distance of 150.00 feet, along Greencrest Way along the easterly line of "River Valley Highlands Section 9, Phase 1" to a monument set;

Thence South 88°44'07" East, a distance of 324.80 feet, across the original 34,298 acre tract to a monument set on the westerly line of a 14,818 acre tract conveyed to Board of Education Lancaster City Schools by deed of record in Official Record 1616, Page 2367;

Thence the following three (3) courses and distances along the lines of the 14,818 acre tract:

1. South 01°15'53" West, a distance of 90.72 feet, to a 3/4 inch iron pipe found at the southwest corner;
2. South 88°36'30" East, a distance of 697.49 feet, to a 3/4 inch iron pipe found at the southwest corner;
3. North 00°29'59" East, a distance of 39.13 feet, to a 1/2 inch iron pipe found at an angle point in the easterly line of the northeasterly corner of the said 20,858 acre tract conveyed to Dominion Homes, Inc. a corner point to an original 18,222 acre tract conveyed to Alan L. Anderson and Rebecca D. Anderson by deed of record in Deed Book 504, Page 25

Thence South 88°33'02" East, a distance of 275.50 feet, along the northerly line of the 20,858 acre tract to a monument set;

- Thence the following thirteen (13) courses across the 20,658 and 34,298 acre tracts:
1. South 00°29'59" West, a distance of 150.00 feet, to a monument set;
 2. South 88°33'02" East, a distance of 47.45 feet, to a monument set;
 3. South 00°29'59" West, a distance of 150.00 feet, to a monument set;
 4. North 88°33'02" West, a distance of 382.67 feet, to a monument set;
 5. North 00°42'38" East, a distance of 44.19 feet, to a monument set;
 6. North 88°24'44" West, a distance of 65.01 feet, to a monument set;
 7. North 79°41'31" West, a distance of 65.96 feet, to a monument set;
 8. North 88°24'44" West, a distance of 325.00 feet, to a monument set;
 9. South 00°42'38" West, a distance of 149.22 feet, to a monument set;
 10. South 00°54'49" West, a distance of 60.00 feet, to a monument set;
 11. Along an arc of a curve to the right having a central angle of 02°39'24", a radius of 280.00 feet, an arc length of 12.98 feet, with a chord bearing of North 84°45'32" West, and a chord length of 12.88 feet, to a monument set at a point of tangency;
 12. North 88°29'59" West, a distance of 4.78 feet, to a monument set;
 13. South 08°34'10" West, a distance of 130.00 feet, to a monument set on a southerly line of said original 34,298 acre tract, a line common to the northerly line of a 6.87 acre (Parcel Two Tract One) as conveyed to David R. Meuse and Mary Beth Meuse by deed of record in Deed Book 638, Page 770;

Thence the following two (2) courses and distances along the southerly lines of said original 34,298 acre tract the lines common to the northerly lines of said 6.87 acre (Parcel Two Tract One) and a 1.31 acre (Parcel Three Tract One):

1. North 88°29'59" West, a distance of 374.08 feet, to a 1/2 rebar found (Toth & McFarland cap);
2. North 88°35'53" West, a distance of 106.96 feet, to the point of beginning, containing 11,448 acres, more or less.



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 joined prior to construction of the houses.

BASIS OF BEARINGS:

The bearings shown on the attached plat are based on the bearing of South 88°30'20" 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 that said plat is correct. All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements. 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

PREPARED BY:



1500 LAKE SEVENS DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4365 1-800-540-6745
FAX (614) 486-4397

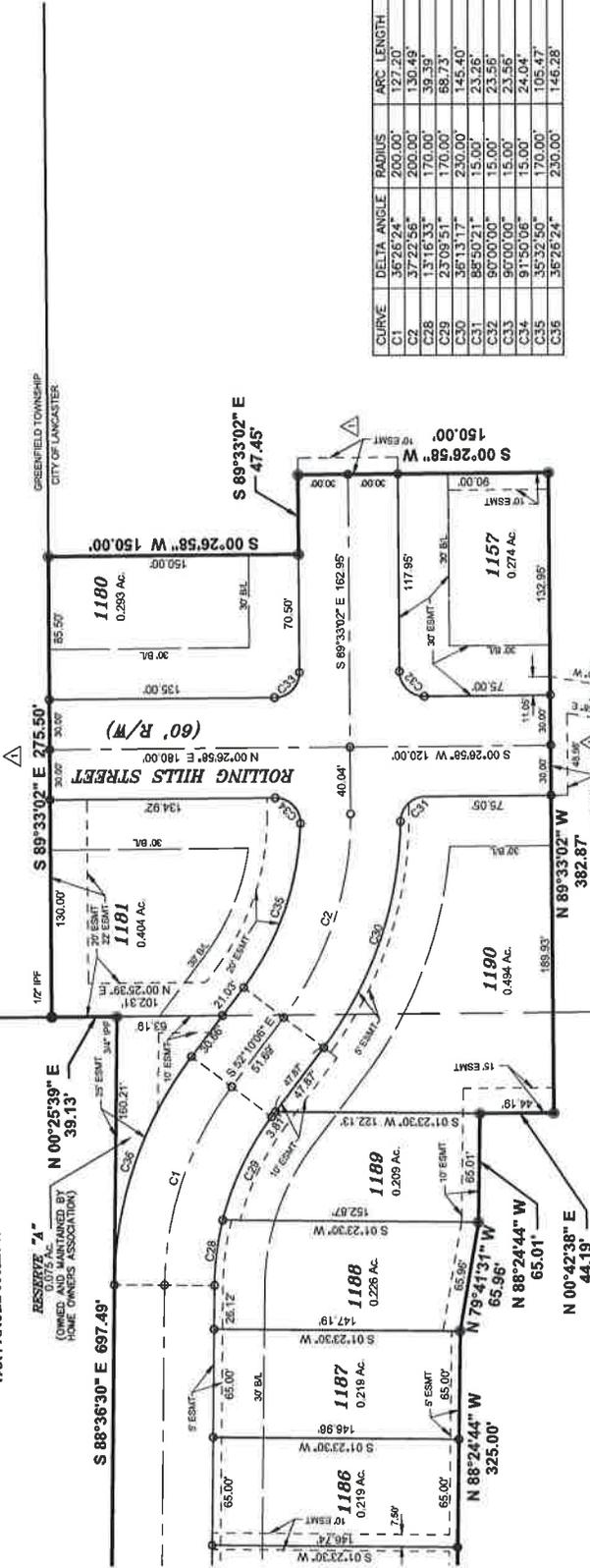
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CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	36°26'24"	200.00'	127.20'	S 70°23'18" E	125.07'
C2	37°22'56"	200.00'	130.49'	S 70°51'34" E	128.19'
C28	1°31'15.33"	170.00'	39.39'	S 61°58'14" E	39.30'
C29	2°3'09.51"	170.00'	68.73'	S 63°45'02" E	68.26'
C30	36°13'17"	230.00'	145.40'	S 70°16'45" E	142.99'
C31	88°50'21"	15.00'	23.26'	S 43°58'13" E	21.00'
C32	90°00'00"	15.00'	23.56'	N 45°26'58" E	21.21'
C33	90°00'00"	15.00'	23.56'	N 44°33'02" W	21.21'
C34	91°50'06"	15.00'	24.04'	S 46°27'01" W	21.55'
C35	35°32'50"	170.00'	105.47'	N 69°56'31" W	103.79'
C36	36°26'24"	230.00'	146.28'	N 70°23'18" W	143.63'

WALTER J. AND REBECCA A. BEATTY
34.2 ACRES
O.R. 1626, PG. 455
TAX PARCEL 0140096700

BOARD OF EDUCATION LANCASTER CITY SCHOOLS
14.819 ACRES
O.R. 1618, PG. 2867
TAX PARCEL 0532274810



DOMINION HOMES, INC.
20.858 ACRES
O.R. 1135, PG. 1509
TAX PARCEL 0532274700

DOMINION HOMES, INC.
ORIG. 34.298 ACRES
O.R. 1135, PG. 1506
TAX PARCEL 0532274800

DAVID R. & MARY BETH MEUSE
D.B. 686, PG. 770
PARCEL FOUR
8.38 ACRES
TAX PARCEL 0140066800

NOTE:
Reserve "A" 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.

LEGEND

- IPF Iron Pipe Found
- 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) 686-1883 1-800-310-2710
FAX (614) 486-4587



RIVER VALLEY HIGHLANDS
SECTION 13, PHASE 1
SHEET 3 OF 3