

TEMPORARY ORDINANCE NO. 9-14

PERMANENT ORDINANCE NO. 10-14

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: 6/23/14 after 3rd reading. Vote: Yeas 9 Nays 0

Date Approved: 6/23/14

Cecily J. Butler
President of Council

Clerk: Teresa L. Sandy

[Signature]
Mayor

Offered by: [Signature]

Second by: [Signature]

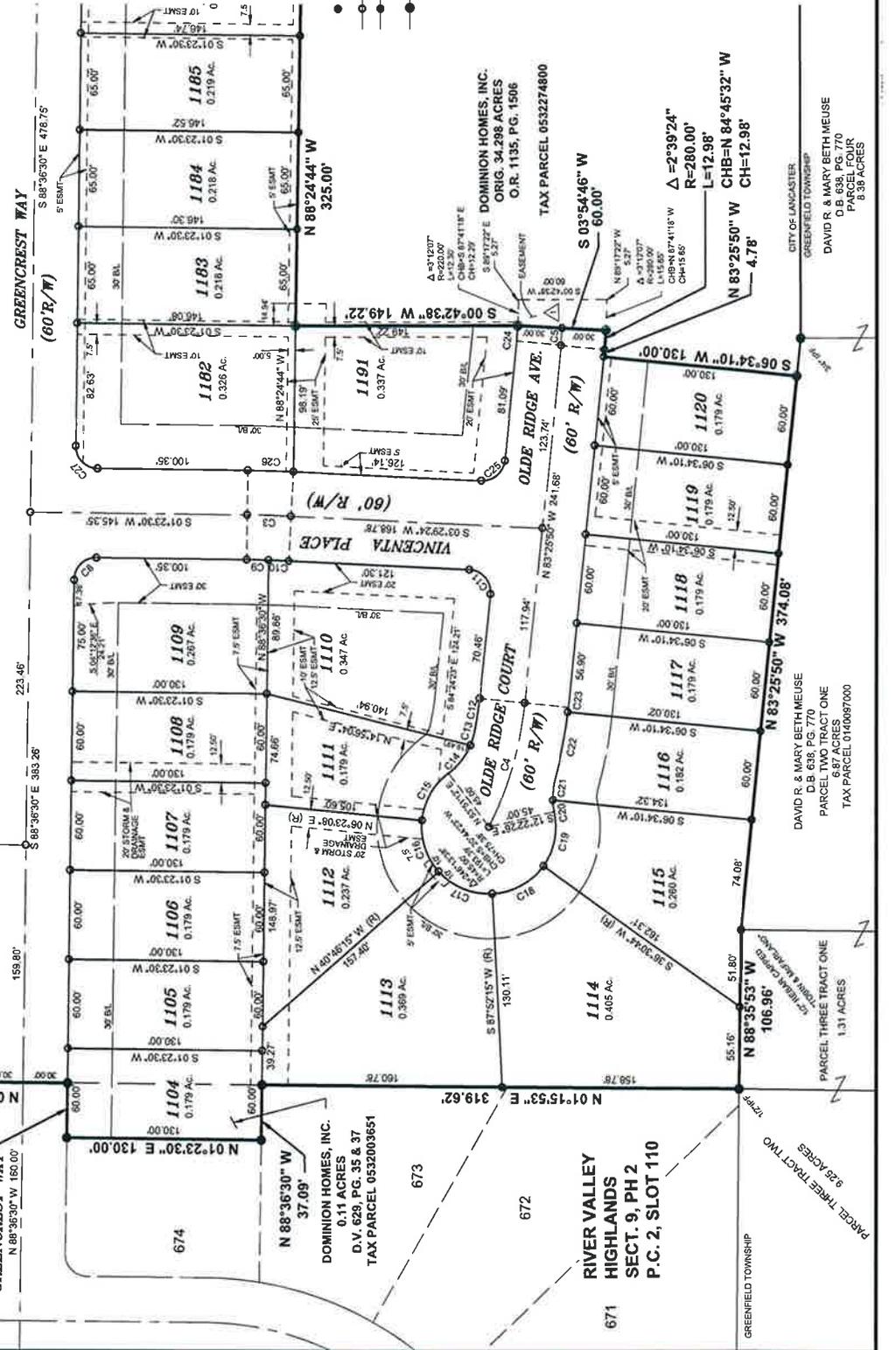
Requested by Code Enforcement & Zoning Committee

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

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	2°05'54"	800.00'	29.30'	S 02°26'27" W	29.30'
C4	19°56'54"	250.00'	87.04'	N 73°27'23" W	86.60'
C5	2°39'24"	250.00'	11.59'	S 84°45'32" E	11.59'
C6	90°07'37"	15.00'	23.60'	S 46°19'42" W	21.24'
C7	89°52'33"	15.00'	23.56'	N 43°40'18" W	21.19'
C8	90°00'00"	15.00'	23.56'	S 43°36'30" E	21.21'
C9	1°05'25"	770.00'	14.65'	S 01°56'12" W	14.65'
C10	1°00'29"	770.00'	13.55'	S 02°59'09" W	13.55'
C11	93°04'46"	15.00'	24.37'	S 50°01'47" W	21.78'
C12	6°17'18"	220.00'	24.15'	N 80°17'11" W	24.13'
C13	10°10'36"	45.00'	7.99'	N 72°03'13" W	7.98'
C14	30°49'07"	45.00'	24.20'	N 51°33'21" W	23.91'
C15	47°28'04"	45.00'	37.28'	N 59°52'50" W	36.22'
C16	47°09'23"	45.00'	37.04'	S 72°48'27" W	36.00'
C17	51°21'31"	45.00'	40.34'	S 23°33'00" W	39.00'
C18	48°53'10"	45.00'	38.39'	S 77°48'31" E	39.00'
C19	48°53'10"	45.00'	38.39'	S 77°55'51" E	37.24'
C20	9°57'59"	45.00'	7.83'	S 82°36'34" E	7.82'
C21	18°54'46"	45.00'	14.85'	S 82°57'04" E	14.79'
C22	0°18'06"	280.00'	45.46'	S 28°08'44" E	45.41'
C23	0°38'02"	280.00'	3.10'	S 83°05'48" E	3.10'
C24	2°39'24"	220.00'	10.20'	N 84°45'32" W	10.20'
C25	86°55'14"	15.00'	22.76'	N 89°58'13" W	20.64'
C26	2°05'54"	830.00'	30.40'	N 02°26'27" E	30.39'
C27	90°00'00"	15.00'	23.56'	N 45°23'50" E	21.21'

SEE SHEET 3





 PREPARED BY:

 1500 LAKE SHORE DRIVE

 SUITE 100

 COLUMBUS, OHIO 43204

 (614) 466-4883 J-800-340-2743

 FAX (614) 466-4887

RIVER VALLEY HIGHLANDS
SECTION 9, PHASE 1
SHEET 12 OF 3

BOARD OF EDUCATION LANCASTER CITY SCHOOLS
 14.819 ACRES
 O.R. 1616, PG. 2867
 TAX PARCEL 0532274810

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

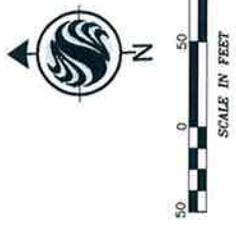
RIVER VALLEY HIGHLANDS
 SECT. 9, PH 1
 P.C. 2, SLOT 96

RIVER VALLEY HIGHLANDS
 SECT. 9, PH 2
 P.C. 2, SLOT 110

DAVID R. & MARY BETH MELUSE
 O.B. 638, PG. 770
 PARCEL FOUR
 8.38 ACRES

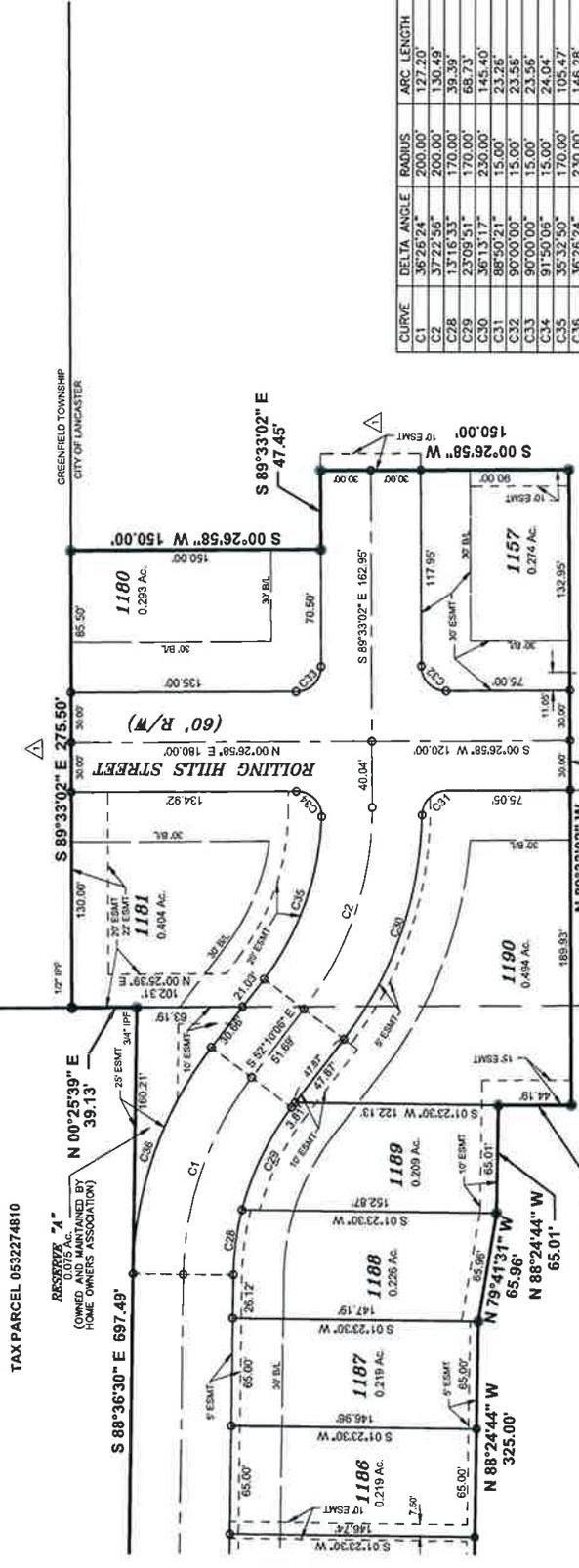
DAVID R. & MARY BETH MELUSE
 D.B. 638, PG. 770
 PARCEL TWO TRACT ONE
 6.87 ACRES
 TAX PARCEL 0140087000

DAVID R. & MARY BETH MELUSE
 M.B. 638, PG. 770
 PARCEL THREE TRACT ONE
 1.31 ACRES



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. 1616, PG. 2867
TAX PARCEL 0532274810



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°31'16.33"	170.00'	39.39'	S 81°58'14" E	36.30'
C29	2°30'59.51"	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°22'01" 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	143.83'

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

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

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

- 10" 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:
Stantec
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 466-4359 1-800-340-8743
FAX (614) 466-4287

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

CITY OF LANCASTER
GREENFIELD TOWNSHIP
10' REBAR CAPPED
"TORN & MCFARLAND"
DAVID R. & MARY BETH MEULSE
D.B. 638, PG. 770
PARCEL FOUR
8.38 ACRES
TAX PARCEL 0140096800