

TEMPORARY ORDINANCE NO. 18-20

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR THE OVERLOOK SECTION 2

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

WHEREAS, on the 10th day of September 2020, the City Planning Commission gave unanimous approval of the Final Plat; and

WHEREAS, the engineering improvement plans have been approved prior to acceptance;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Lancaster, Fairfield County, State of Ohio:

SECTION 1. That the Final Plat for The Overlook Section 2 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.

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 and Zoning Committee

THE OVERLOOK SECTION 2

Situated in the State of Ohio, County of Fairfield, City of Lancaster and in Section 34, Township 15, Range 19, Congress Lands, containing 10,300 acres of land, less, said 10,300 acres being part of that tract of land conveyed to ROCKFORD HOMES, INC. by deed of record in Official Record 1353, Page 3455, Recorder's Office, Fairfield County, Ohio.

The unfranchised, ROCKFORD HOMES, INC., an Ohio corporation, by DONALD R. WICK, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE OVERLOOK SECTION 2", a subdivision containing Lots numbered 47 to 77, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Brookside Drive, Ely Road, Mint Hill Drive and Thom Hill Place, shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" (U/E) or "Drainage Easement" (D/E). Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities above, beneath and on the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within these areas designated "Drainage Easement" on this plat, easements are hereby granted for the purpose of constructing, reconstructing, using and maintaining major storm drainage swales, storm water detention and/or retention basins and underground utilities and appurtenant works on any part of easements areas designated "Drainage Easement" hereon, including the right to clean, repair and care for said swales and utilities with the right of access to the said areas for the said purpose. The costs thereof, both direct and incidental thereto, shall be paid for by the owner or owners of the fee simple title to the lots and land upon which such maintenance is performed. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within drainage easements.

The owner or owners of the fee simple title to each of lots 65, 66, 68 and 69, that lies within it a portion of the area designated hereon as "Drainage Easement" shall care for, maintain, and keep open and unobstructed the major storm drainage swale and any detention and/or retention basin within said portion of the drainage easement area. No fence shall be constructed within any portion of the easement and/or major flood routing swale.

In Witness Whereof, DONALD R. WICK, President of ROCKFORD HOMES, INC., has hereunto set his hand this _____ day of _____, 20____.

Signed and Acknowledged
In the presence of:

By _____
DONALD R. WICK,
President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared DONALD R. WICK, President of ROCKFORD HOMES, INC., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said ROCKFORD HOMES, INC. for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____
Notary Public, _____ State of Ohio

A Public Sites and Open Space Fee per Section 110912 L.C.O. of \$ _____ was paid on this day _____ of _____, 20____.

Approved and accepted by Planning Commission this _____ day of _____, 20____.

Approved and accepted by City Council this _____ day of _____, 20____, in Ordinance No. _____.

I hereby certify that this plat was filed for recording on _____, 20____ at _____ am-pm and that it was recorded on _____, 20____, in Cabinet _____, Slot _____, plat records of Fairfield County, Ohio.

Fee \$ _____

Mich Noland
City Engineer. City of Lancaster

Paul Martin
Secretary of Planning Commission. City of Lancaster

Teresa Sandy
Clerk of Council. City of Lancaster

Jon A. Slater, Jr.
Fairfield County Auditor

Gene Wood
Fairfield County Recorder



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "The Overlook Section 1" of record in Plat Cabinet 3, Slot 146, Recorder's Office, Fairfield County, Ohio.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Fairfield County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are one-inch diameter, thirty-inch long, solid iron pins, are set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail set
- = Permanent Marker (See Survey Data)

By _____
Matthew A. Kirk
Professional Surveyor No. 7865 Date _____

THE OVERLOOK SECTION 2

2 3

LLOYD F. HELBER AND
DIANN L. HELBER
O.R. 1299, P. 661

THE OVERLOOK SECTION 1
P.C. 2, S. 146

ROCKFORD HOMES, INC.
O.R. 1535, P. 3455



- U.E. = Utility Easement
- B.L. = Building Line
- T.V.T.E. = Temporary Vehicle Turnaround Easement

- Ⓐ Δ=1740'15" R=170.00'
Arc=52.43'
Ch=500'48'18"
- Ⓑ Δ=589'38'25" E
8.39'
- Ⓒ Δ=2'43'16" R=320.00'
Arc=15.20'
Ch=9'15.20"

SCALE 1" = 50'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	44°36'01"	200.00	155.66	S 67°20'25" E	151.78'
C2	7°04'45"	200.00	130.97	N 83°48'02" W	128.65'
C3	7°04'45"	200.00	24.71	S 86°06'03" E	24.69'
C4	21°59'45"	200.00	76.78	N 79°21'42" E	76.31'
C5	27°49'11"	200.00	76.17	N 79°16'25" E	75.71'
C6	3°33'58"	350.00	23.65	S 46°49'23" E	23.65'
C7	6°17'14"	320.00	35.11	N 48°11'01" W	35.10'
C8	72°28'26"	20.00	25.30	S 38°03'41" E	23.65'
C9	16°35'47"	230.00	66.62	S 64°00'00" E	66.39'
C10	26°55'46"	170.00	79.80	N 58°30'17" W	79.17'
C11	10°39'42"	230.00	42.80	S 50°22'15" E	42.74'
C12	26°55'46"	170.00	80.10	N 89°47'03" W	8.65'
C13	1°17'16"	170.00	64.41	S 79°13'04" W	64.02'
C14	21°42'29"	170.00	80.10	S 78°20'27" W	79.70'
C15	19°57'15"	230.00	7.49	S 89°15'03" W	7.49'
C16	1°51'56"	230.00	12.50	N 83°47'56" W	12.48'
C17	1°20'07"	59.50	58.23	N 49°44'38" W	55.94'
C18	56°04'28"	59.50	52.61	N 03°37'30" E	50.91'
C19	50°39'48"	59.50	62.02	S 59°57'20" E	59.25'
C20	61°13'37"	59.50	63.58	N 39°34'12" E	60.60'
C21	59°43'18"	59.50	62.02	S 59°57'20" E	59.25'
C22	59°43'18"	59.50	62.02	S 59°57'20" E	59.25'
C23	7°37'07"	170.00	22.61	N 86°22'27" E	22.59'
C24	14°12'04"	170.00	42.14	N 75°27'52" E	42.03'
C25	15°03'52"	230.00	60.47	N 75°53'46" E	60.30'
C26	6°55'55"	230.00	27.82	N 86°53'38" E	27.81'
C27	90°11'03"	20.00	31.48	N 45°16'03" E	28.33'
C28	41°13'06"	350.00	251.79	N 69°12'55" W	246.39'
C29	3°33'58"	320.00	19.92	S 46°49'23" E	19.91'

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of plating. At the request of zoning and planning authorities at the time of plating, this plat was prepared in accordance with the requirements of the zoning code in effect at the time of filing this plat. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the governing authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private easements, or any nature, except to the extent specifically enumerated as such.

NOTE "B": At the time of plating, all of the land hereby being platted as The Overlook Section 2 is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and identified on the FEMA Flood Insurance Map for Fairfield County, Ohio, dated January 6, 2012, map number 39045C0357G, with an effective date of January 6, 2012.

NOTE "C" - VEHICULAR ACCESS - ETY ROAD: Within the limits shown and specified hereon, Rockford Homes, Inc. hereby waves and releases all right or rights of direct vehicular access or egress hereon from the present road improvements shown as Ety Road hereon. The easement shown on this plat shall act as a waiver to City of Lancaster, Ohio in the elimination of any direct vehicular access to said road either for present or future construction.



NOTE "D" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS: As required by the zoning code.

Front: 25 feet
Side: 5 feet one side
Rear: 20 feet

NOTE "E": At the time of plating, electric, cable and telephone service providers have not issued information required so that easement areas in addition to those shown on this plat, as deemed necessary by the utility providers, could consistently be shown on all of their utility facilities. Existing recorded easement information about The Overlook Section 2 of any part thereof can be acquired by a competent examination of the then current public records, including those in the Fairfield County Recorder's Office.

NOTE "F" - ACREAGE BREAKDOWN:

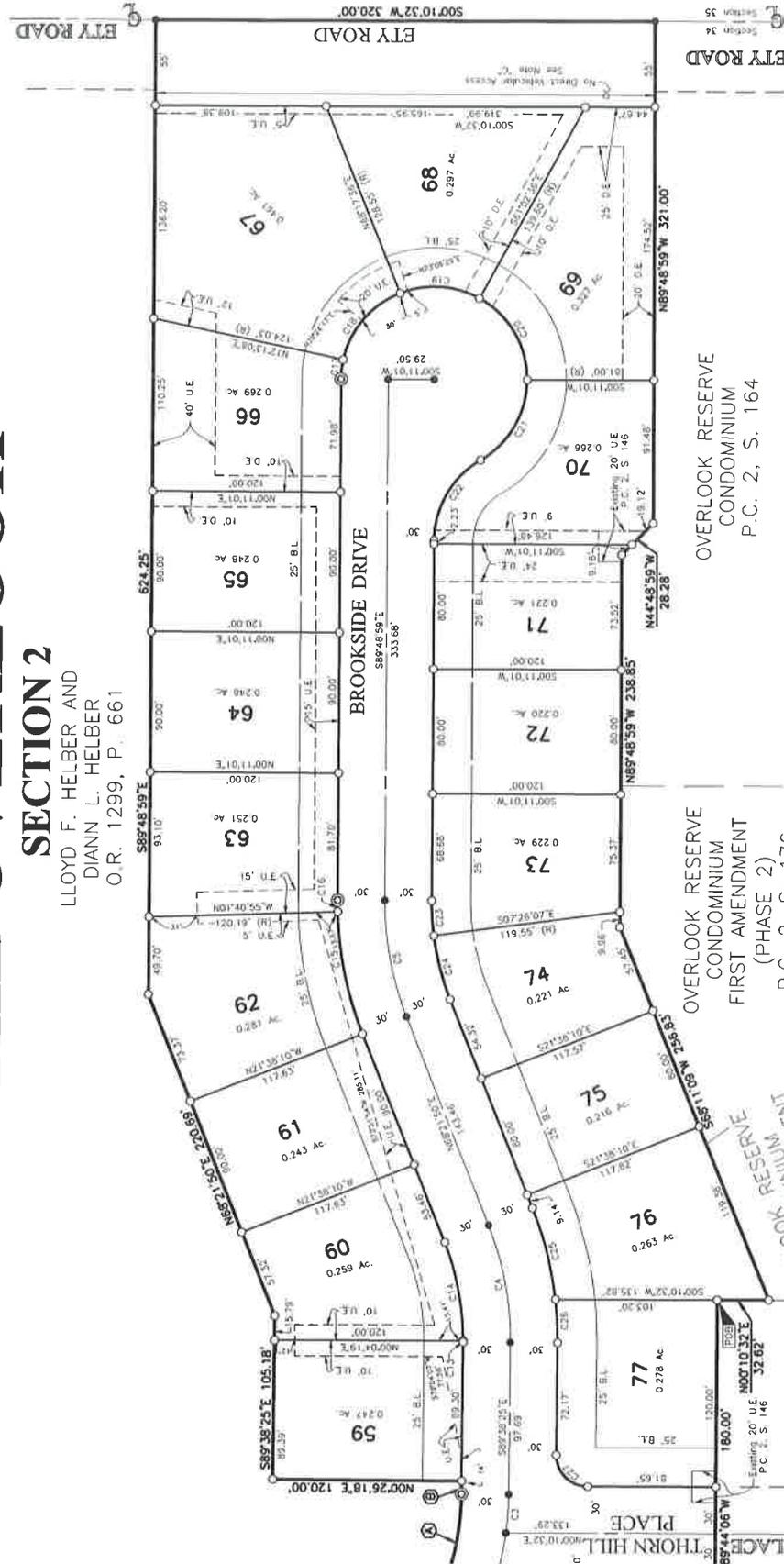
Total acreage
10.300 AC
7.793 AC
Acreage in lots
2.507 AC

NOTE "G" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVE) - MINT HILL DRIVE AND BROOKSIDE DRIVE: The City of Lancaster, Ohio is hereby granted a non-exclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the westerly terminus of Mint Hill Drive and Brookside Drive on that parcel owned by Rockford Homes Inc. as shown hereon. Temporary easements shall be of no force as such as shown hereon if and when the easement and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Lancaster.

THE OVERLOOK

SECTION 2

LLOYD F. HELBER AND
DIANN L. HELBER
O.R. 1299, P. 661



OVERLOOK RESERVE
CONDOMINIUM
P.C. 2, S. 164

OVERLOOK RESERVE
CONDOMINIUM
FIRST AMENDMENT
(PHASE 2)
P.C. 2, S. 176

OVERLOOK RESERVE
CONDOMINIUM
SECOND AMENDMENT
(PHASE 3)
P.C. 3, S. 3

THE OVERLOOK
SECTION 1
P.C. 2, S. 146

CURVE TABLE				CURVE TABLE						
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	
C1	44°36'01"	200.00'	S 67°20'25" E	151.78'	C15	19°57'15"	230.00'	S 75°20'27" W	79.70'	
C2	37°31'17"	200.00'	N 130°97' N	63°48'02" E	128.65'	C16	1°51'38"	230.00'	7°49' S 89°15'03" W	7.49'
C3	7°04'45"	200.00'	24.71' S	86°06'03" E	24.69'	C17	12°02'07"	59.50'	12.50' N 83°47'56" W	12.48'
C4	21°59'45"	200.00'	76.78' N	79°21'42" E	76.31'	C18	56°04'28"	59.50'	58.23' N 49°44'38" W	55.94'
C5	21°48'11"	200.00'	76.17' N	79°16'25" E	75.71'	C19	50°39'48"	59.50'	52.61' N 03°37'30" E	50.91'
C6	3°33'58"	350.00'	21.78' N	46°49'23" W	21.78'	C20	81°13'37"	59.50'	63.58' N 58°34'12" E	60.60'
C7	3°33'58"	380.00'	23.65' N	46°49'23" E	23.65'	C21	59°43'18"	59.50'	62.02' S 59°57'20" E	59.25'
C8	6°17'14"	320.00'	35.11' N	48°11'01" W	35.10'	C22	59°43'18"	59.50'	62.02' S 59°57'20" E	59.25'
C9	72°28'26"	20.00'	25.30' S	36°03'41" E	23.65'	C23	7°37'07"	170.00'	22.61' N 86°22'27" E	22.59'
C10	16°35'47"	230.00'	66.62' S	64°00'00" E	66.39'	C24	14°12'04"	170.00'	42.14' N 75°27'52" E	42.03'
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C12	26°55'46"	170.00'	79.90' N	58°30'17" W	79.17'	C26	6°58'53"	230.00'	27.82' N 86°53'38" E	27.81'
C13	0°17'16"	170.00'	0.85' N	89°47'03" W	0.85'	C27	90°11'03"	20.00'	31.48' N 45°16'03" E	28.33'
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- Ⓒ Δ=2°43'16" R=320.00'
Arc=15.20'
ChBrg=N49°58'00"W
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SCALE: 1" = 50'

GRAPHIC SCALE (in feet)

UE = Utility Easement
DE = Drainage Easement
T.V.E. = Temporary Vehicle Turnaround Easement