

TEMPORARY ORDINANCE NO. 11-18\*

PERMANENT ORDINANCE NO. 10-18

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: 8/13/18 after 3<sup>rd</sup> reading. Vote: Yeas 7 Nays 0

Approved: 8/20/18

Clerk: Teresa Lee Sandy

Offered by: Mary R. Telnor

Second by: Cory Johnson

Requested by Code Enforcement & Zoning Committee

David L. Schayler

President of Council

David L. Schayler  
Mayor

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

JULY 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, OHIO, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 19 WEST, BEING ALL OF A 42.706 ACRE TRACT OF LAND AS CONVEYED TO BOARD OF EDUCATION LANCASTER CITY SCHOOLS BY DEED RECORDED IN OFFICIAL RECORD 1752 PAGE 650 (ALL RECORDED REFERENCES BE OF THE FAIRFIELD COUNTY RECORDER'S OFFICE OR FAIRFIELD COUNTY ENGINEER'S OFFICE) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONVEYING FOR REFERENCE AT A 5/8" IRON PIN, NO CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION 27.  
THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 86°19'15" WEST FOR A DISTANCE OF 2.68510 FEET TO THE NORTHWEST QUARTER OF SAID SECTION 27.

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 SOUTH 03°00'16" WEST FOR A DISTANCE OF 947.71 FEET TO A MAG NAIL FOUND AT THE SOUTHWEST CORNER OF A 7.259 ACRE TRACT OF LAND CONVEYED TO BOARD OF COMMISSIONERS OF FAIRFIELD COUNTY BY DEED RECORDED IN OFFICIAL RECORD 1553 PAGE 2960 PASSING A MAG NAIL FOUND AT 879.56 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 65°59'44" EAST FOR A DISTANCE OF 25.000 FEET TO A 5/8" REBAR FOUND CHOICE ONE AT A CORNER OF SAID 7.259 ACRE TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF RELOCATED ELECTION HOUSE ROAD NW DEMONSTRATED IN PLAT CABINET 1, SLOT 2 (PASSING THE EXISTING RIGHT-OF-WAY AT 22.50 FEET).

THENCE NORTHEASTERLY ALONG A SOUTH LINE OF SAID RELOCATED ELECTION HOUSE ROAD NW AND A SOUTHERLY LINE OF SAID 7.259 ACRE TRACT SOUTH 66°27'11" EAST FOR A DISTANCE OF 1324.67 FEET TO A 5/8" REBAR FOUND CHOICE ONE ALSO BEING ON THE CENTERLINE OF ELECTION HOUSE ROAD NW DEMONSTRATED IN PLAT CABINET 1, SLOT 14, RIVER VALLEY HIGHLANDS SECTION 8, PHASE 2 AS RECORDED IN PLAT CABINET 2, SLOT 14.

THENCE ALONG THE WESTERLY LINE OF SAID RIVER VALLEY HIGHLANDS SECTION 8, PHASE 2 AND THE SOUTHERLY EXTENSION OF SAID RIVER VALLEY HIGHLANDS SECTION 8, PHASE 2 ALONG THE WESTERLY LINE OF RIVER VALLEY HIGHLANDS SECTION 8, PHASE 3 RECORDED IN PLAT CABINET 1, SLOT 1991 RIVER VALLEY HIGHLANDS SECTION 7, PHASE 3 RECORDED IN PLAT CABINET 2, SLOT 89, AND RIVER VALLEY HIGHLANDS SECTION 4, PHASE 3 RECORDED IN PLAT CABINET 1, SLOT 190 SOUTH 03°20'01" WEST FOR A DISTANCE OF 1460.21 FEET TO A STONE FOUND AT THE NORTHEAST CORNER OF A 9.06 ACRE TRACT OF LAND CONVEYED TO JOB 2750 LLC BY DEED RECORDED IN OFFICIAL RECORD 1670 PAGE 1426 PASSING A 3/4" IRON PIN CAPPED ROD FOUND AT 228.93 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 AY 11,769 ACRE TRACT OF LAND CONVEYED TO LANCASTER TAYLOR CORPORATION LLC IN DEED BOOK 16811, PAGE 270 AND A 13.771 ACRE TRACT OF LAND CONVEYED TO BORN-BIRD COMPANY II IN DEED BOOK 804, PAGE 239, NORTH 86°29'58" WEST FOR A DISTANCE OF 689.20 FEET TO A MAG NAIL FOUND ON THE CENTERLINE OF SAID ELECTION HOUSE ROAD NW AND PASSING A MAG NAIL FOUND AT 668.33 FEET AND A 5/8" REBAR FOUND CHOICE ONE AT 1238.10 FEET.

THENCE ALONG THE CENTERLINE OF SAID ELECTION HOUSE ROAD NW, NORTH 03°02'03" EAST, FOR A DISTANCE OF 1432.80 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A TOTAL OF 42.706 ACRES, MORE OR LESS, 41.966 ACRES IN THE CITY OF LANCASTER AND 0.740 ACRES IN GREENFIELD TOWNSHIP.

TOGETHER WITH AND SUBJECT TO CONVEYANTS EASEMENTS AND RESTRICTIONS OF RECORD BEING A PART OF TAX PARCEL 0632010000 IN THE CITY OF LANCASTER AND 0140095600 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, MODE 3, BY GPS OBSERVATIONS TO THE COOT VES NETWORK, WITH THE CENTERLINE OF ELECTION HOUSE ROAD NW BEING NORTH 03°02'03" EAST.

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

## UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR REMOVAL OF UTILITY LINES AND SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND FIBER OPTIC LINES. THE USER OF SAID UTILITY LINES AND SERVICES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES 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 LESS HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE ERECTION OF FOREVER BOUNDARIES AND DEDICATE THE STREETS HEREON, COMPRISING A TOTAL OF 2.711 ACRES, TO THE BOARD OF EDUCATION LANCASTER CITY SCHOOLS AND RESERVE "A" AND RESERVE "B" AS DESIGNATED AND DELINEATED HEREIN SHALL BE OWNED AND MAINTAINED BY THE BOARD OF EDUCATION LANCASTER CITY SCHOOLS.

BOARD OF EDUCATION LANCASTER CITY SCHOOLS

SIGNED IN THE PRESENCE OF:

BY: \_\_\_\_\_

PRINTED: STEVE WIGTON, SUPERINTENDENT

STATE OF OHIO SS \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, STEVE WIGTON, SUPERINTENDENT, PERSONALLY CAME TO THE SAID BOARD OF EDUCATION LANCASTER CITY SCHOOLS, TO ME KNOW AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC - STATE OF OHIO

## APPROVAL BY PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF LANCASTER PLANNING COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED AND EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

PAUL MARTIN, 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, WHEREIN THE STREETS AND EASEMENTS ARE ACCEPTED AS SUCH ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ORDNANCE NO. \_\_\_\_\_

TERESA SANDY, CLERK OF COUNCIL  
CITY OF LANCASTER

## APPROVAL BY COUNTY AUDITOR

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

JOHN A. SLATER, JR., FAIRFIELD COUNTY AUDITOR

## APPROVAL BY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ AM-PM AND THAT IT WAS RECORDED ON \_\_\_\_\_, 20\_\_\_\_, IN PLAT CABINET \_\_\_\_\_, SLOT \_\_\_\_\_, PLAT RECORDS OF FAIRFIELD COUNTY, OHIO. FEE: \_\_\_\_\_

GENE WOOD, FAIRFIELD COUNTY RECORDER

EXHIBIT

A\*

TO 11-18\*

ENGINEERS & SURVEYORS

COLUMBUS • LOSAN • ZANESVILLE

SANDS  
DECKER  
CPS



VICINITY MAP  
NOT TO SCALE

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE COOT VES NETWORK, WITH THE CENTERLINE OF ELECTION HOUSE ROAD NORTHWEST BEING NORTH 03°02'03" EAST.

## SURVEYOR'S NOTES

- ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPE, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP RESEMBLING 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 CPS, 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 HEREON.

## CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY, AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE AT THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

## SANDS DECKER CPS

\_\_\_\_\_ DATE  
\_\_\_\_\_ OHIO PROFESSIONAL SURVEYOR 7712

GENERAL SHERMAN  
JUNIOR HIGH  
SCHOOL  
SUBDIVISION  
SHEET 1 OF 2



ENGINEERS & SURVEYORS  
COLLINGS • LONG • ZANESVILLE

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE COOT VMS NETWORK, WITH THE CENTERLINE OF ELECTION HOUSE ROAD NORTHWEST BEING NORTH 03°02'03" EAST.

**LEGEND**

- - IRON PIN FOUND
- - IRON PIN SET



NORTH  
GRAPHIC SCALE  
1" = 100'

**SURVEYOR'S NOTES**

- ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PINS, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER"
- RESERVE "A" AND RESERVE "B" AS DESIGNATED AND DELINEATED BY IRON PINS AND SETS ARE OWNED BY THE BOARD OF EDUCATION LANCASTER CITY SCHOOLS
- BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY SANDS DECKER ENGINEERS & SURVEYORS 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 PLAN AND DESCRIPTION FOR ELECTION HOUSE ROAD.
- REFERENCES ARE ALL DOCUMENTS AS NOTED HEREON.

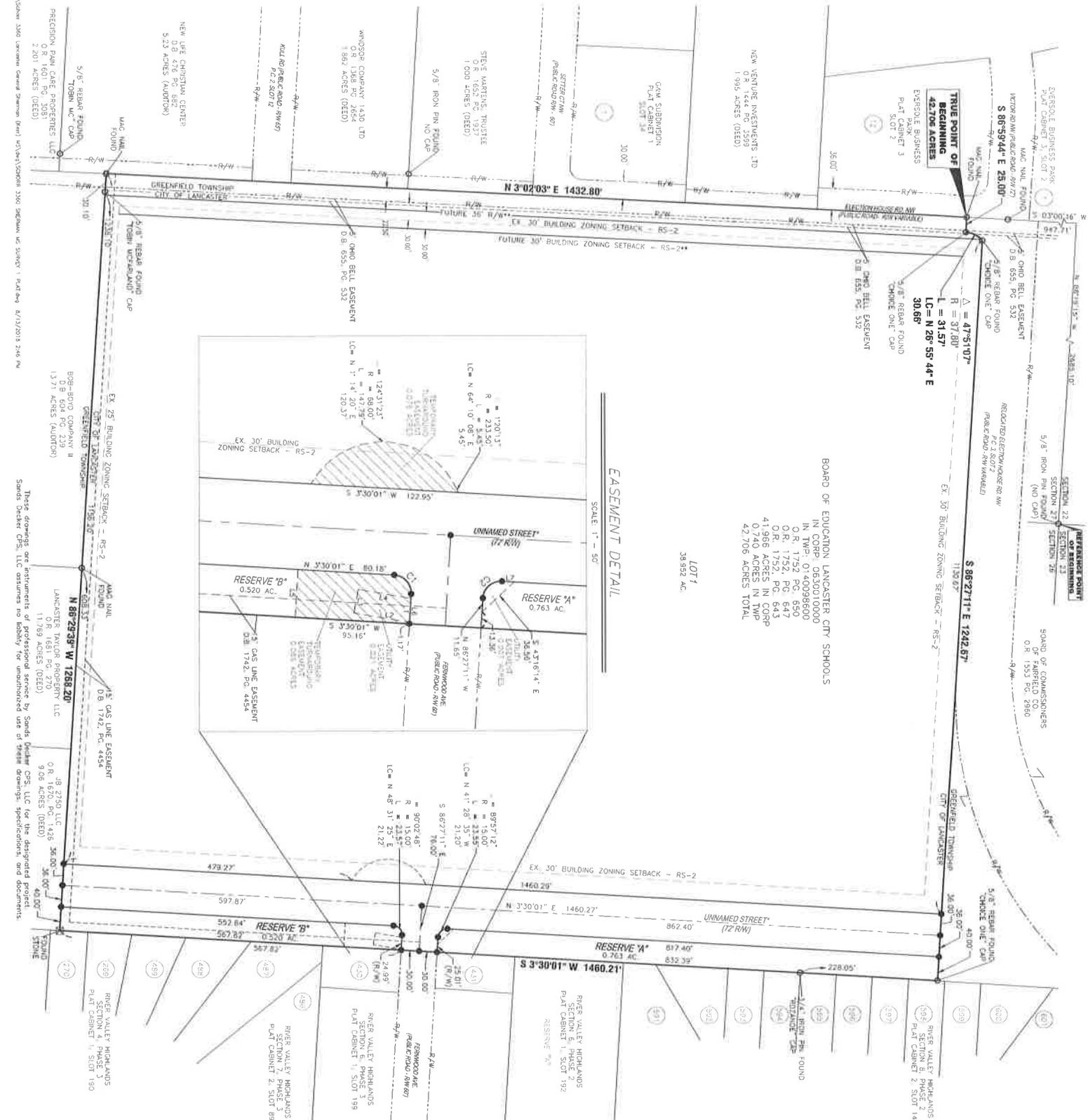
**AREA SUMMARY**

LOT 1	38,952 AC
RESERVE A	0,763 AC
RESERVE B	0,520 AC
REMOVED RIGHT OF WAY	2,491 AC
TOTAL	42,706 AC

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	90702.46'	23.57'	N48°31'25"E	21.22'
C2	89571.12'	23.55'	N41°28'35"W	21.20'

Curve #	Delta	Length	Radius	Chord Bearing	Chord Length
C1	90702.46'	23.57'	15.00'	N48°31'25"E	21.22'
C2	89571.12'	23.55'	15.00'	N41°28'35"W	21.20'

GENERAL SHERRMAN  
JUNIOR HIGH  
SCHOOL  
SUBDIVISION  
SHEET 2 OF 2



3/1/2018 10:00 AM General Sherrman (Plan) 2/1/2018 10:00 AM General Sherrman 1 1/24/2018 4/11/2018 2:44 PM