

TEMPORARY ORDINANCE NO. 19-20

PERMANENT ORDINANCE NO. 18-20

AN ORDINANCE TO ACCEPT THE REPLAT OF WESLEY WOODS SUBDIVISION, PHASE 2

WHEREAS, the Replat was submitted to the Lancaster Planning Commission; and

WHEREAS, on the 10<sup>th</sup> day of September 2020, the City Planning Commission gave unanimous approval of the Replat; and

WHEREAS, this Replat shall combine lots 10 and 11, creating lot 10A; and

WHEREAS, engineering improvement plans are not required for this replat;

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

SECTION 1. That the Replat for Wesley Woods Subdivision, Phase 2 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: 10/12/20 after 2nd reading. Vote: Yeas 9 Nays 0

Date Approved: 10/12/20

Clerk: Teressa Lee Wandy David L. Sheffer  
President of Council

Offered by: [Signature] Mayor

Second by: [Signature]

Requested by Code Enforcement and Zoning Committee

# REPLAT OF WESLEY WOODS SUBDIVISION, PHASE 2

## COMBINING ORIGINAL LOTS 10 & 11 INTO NEW LOT 10A

### WESLEY WOOD SUBDIVISION, PHASE 2

#### ORIGINALLY RECORDED IN PLAT CAB. 2 SLOT 111

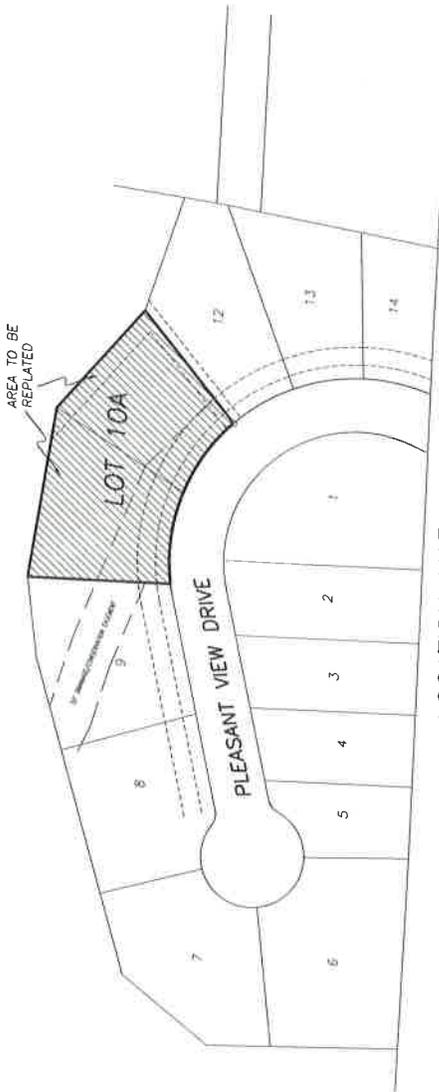
#### OWNER CERTIFICATION

SITUATED IN THE STATE OF OHIO, FAIRFIELD COUNTY, CITY OF LANCASTER, BEING ALL OF LOT 10 (PARCEL 0534228000) AND ALL OF LOT 11 (PARCEL 0534228100) OF WESLEY WOODS SUBDIVISION, PHASE 2, AS RECORDED IN PLAT CABINET 2, SLOT 111, CONVEYED TO RICHARD J. & JANICE M. MILLER, TRUSTEE BY OFFICIAL RECORD 1825 PAGE 250, FAIRFIELD COUNTY OFFICIAL RECORDS.

THE UNDERSIGNED, RICHARD J. & JANICE M. MILLER, TRUSTEE DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE REPLAT OF SAID LOTS 10 & 11 OF WESLEY WOODS SUBDIVISION, AND IS TO BE RENUMBERED LOT 10A INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

I, THE UNDERSIGNED, BEING THE OWNER AND LEIN HOLDER OF THE LAND HEREIN PLATTED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, AND OTHER REGULATIONS AND ORDINANCES AND THAT I SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL OTHER SUBSEQUENT FEES OR CHARGES TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED, IN WITNESS WHEREOF, FEDERAL NATIONAL MORTGAGE ASSOCIATION, OWNER OF SAID PROPERTY.

FURTHERMORE, I AGREE TO CONFORM TO ALL OF THE "REVISED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESLEY WOODS PHASE II" AS WRITTEN ON MAY 11, 2004 AND RECORDED ON THE FINAL PLAT OF WESLEY WOODS SUBDIVISION PHASE 2 IN PLAT CABINET 2 SLOT 111. NO NEW OR MODIFICATIONS TO THE EXISTING ROAD RIGHT-OF-WAY/DEDICATIONS, UTILITY EASEMENTS, 50' DRAINAGE/CONSERVATION EASEMENT, BUILDING SETBACKS OR DRAINAGE EASEMENTS WITH THE EXCEPTION TO THE REMOVAL OF THE ORIGINAL 10' DRAINAGE EASEMENT BETWEEN ORIGINALLY PLOTTED LOTS 10 AND 11 OF SAID SUBDIVISION.



**LOCATION MAP**  
SCALE 1" = 100'

TO COMPLY WITH SUBDIVISION REGULATIONS

**CITY ENGINEER**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF LANCASTER ENGINEERING DEPARTMENT ON \_\_\_\_\_, 2020.

CITY OF LANCASTER ENGINEER \_\_\_\_\_

**CITY PLANNING COMMISSION**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF LANCASTER, OHIO, PLANNING COMMISSION ON \_\_\_\_\_, 2020.

CITY OF LANCASTER PLANNING COMMISSION \_\_\_\_\_

**CITY COUNCIL**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF LANCASTER, OHIO, ON \_\_\_\_\_, 2020. ORDINANCE NO. \_\_\_\_\_

CLERK OF COUNCIL \_\_\_\_\_

**COUNTY AUDITOR**

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFER

ON \_\_\_\_\_, 2020.

FAIRFIELD COUNTY AUDITOR \_\_\_\_\_

**COUNTY RECORDER**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON \_\_\_\_\_, 2020 AT \_\_\_\_\_ AM/PM AND THAT IT WAS RECORDED ON \_\_\_\_\_, 2020 IN PLAT CABINET \_\_\_\_\_ SLOT \_\_\_\_\_ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO. FEE: \$ \_\_\_\_\_

FAIRFIELD COUNTY RECORDER \_\_\_\_\_

SET IN THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

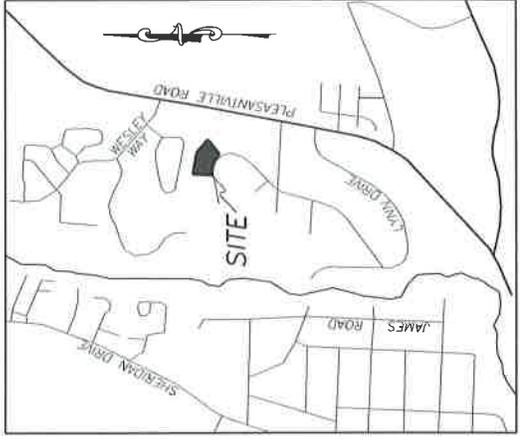
\_\_\_\_\_  
RICHARD J. MILLER, TRUSTEE

\_\_\_\_\_  
JANICE M. MILLER, TRUSTEE

STATE OF OHIO, COUNTY OF FAIRFIELD  
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY  
CAME \_\_\_\_\_ WHO ACKNOWLEDGED THE SIGNING  
OF THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND  
DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED RECORDS  
IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY  
OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
NOTARY PUBLIC

**VACINITY MAP**  
NOT TO SCALE



**COTTRILL SURVEYING, INC**  
James R Cottrill, PS Nathan Cottrill, PE  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

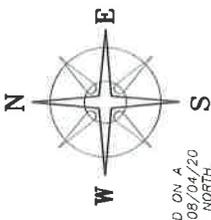
**REPLAT OF WESLEY WOODS SUB, PH 2,  
S-32, T-15, R-18, CITY OF LANCASTER  
FAIRFIELD COUNTY, STATE OF OHIO.  
SURVEYED FOR MILLER**

SCALE: 1" = 100'  
100' 50' 0' 100'  
JOB No. S200707 CREW: MW  
SURVEYED 08/2020 DWN BY: NC  
DRAWN 08/2020 CHECK: RC

**REPLAT OF WESLEY WOODS SUBDIVISION, PHASE 2**  
 COMBINING ORIGINAL LOTS 10 & 11 INTO NEW LOT 10A  
 WESLEY WOOD SUBDIVISION, PHASE 2  
 ORIGINALLY RECORDED IN PLAT CAB. 2 SLOT 111

COURSE	BEARING	LENGTH	CURVED BEARING	ARC LENGTH
C1	S 04° 38' 10.4" E	103.01	S 07° 28' 15.7" E	270.18
C2	S 04° 38' 19.5" E	92.65	N 54° 14' 18.7" W	265.46
C3	S 04° 38' 19.5" E	191.84	N 68° 47' 28.7" W	554.87

BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 08/04/20  
 WGS 1984 GEODETIC NORTH.



- NOTES**
- 36" CULVERTS SHALL BE UTILIZED FOR LOT 10A (SEE ORIGINAL CONSTRUCTION DRAWINGS FOR MORE DETAILS)
  - BECAUSE OF TOPOGRAPHY AND THE DESIRE TO PRESERVE TREES A PLOT AND GRADING PLAN SHALL BE SUBMITTED FOR EACH LOT AS IT DEVELOPS
  - EXISTING ZONING=RS-3; 5' SIDE YARD SETBACKS, 20' REAR YARD SETBACKS
  - REFER TO THE ORIGINAL PLAT AS RECORDED IN PLAT CABINET 2 SLOT 111 FOR DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. ALL ITEMS SHALL APPLY TO THE NEWLY CREATED LOT 10A.
  - THE ORIGINAL SUBDIVISION WAS COMPLETED BY LOCKWOOD LAINER MATHIAS AND NOLAND. 1 INCH DIAMETER PIPES FOUND WERE CAPPED "AHLERS & MOE". DISTANCES AND BEARINGS ADJUSTED TO FIT FOUND MONUMENTATION

**CURRENT DEED REFERENCE**  
 RICHARD J & JANICE M  
 MILLER, CO TRUSTEES  
 OR 1825 PG 250  
 LOTS 10 & 11  
 LOT #10 PARCEL No 0534228000  
 LOT #11 PARCEL No 0534228100

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED
  - 5/8" IRON PIN (FOUND)
  - RAILROAD SPIKE (FOUND)
  - 1" IRON PIPE & YELLOW PLASTIC CAP STAMPED "AHLERS & MOE" (FOUND)



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION ON AUGUST 4, 2020, THAT ALL MONUMENTATION SHOWN WITHIN THIS PLAT ARE IN PLACE, AND ALL WORK MEETS THE MINIMUM STANDARDS SET FORTH BY OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

- LIST OF ORIGINAL VARIANCES**
- 1105.06(g) THE SANITARY SEWER IS NOT LOCATED WITHIN THE RIGHT-OF-WAY.
  - 1105.06(c) 7' EXTENSION OF PLEASANTVIEW DRIVE EXCEEDS 600'
  - 1105.06(c) 10' NO SECOND POINT OF ACCESS IS FEASIBLE NO BOULEVARD ENTRANCE IS PROVIDED.

JAMES R. COTTRILL, P.S. #6858  
 DATE: \_\_\_\_\_

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 50' 25' 0'

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