

TEMPORARY ORDINANCE NO. 11-18

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR THE GENERAL SHERMAN JUNIOR HIGH SCHOOL SUBDIVISION

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

WHEREAS, on the 14<sup>th</sup> day of June 2018, the said City Planning Commission gave approval of the Final Plat;

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

SECTION 1. That the Final Plat for the General Sherman Junior High School subdivision be and the same is hereby approved and accepted.

SECTION 2. 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

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Code Enforcement & Zoning Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 2018 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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

# GENERAL SHERMAN JUNIOR HIGH SCHOOL SUBDIVISION

JUNE 2018

CITY OF LANCASTER, GREENFIELD TOWNSHIP,  
FAIRFIELD COUNTY, OHIO  
SECTION 27, TOWNSHIP 15 NORTH, RANGE 19 WEST

## LEGAL DESCRIPTION OF SUBDIVISION

STATE IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, GREENFIELD TOWNSHIP AND CITY OF LANCASTER, AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 19 WEST, ALL OF SAID 40.706 ACRES TRACT, LAND AS CONVEYED TO SANDS DECKER OPS, L.L.C. BY DEED RECORDED IN OFFICIAL RECORD 1553, PAGE 2960, PASSING A MAG NAIL FOUND AT 879.36 FEET SAID POINT ALSO BEING ON THE CENTERLINE OF ELECTION HOUSE ROAD NW, AND BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE ALONG A SOUTHERLY LINE OF SAID 7.259 ACRE TRACT SOUTH 86°59'44" EAST FOR A DISTANCE OF 25.00 FEET TO A 5/8" REBAR FOUND CORNER "ONE", AT A CORNER OF SAID 7.259 ACRE TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF ELECTION HOUSE ROAD NW;

THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 88°19'15" WEST, FOR A DISTANCE OF 2.68510 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 SOUTH 02°01'21" WEST FOR A DISTANCE OF 144.71 FEET TO A MAG NAIL FOUND AT THE WEST CORNER OF SAID TRACT, AND BEING THE TRUE POINT OF BEGINNING OF SAID 7.259 ACRE TRACT, AND BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE CONTINUING ALONG A SOUTHERLY LINE OF SAID ELECTION HOUSE ROAD NW AND A SOUTHERLY LINE OF SAID 7.259 ACRE TRACT SOUTH 86°27'11" EAST, FOR A DISTANCE OF 1242.67 FEET TO A 5/8" REBAR FOUND CORNER "ONE", ALSO BEING THE SOUTHWEST CORNER OF SAID 7.259 ACRE TRACT, AND BEING ON THE WEST LINE OF RIVER VALLEY HIGHLANDS SECTION B, PHASE 2, AS RECORDED IN PLAT CABINET 2, SLOT 14;

THENCE ALONG THE WESTERLY LINE OF SAID RIVER VALLEY HIGHLANDS SECTION B, PHASE 2, AND THE SOUTHERLY EXTENSION OF SAID RIVER VALLEY HIGHLANDS SECTION B, PHASE 2 ALONG THE WESTERLY LINES OF RIVER VALLEY HIGHLANDS SECTION B, PHASE 2 RECORDED IN PLAT CABINET 2, SLOT 14; RIVER VALLEY HIGHLANDS SECTION B, PHASE 3 RECORDED IN PLAT CABINET 2, SLOT 89; AND RIVER VALLEY HIGHLANDS SECTION 4, PHASE 3 RECORDED IN PLAT CABINET 2, SLOT 89, SOUTH 03°30'01" WEST, FOR A DISTANCE OF 1460.21 FEET TO A STONE FOUND AT THE NORTHWEST CORNER OF A 9.06 ACRE TRACT OF LAND CONVEYED TO JIB 2750 LLC BY DEED RECORDED IN OFFICIAL RECORD 1670, PAGE 1426 PASSING A 3/4" IRON PIN CORNER RODS FOUND AT 228.05 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID 9.06 ACRE TRACT AND THE WESTERLY EXTENSION OF SAID 9.06 ACRE TRACT, ALONG THE NORTHERLY LINES OF AM 11,769 ACRE TRACT OF LAND CONVEYED TO LANCASTER TAYLOR PROPERTY LLC IN DEED BOOK 1861, PAGE 270 AND A 13.71 ACRE TRACT OF LAND CONVEYED TO BOB-SOVO COMPANY II IN DEED BOOK 604, PAGE 239, NORTH 88°29'38" WEST, FOR A DISTANCE OF 1283.20 FEET TO A 1" YELLOW PLASTIC CORNER RODS FOUND AT THE NORTHWEST CORNER OF SAID TRACT, AND BEING THE TRUE POINT OF BEGINNING OF SAID 9.06 ACRE TRACT, AND BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; SAID POINT ALSO BEING ON THE CENTERLINE OF SAID ELECTION HOUSE ROAD NW AND BEING THE TRUE POINT OF BEGINNING OF SAID 9.06 ACRE TRACT AND A 5/8" REBAR FOUND CORNER "ONE" - "WESTLAND" AT 1283.10 FEET;

THENCE ALONG THE CENTERLINE OF SAID ELECTION HOUSE ROAD NW, NORTH 02°02'03" EAST, FOR A DISTANCE OF 1432.80 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING A TOTAL OF 47.026 ACRES, MORE OR LESS, 41.966 ACRES IN THE CITY OF LANCASTER AND 0.740 ACRES IN GREENFIELD TOWNSHIP;

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, BEING A PART OF TAX PARCEL 0630010000 IN THE CITY OF LANCASTER AND 0140908660 IN GREENFIELD TOWNSHIP

ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPE BEING 30 INCHES IN LENGTH WITH A 1" YELLOW PLASTIC CAP RESEMBLING SANDS DECKER.

BEARINGS ARE REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, BY GPS OBSERVATIONS TO THE COOT Y'S NETWORK, WITH THE CENTERLINE OF ELECTION HOUSE ROAD NW BEING NORTH 02°02'03" EAST.

THIS DESCRIPTION IS BASED UPON ACTUAL FIELD SURVEY PERFORMED IN JULY 2017 BY SANDS DECKER OPS, LLC.

## UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF ANY AND ALL UTILITIES AND FOR THE EXPRESS PURPOSE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

## NOTARIZED OWNERS DEDICATION AND ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIES HOLDERS OF THE LAND PLATED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS HEREON, COMPRISING A TOTAL OF 2.471 ACRES, TO THE PUBLIC USE FOREVER.

RESERVE "A" AND RESERVE "B" AS DESIGNATED AND DELINEATED HEREIN SHALL BE OWNED AND MAINTAINED BY THE BOARD OF EDUCATION LANCASTER CITY SCHOOLS.

SIGNED IN THE PRESENCE OF: BOARD OF EDUCATION LANCASTER CITY SCHOOLS

PRINTED: STEVE MOTON, SUPERINTENDENT

PRINTED: STATE OF OHIO SS

## APPROVAL BY PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF LANCASTER PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ OF THE DAY.

SECRETARY OF PLANNING COMMISSION  
CITY OF LANCASTER

## APPROVAL BY CITY COUNCIL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF LANCASTER, OHIO, HEREIN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ OF THE DAY.

CLERK OF COUNCIL  
CITY OF LANCASTER

## APPROVAL BY COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON \_\_\_\_\_, 20\_\_\_\_.

FAIRFIELD COUNTY AUDITOR

## APPROVAL BY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ IN PLAT CABINET \_\_\_\_\_, SLOT \_\_\_\_\_, AT \_\_\_\_\_ RECORDS OF FAIRFIELD COUNTY, OHIO, FOR FEE \$\_\_\_\_\_.

FAIRFIELD COUNTY RECORDER

## TEMPORARY TURNAROUND EASEMENTS

TEMPORARY TURNAROUND EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC ROADWAY. THE SAID EASEMENTS SHALL BE UTILIZED FOR THE PURPOSE OF PROVIDING ACCESS TO THE PROPERTY AND FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF ANY AND ALL UTILITIES AND FOR PROVIDING ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

THE SAID TEMPORARY TURNAROUND EASEMENTS SHALL BE EXTINGUISHED, REMOVED, OR ABANDONED AT SUCH TIME AS DETERMINED BY THE BOARD OF EDUCATION LANCASTER CITY SCHOOLS. THE BOARD OF EDUCATION LANCASTER CITY SCHOOLS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SAID TURNAROUND EASEMENTS AND FOR THE MAINTENANCE AND REPAIR OF THE SAID TURNAROUND EASEMENTS.



## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO STATE PLANE, NAD83, BY GPS OBSERVATION, REFERENCED TO THE COOT Y'S NETWORK, WITH THE CENTERLINE OF ELECTION HOUSE ROAD NW BEING NORTH 02°02'03" EAST.

## SURVEYOR'S NOTES

- ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER"
- RESERVE "A" AND RESERVE "B" AS DESIGNATED AND DELINEATED HEREIN SHALL BE OWNED AND MAINTAINED BY THE BOARD OF EDUCATION LANCASTER CITY SCHOOLS.
- BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY SANDS DECKER OPS, LLC IN JULY 2017 AND IS BASED ON RECORDS ON FILE AT THE FAIRFIELD COUNTY RECORDER'S OFFICE.
- \*STREET SHALL BE NAMED AT SUCH TIME THAT THE ROADWAY IS CONSTRUCTED BY THE CITY.
- \*\*SEE RIGHT-OF-WAY DEDICATION PLAT AND DESCRIPTION FOR ELECTION HOUSE ROAD.
- REFERENCES ARE ALL DOCUMENTS AS NOTED HEREIN.

## CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN JULY 2018, AND THAT ALL MARKERS SHOWN ON THIS PLAT ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-47 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

## SANDS DECKER OPS

\_\_\_\_\_  
DATE

GENERAL SHERMAN JUNIOR HIGH SCHOOL SUBDIVISION SHEET 1 OF 2

