

TEMPORARY ORDINANCE NO. 9-16

PERMANENT ORDINANCE NO. 13-16

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR RIVER VALLEY HIGHLANDS SECTION 13 PHASE 3

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

WHEREAS, on the 10<sup>th</sup> day of March 2016, 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 the Council of the City of Lancaster, State of Ohio

SECTION 1. That the Final Plat for River Valley Highlands Section 13 Phase 3 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: 4/11/16 after 3rd reading. Vote: Yeas 9 Nays 0

Approved: 4/11/16

Clerk: Teresa Lee Sandy

Offered by: Mayor R. Tenen

Second by: Scott Hale

Pat B. Hader  
President of Council

John  
Mayor

Requested by Code Enforcement and Zoning Committee

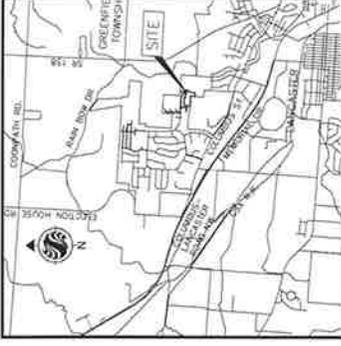
I, Teresa L. Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 20\_\_\_\_ the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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

# RIVER VALLEY HIGHLANDS

## SECTION 13, PHASE 3

February, 2016



VICINITY MAP  
(NOT TO SCALE)

Situate in the State of Ohio, County of Fairfield, City of Lancaster, Southeast Quarter, Section 26, Township 15, Range 19, Congress Lands and being 6.688 acres, more or less, which includes 1,469 acres of right-of-way area, said 6.688 acres, being all of the 3,962 acre tract and part of the 18,798 acre (Parcel 5 tract) conveyed to PULTE HOMES OF OHIO LLC, a Michigan limited liability by deed of record in Official Record 1670, Page 4027, (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 3/4 inch iron pipe set at the southeasterly corner of Lot 1120 as numbered and delineated on the subdivision plat of "River Valley Highlands Section 13 Phase 1" of record in Plat Cabinet 3, Slot 14, being on the southerly line of the 3,962 acre tract, behind a line common to the northerly line of a 6.87 acre (Parcel Two Tract One) as conveyed to David R. and Mary Beth Meuse by deed of record in Deed Book 638, Page 770;

Thence the following (10) courses and distances along the lines of "River Valley Highlands Section 13 Phase 1":

1. North 06°34'10" East, a distance of 130.00 feet, to a 3/4 inch iron pipe set on the southerly right-of-way of Old Ridge Avenue;
2. South 83°25'50" East, a distance of 4.78 feet, along southerly right-of-way of Old Ridge Avenue to a 3/4 inch iron pipe set at a point of curvature;
3. Continuing along southerly right-of-way of Old Ridge Avenue with an arc of a curve to the left having a central angle of 02°39'24", a radius of 280.00 feet, an arc length of 12.89 feet, with a chord bearing of South 84°45'32" East, and a chord length of 12.98 feet, to a 3/4 inch iron pipe set;
4. North 03°54'46" East, a distance of 60.00 feet, to a 3/4 inch iron pipe set at the southeasterly corner of Lot 1191 on the northerly right-of-way of Old Ridge Avenue;
5. North 00°42'39" East, a distance of 149.22 feet, to a 3/4 inch iron pipe set at the common corner to Lots 1181, 1182 and 1183;
6. South 86°24'44" East, a distance of 325.00 feet, to a 3/4 inch iron pipe set at the common corner to Lots 1187 and 1188;
7. North 79°41'31" East, a distance of 65.96 feet, to a 3/4 inch iron pipe set at the common corner to Lots 1186 and 1187;
8. South 89°24'44" East, a distance of 65.01 feet, to a 3/4 inch iron pipe set at the southeasterly corner of Lot 1189;
9. South 00°42'39" West, a distance of 44.19 feet, to a 3/4 inch iron pipe set at the southeasterly corner of Lot 1190;
10. South 89°33'02" East, a distance of 382.67 feet, to a 3/4 inch iron pipe set at the southeasterly corner of Lot 1157;

Thence the following (5) courses and distances across the 18,798 acre tract:

1. South 00°26'58" West, a distance of 79.35 feet, to a 3/4 inch iron pipe set;
2. North 81°46'14" West, a distance of 45.79 feet, to a 3/4 inch iron pipe set;
3. South 14°29'39" West, a distance of 193.97 feet, to a 3/4 inch iron pipe set;

4. Along an arc of a curve to the right having a central angle of 10°15'04", a radius of 230.00 feet, an arc length of 41.15 feet, with a chord bearing of North 70°22'52" West, and a chord length of 41.10 feet, to a 3/4 inch iron pipe set;

5. South 00°26'58" West, a distance of 282.27 feet, to a 3/4 inch iron pipe set on southerly line of the 18,798 acre tract, a line common to a 15.66 acre tract conveyed to the Lancaster Board of Education by deed of record in Deed Book 353, Page 160;

Thence North 69°24'43" West, a distance of 190.30 feet, along the southerly line of the 18,798 acre tract, a line common to the 15.66 acre tract to a 3/4 inch iron pipe set with cap stamped "R.D. Zander" at the southeasterly corner of the said 18,798 acre tract, a common corner to the said 15.66 acre tract, and being on the westerly line of a 8.38 acre (Parcel Four) tract as conveyed to David R. and Mary Beth Meuse by deed of record in Deed Book 638, Page 770;

Thence North 00°31'23" East, a distance of 232.77 feet, along the westerly line of the 18,798 acre tract, a line common to the 8.38 acre tract to a 1/2 inch rebar found with cap stamped "Tosh & McFarland" at the northeasterly corner of said 8.38 acre tract, being a common corner to the said 3,962 acre tract conveyed to Pulte Homes of Ohio, LLC;

Thence North 89°17'22" West, a distance of 525.11 feet, along the southerly line of the 3,962 acre tract, a line common to the 6.38 acre tract to a 3/4 inch iron pipe set at the northwesterly corner of the said 8.38 acre tract, a common corner to said 3,962 acre tract and a 6.87 acre (Parcel Two Tract One) tract conveyed to David R. and Mary Beth Meuse by deed of record in Deed Book 638, Page 770;

Thence North 83°25'50" West, a distance of 25.76 feet, continuing along the southerly line of the 3,962 acre tract, a line common to the 6.87 acre tract to the Point of Beginning, containing 6.688 acres, more or less.

PULTE HOMES OF OHIO LLC, a Michigan limited liability company, being the owner of the land platted herein, does hereby certify that this plat correctly represents its "River Valley Highlands, Section 13, Phase 3", a subdivision of lots numbered 1121 through 1130, 1155, 1156 and 1192 through 1199, inclusive, and does hereby accept this plat of the same and forever dedicates for public use Old Ridge Avenue, High Point Place and Rolling Hills Street, shown hereon and not heretofore dedicated.

UTILITY EASEMENTS: Utility easements shown on this plat are for the construction, operation and maintenance, repair, replacement, or removal of utility lines and accessories and for the express privilege of crossing the same over the land hereon shown. The easements are to be maintained 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 \_\_\_\_\_, 2016.

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

STATE OF OHIO SS  
The foregoing plat was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 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 \_\_\_\_\_, 2016.

My Commission expires \_\_\_\_\_, Notary Public, State of Ohio.

This plat approved by the City of Lancaster, Ohio, planning commission this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Secretary of Planning Commission, City of Lancaster

The plat approved and accepted by the council of the City of Lancaster, Ohio, wherein the Avenue, Drive, Street and Easements are accepted as such this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Ordinance No. \_\_\_\_\_

Clerk of Council, City of Lancaster

I hereby certify that the land described by this plat was transferred on \_\_\_\_\_, 2016.

Fairfield County Auditor

I hereby certify that this plat was filed for recording on \_\_\_\_\_, 2016, at \_\_\_\_\_ am/pm and that it was recorded on \_\_\_\_\_, 2016, Plat Cabinet \_\_\_\_\_, Set \_\_\_\_\_

Recorder

FEE \$ \_\_\_\_\_

### 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.
- Stewalks 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 pinned prior to construction of the house.

### BASIS OF BEARINGS:

The bearings shown on the attached plat are based on the bearing of South 86°35'30" East, for the centerline of Greenleaf Way as delineated on the record plat of "River Valley Highlands, Section 13, Phase 1", being on 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. Sunda Date \_\_\_\_\_  
Professional Surveyor No. S-6953

### PREPARED BY:

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 468-4363 1-800-340-2743  
FAX (614) 468-4887



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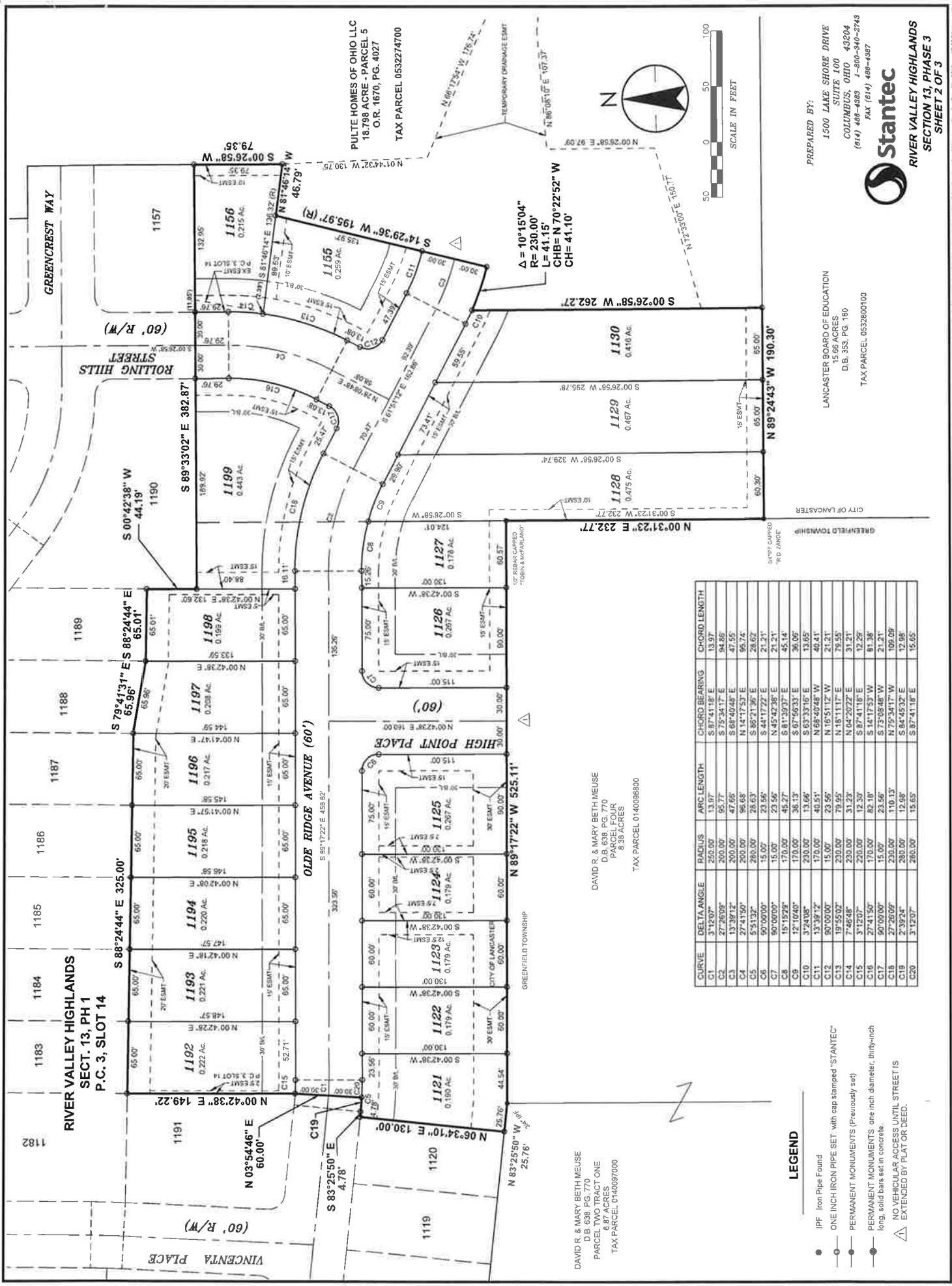
RIVER VALLEY HIGHLANDS  
SECTION 13, PHASE 3  
SHEET 2 OF 3

PREPARED BY:  
1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 466-4889 1-800-540-2743  
FAX (614) 466-4387

LANCASTER BOARD OF EDUCATION  
1588 ACRES  
D.B. 355, PG. 180  
TAX PARCEL 0532800100



SCALE IN FEET  
0 50 100



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°12'07"	250.00	13.97	S 87°41'18" E	13.97
C2	27°26'09"	200.00	95.77	S 75°34'11" E	94.88
C3	15°39'12"	200.00	47.66	S 68°40'46" E	47.55
C4	27°41'50"	200.00	96.68	N 14°17'53" E	95.74
C5	5°51'37"	280.00	28.63	S 85°21'36" E	28.62
C6	90°00'00"	15.00	23.56	S 44°17'22" E	21.21
C7	90°00'00"	15.00	23.56	N 45°42'38" E	21.21
C8	15°15'59"	170.00	45.27	S 81°39'37" E	45.14
C9	12°10'40"	170.00	36.13	S 67°56'33" E	36.09
C10	3°24'08"	230.00	13.69	S 65°33'16" E	13.65
C11	15°39'12"	170.00	40.51	N 69°40'48" W	40.41
C12	60°00'00"	15.00	23.56	N 16°51'12" W	21.21
C13	19°55'02"	230.00	79.95	N 15°11'17" E	79.55
C14	7°46'48"	230.00	31.23	N 04°20'22" E	31.21
C15	3°12'07"	220.00	12.30	S 87°41'16" E	12.28
C16	27°41'50"	170.00	82.18	S 14°17'53" W	81.38
C17	90°00'00"	15.00	23.56	S 75°08'46" W	21.21
C18	27°26'09"	230.00	110.13	N 75°24'11" W	109.08
C19	2°39'24"	280.00	12.98	S 84°45'32" E	12.98
C20	3°12'07"	280.00	15.65	S 87°41'18" E	15.65

**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.

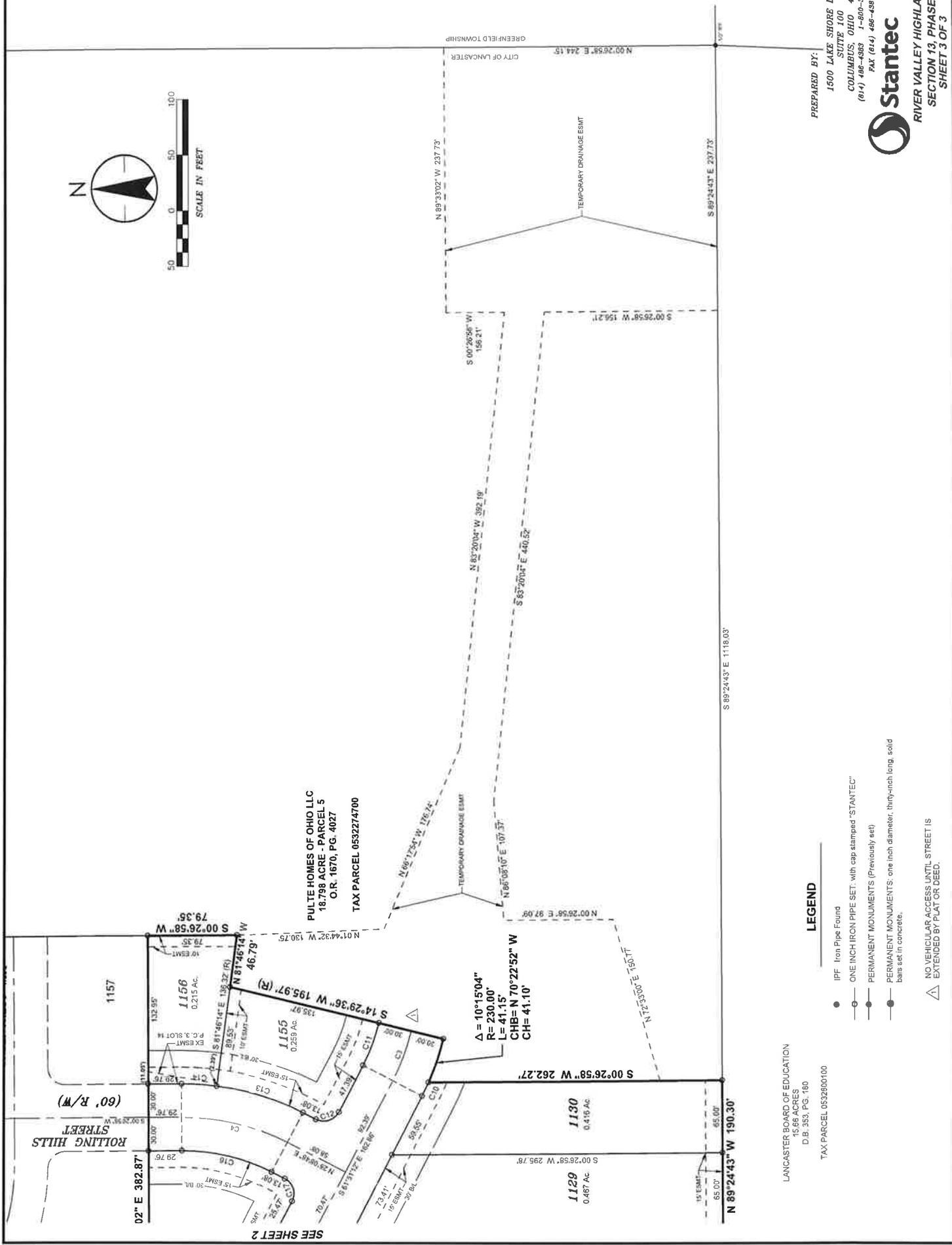
DAVID R. & MARY BETH MEUSE  
D.B. 638 PG. 770  
PARCEL FOUR  
8.38 ACRES  
TAX PARCEL 0140098900

DAVID R. & MARY BETH MEUSE  
D.B. 638 PG. 770  
PARCEL TWO TRACT ONE  
TAX PARCEL 0140097000

PULTE HOMES OF OHIO LLC  
18,788 ACRE - PARCEL 5  
O.R. 1670, PG. 4027  
TAX PARCEL 0532274700

CITY OF LANCASTER  
GREENFIELD TOWNSHIP

GREENFIELD TOWNSHIP



PULTE HOMES OF OHIO LLC  
 18.798 ACRE - PARCEL 5  
 O.R. 1670, PG. 4027  
 TAX PARCEL 0532274700

LANCASTER BOARD OF EDUCATION  
 15.666 ACRES  
 D.B. 353, PG. 180  
 TAX PARCEL 0532800100

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PREPARED BY:  
**Stantec**  
 RIVER VALLEY HIGHLANDS  
 SECTION 13, PHASE 3  
 SHEET 3 OF 3

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