

TEMPORARY ORDINANCE NO. 18-20

PERMANENT ORDINANCE NO. 20-20

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: 10/26/20 after 3rd reading. Vote: Yeas 8 Nays 0

Date Approved: 10/26/20

Clerk: Jeresa Lynn Sandy

Offered by: A. Hall

Second by: Cory Schoonover

Requested by Code Enforcement and Zoning Committee

David L. Scheffe
President of Council
David L. Scheffe
Mayor

THE OVERLOOK SECTION 2

Situated in the State of Ohio, County of Fairfield, City of Lancaster, and in Section 34, Township of Range 9, Congressional District of 10, 300 acres of land, more or less, 10-300 acres being part of the land owned by **ROCKFORD HOMES, INC.**, by deed of record in Official Record 1553, Page 3455; Recorder's Office, Fairfield County, Ohio.

The undersigned, **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, Ey Road, Mint Hill Drive and Thom Hill Place, shown hereon and not herebefore 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 for storm, water drainage and sewerage. Within those areas designated "Drainage Easement" on this plat, easements are hereby granted for the purpose of constructing, maintaining, repairing, and improving drainage swales, storm water detention and/or retention basins and underground utilities; 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 has 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:

ROCKFORD HOMES, INC.

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 1109.12 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 ____, in Ordinance No. _____, 20__.

I hereby certify that this plat was filed for recording on ___ day of ____, 20__ at ___ am-pm and that it was recorded on ___ day of ____, 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 and 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 & PLATTED
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



- U/E = Utility Easement
 - BL = Building Easement
 - T/V/E = Temporary Vehicle Turnaround Easement
- A** Δ=17'40"15" R=170'00"
 Arc=52.43'
 ChBgs=580'48"18"E
 Ch=52.22'
B Δ=17'40"15" R=170'00"
 Arc=52.43'
 ChBgs=580'48"18"E
 Ch=52.22'
C Δ=2'43"16" R=320'00"
 Arc=15.20'
 ChBgs=145'58"00"W
 Ch=15.20'

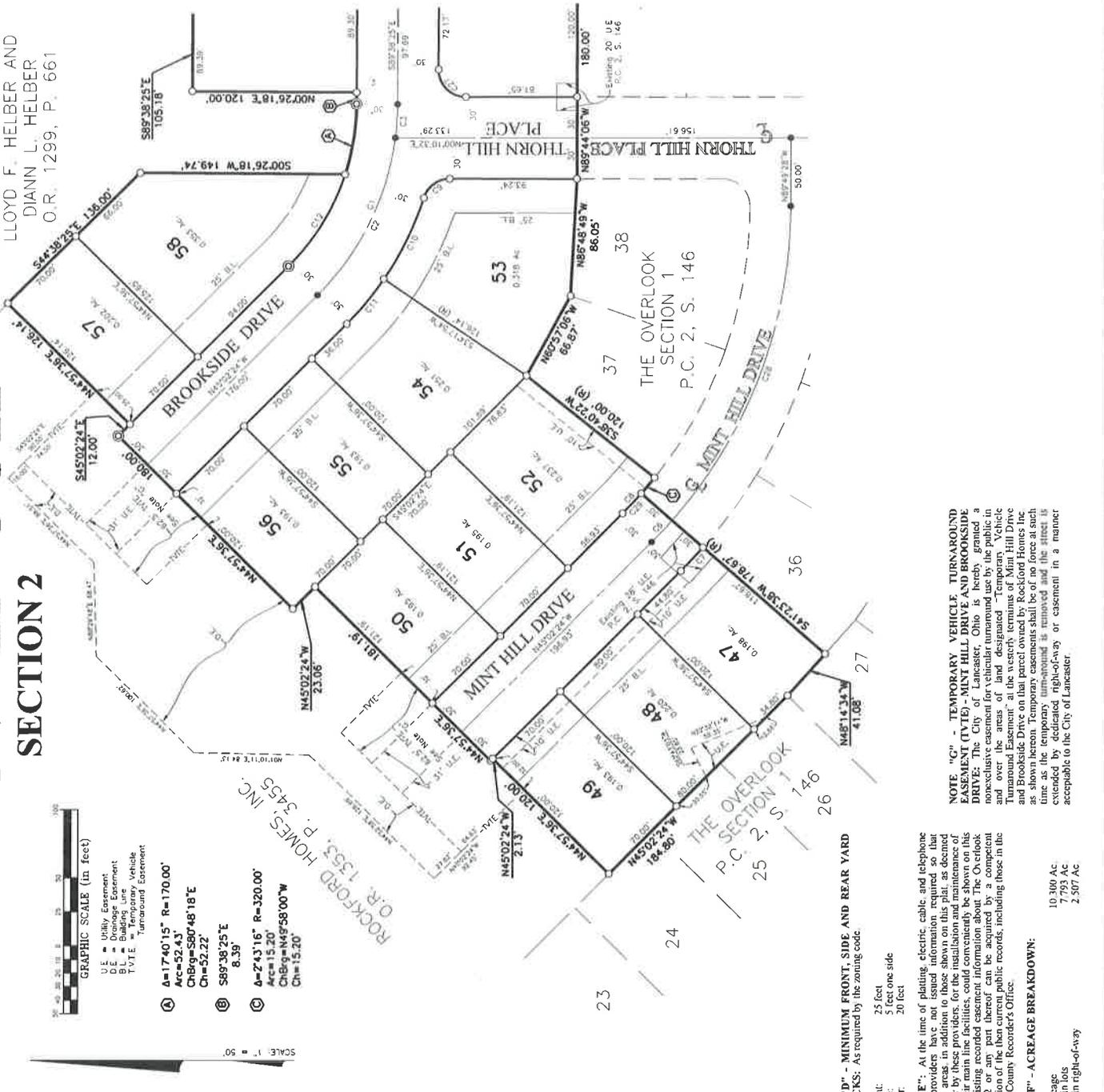
SCALE: 1" = 50'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	44°36'01"	200.00	155.88	S 67°20'25" E	151.78
C2	3°31'17"	200.00	130.97	N 63°48'02" E	128.65
C3	7°04'45"	200.00	24.71	S 66°06'03" E	24.69
C4	21°59'45"	200.00	76.78	N 79°21'42" E	76.31
C5	21°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	3°33'58"	350.00	23.65	S 46°49'23" E	23.65
C8	6°17'14"	320.00	35.11	N 48°11'01" W	35.10
C9	72°28'26"	20.00	25.30	S 36°03'41" E	23.65
C10	16°35'47"	230.00	66.82	S 64°00'00" E	66.39
C11	10°39'42"	230.00	42.80	S 50°22'15" E	42.74
C12	26°55'46"	170.00	79.90	N 58°30'17" W	79.17
C13	0°17'16"	170.00	0.65	N 89°47'03" W	0.85
C14	21°42'29"	170.00	64.41	S 75°13'04" W	64.02
C15	10°39'42"	230.00	80.10	S 78°20'27" W	79.70
C16	1°31'56"	230.00	7.49	S 89°15'03" W	7.49
C17	12°02'07"	58.50	12.80	N 83°47'56" W	12.48
C18	56°04'28"	59.50	58.23	N 49°44'36" W	55.94
C19	50°39'48"	59.50	52.61	N 03°37'30" E	50.91
C20	6°13'37"	59.50	53.58	N 59°54'12" 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 66°22'27" E	22.59
C24	14°12'04"	170.00	42.14	N 79°27'52" E	42.03
C25	15°03'32"	230.00	60.47	N 75°53'46" E	60.30
C26	6°55'53"	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"	350.00	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 platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The zoning code in effect on the date of filing this plat may be subject to amendment and the zoning code in effect at the time of recording this plat 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 use restrictions, covenants running with the land or title interests of any nature, except to the extent specifically identified as such.

NOTE "B": At the time of platting, 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 delineated on the FEMA Flood Insurance Map for Fairfield County, Ohio, and Incorporated Areas, map number 39435C0232G, with an effective date of January 9, 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 claims therefrom from the present road improvements known as Ety Road as constructed or to the ultimate road improvement to be constructed by the State of Ohio. On the date of recording this plat shall act as a permanent right-of-way for the use of the State of Ohio. The State of Ohio shall have the right to use the right-of-way for present or future transportation. Vehicular access to said road either for present or future transportation.



NOTE "IC": - TEMPORARY VEHICLE TURNAROUND EASEMENT (TYTE) - 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 at such time as the temporary turnaround is relinquished and the street is accepted by the State of Ohio. The State of Ohio shall have the right to use the right-of-way for present or future transportation. Vehicular access to said road either for present or future transportation.

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

Front: 25 feet
 Side: 20 feet
 Rear: 20 feet

NOTE "E": At the time of platting, 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 these providers, for the installation and maintenance of their lines and facilities in and over the areas shown on this plat. Existing unrecorded easement information about The Overlook Section 2 or 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.

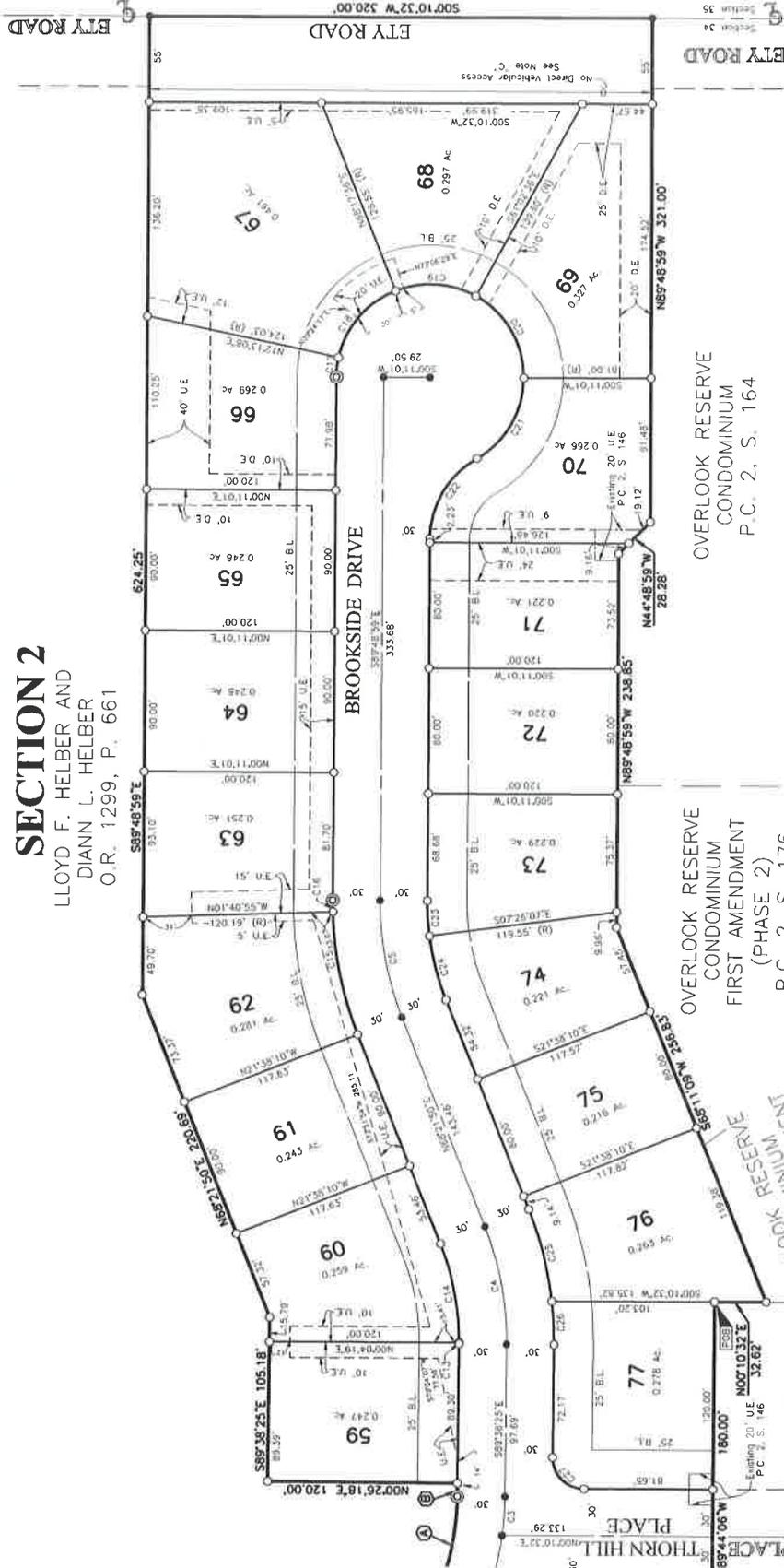
NOTE "F": - ACREAGE BREAKDOWN:

Total acreage: 10.360 Ac
 7.793 Ac
 Acreage in right-of-way: 2.567 Ac

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. 146

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

CURVE TABLE				CURVE TABLE							
CURVE NO.	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	CHORD DISTANCE	CURVE NO.	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	CHORD DISTANCE
C1	44°36'01"	200.00'	155.68'	S 67°20'25" E	151.78'	C15	19°57'15"	230.00'	60.10'	S 78°20'27" W	78.70'
C2	37°31'17"	200.00'	130.97'	N 63°48'02" W	128.65'	C16	15°11'56"	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	1°20'02"	59.50'	12.50'	N 83°47'56" W	12.48'
C4	21°59'45"	200.00'	76.78'	N 78°21'42" E	76.31'	C18	56°04'28"	59.50'	58.23'	N 49°14'38" W	55.94'
C5	21°49'11"	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'	23.65'	S 46°49'23" E	23.65'	C20	61°13'37"	59.50'	63.58'	N 59°34'12" E	60.80'
C7	3°33'58"	380.00'	23.65'	S 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	7°22'26"	200.00'	25.30'	S 36°03'41" E	23.65'	C23	73°7'07"	170.00'	22.61'	N 86°22'27" E	22.59'
C10	16°35'47"	230.00'	65.62'	S 64°00'00" E	65.39'	C24	14°12'04"	170.00'	42.14'	N 75°27'52" E	42.03'
C11	10°38'42"	230.00'	42.80'	S 52°22'15" E	42.74'	C25	15°03'52"	230.00'	60.47'	N 75°53'46" E	60.30'
C12	26°55'46"	170.00'	79.90'	N 58°30'17" W	79.17'	C26	6°55'53"	230.00'	27.82'	N 86°53'38" E	27.81'
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