

TEMPORARY ORDINANCE NO. 2-23

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

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR THE BROAD AND CANAL SUBDIVISION AND TO DECLARE AN EMERGENCY

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

WHEREAS, on the 8<sup>th</sup> day of December 2022, said City Planning Commission gave unanimous approval of the Final Plat, with contingencies; and

WHEREAS, no engineering improvement plans are necessary, as the plat includes only three (3) lots and a ten (10) foot wide public right-of-way dedication; now, therefore,

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

SECTION 1. That the Final Plat for the Broad and Canal Subdivision is hereby approved and accepted.

SECTION 2. That the acceptance specified in Section 1, shall be contingent upon the Final Plat being revised to depict three (3) easements, two (2) of which are for ingress/egress and one (1) of which is for drainage, that the developer is recording via separate instrument.

SECTION 3. That the acceptance specified in Section 1, shall be contingent upon the Final Plat being revised to depict the necessary drainage easement for the Hocking River, and also include the necessary accompanying drainage easement verbiage, to the satisfaction of the Stormwater Department.

SECTION 4. 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 \_\_\_\_\_, 2023 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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

# BROAD AND CANAL SUBDIVISION

LOCATED IN THE TWP 14, RANGE 18, SECTION 7 & TWP 14, RANGE 19, SECTION 12,  
CITY OF LANCASTER, FAIRFIELD COUNTY, OHIO

DECEMBER 2022  
LOTS: 3

**ACREAGE SUMMARY**  
LOTS 3.977 AC.  
RW 0.106 AC.  
TOTAL ACREAGE 4.083 AC.



**LOCATION MAP**  
NOT TO SCALE

**OWNER**  
222 SOUTH BROAD STREET CORPORATION  
222 S. BROAD ST.  
LANCASTER, OHIO 43130



**PREPARED BY**  
**Companies**  
ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE  
LAND SURVEYING ENVIRONMENTAL SCIENCES

5765 BOETTNER OAKS DRIVE  
UNIONTOWN, OHIO 44885  
(234) 284-6840

**OWNERS CERTIFICATION**

SITUATED IN THE STATE OF OHIO, FAIRFIELD COUNTY, CITY OF LANCASTER, BEING ALL OF PARCEL 0535027600, CONTAINING 4.083 ACRES AS CONVEYED TO 222 SOUTH BROAD STREET CORPORATION, AS RECORDED IN OFFICIAL RECORD BOOK 1792 PAGE 2926, OF THE FAIRFIELD COUNTY OFFICIAL RECORDS.

THE UNDERSIGNED, REPRESENTATIVE OF THE 222 SOUTH BROAD STREET CORPORATION, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE PARCEL 0535027600, AND IS TO BE RENUMBERED AS LOTS 1-3 OF THIS SUBDIVISION INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

I, THE UNDERSIGNED, BEING THE REPRESENTATIVE OF 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, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF LANCASTER, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED, IN WITNESS WHEREOF, 222 SOUTH BROAD STREET CORPORATION, OWNER OF SAID PROPERTY.

FURTHERMORE, I AGREE TO CONFORM TO ALL THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE ATTACHED PLAT. I DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT "BROAD AND CANAL SUBDIVISION" AND DEDICATE TO PUBLIC USE ADDITIONAL RIGHT-OF-WAY HEREON COMPRISING OF 0.106 ACRES FOR PUBLIC RIGHT-OF-WAY SHOWN HEREON AND HERETOFORE DEDICATED.

SIGN: \_\_\_\_\_ REPRESENTING - 222 SOUTH BROAD STREET CORPORATION

PRINT: \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF OHIO \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE FOR 222 SOUTH BROAD STREET CORPORATION, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY OF WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
PRINT NAME \_\_\_\_\_

**CITY PLANNING COMMISSION**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF LANCASTER, OHIO, PLANNING COMMISSION ON \_\_\_\_\_, 20\_\_.

PAUL MARTIN, SECRETARY OF PLANNING COMMISSION, CITY OF LANCASTER

**CITY COUNCIL**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF LANCASTER, OHIO, ON \_\_\_\_\_, 20\_\_ IN ORDINANCE No. \_\_\_\_\_

TERESA SANDY, CLERK OF COUNCIL, CITY OF LANCASTER

**COUNTY AUDITOR**

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

CARRI BROWN, FAIRFIELD COUNTY AUDITOR

**COUNTY RECORDER**

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

LISA MCKENZIE, FAIRFIELD COUNTY RECORDER

**SURVEY CERTIFICATION**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT REPRESENTS A SURVEY THAT CONFORMS WITH THE MINIMUM BOUNDARY STANDARDS FOR LAND SURVEYORS IN THE STATE OF OHIO AS ADOPTED BY THE STATE BOARD OF REGISTRATION IN OAC CHAPTER 4733.37.

\_\_\_\_\_, 20\_\_ ROBERT CAPPELLI REG. NO. PS 7571

**DATES**

ISSUE DATE	REVISION
10/05/2022	11/04/2022
11/07/2022	11/08/2022
11/09/2022	11/21/2022
11/22/2022	11/22/2022



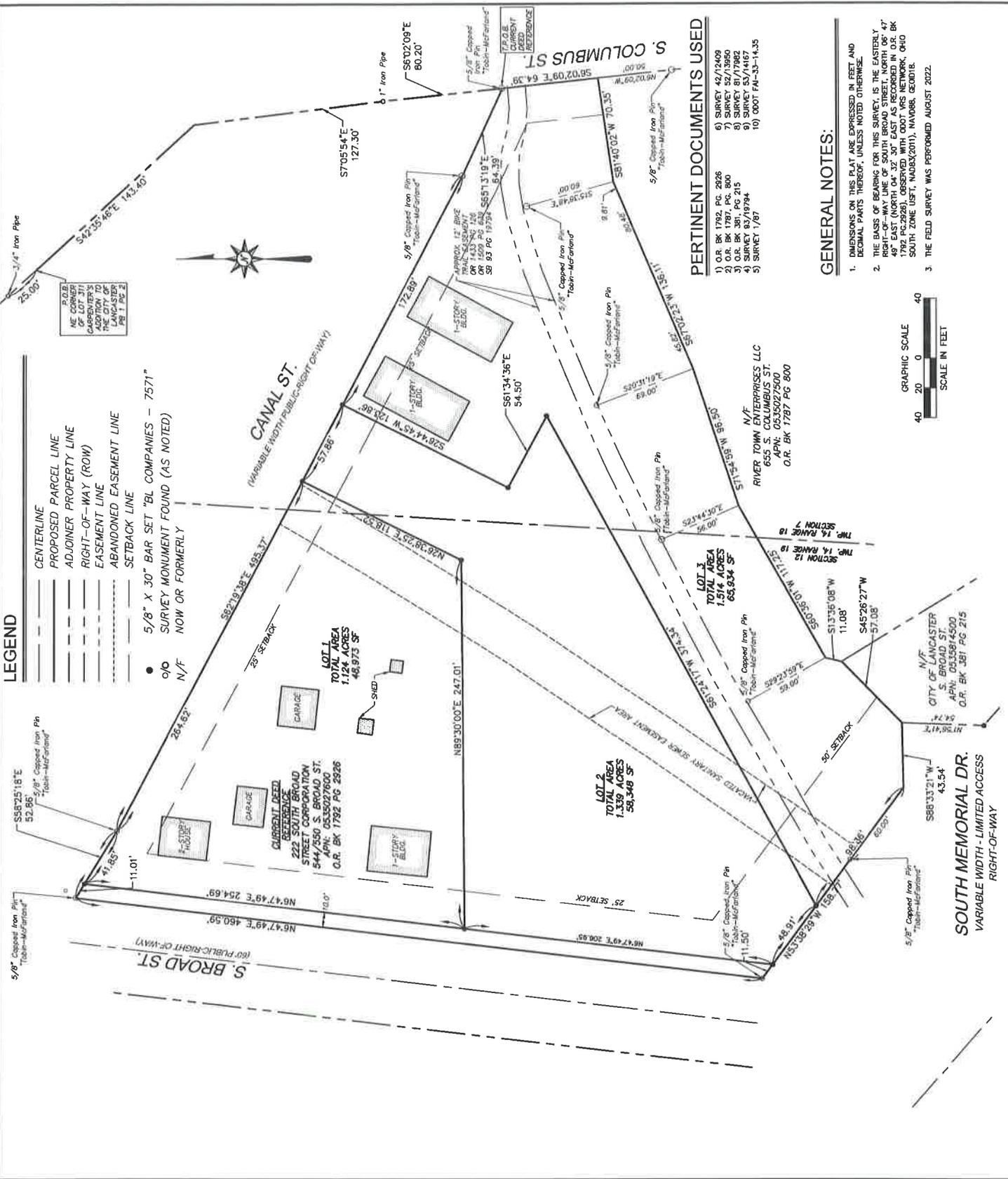
**BROAD AND CANAL SUBDIVISION**  
 LOCATED IN THE TWP 14, RANGE 18,  
 SECTION 7 & TWP 14, RANGE 19, SECTION 12  
 CITY OF LANCASTER, FAIRFIELD COUNTY, OHIO

REVISIONS

No	Date	Description
1	11/20/2022	REMOVED PER CITY COMMENTS
2	11/20/2022	REMOVED PER CITY COMMENTS
3	11/20/2022	REMOVED PER CITY COMMENTS
4	11/20/2022	REMOVED PER CITY COMMENTS
5	11/20/2022	REMOVED PER FIELD VISIT

MBR/JUC  
 WY  
 MC  
 Project No  
 Date

MBR/JUC	WY	MC	2101704	10/05/2022
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