

TEMPORARY ORDINANCE NO. 2-23

PERMANENT ORDINANCE NO. 1-23

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: 1/9/23 after 1<sup>st</sup> reading. Vote: Yeas 7 Nays 0

Approved: 1/9/23

Clerk: Teresa Lee Sandy

Don H. M. James  
President of Council

Offered by: Proctor Ahler

David L. Scheffle  
Mayor

Second by: Ray L. Cies

Requested by Code Enforcement & Zoning Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on 1/13, 2023 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

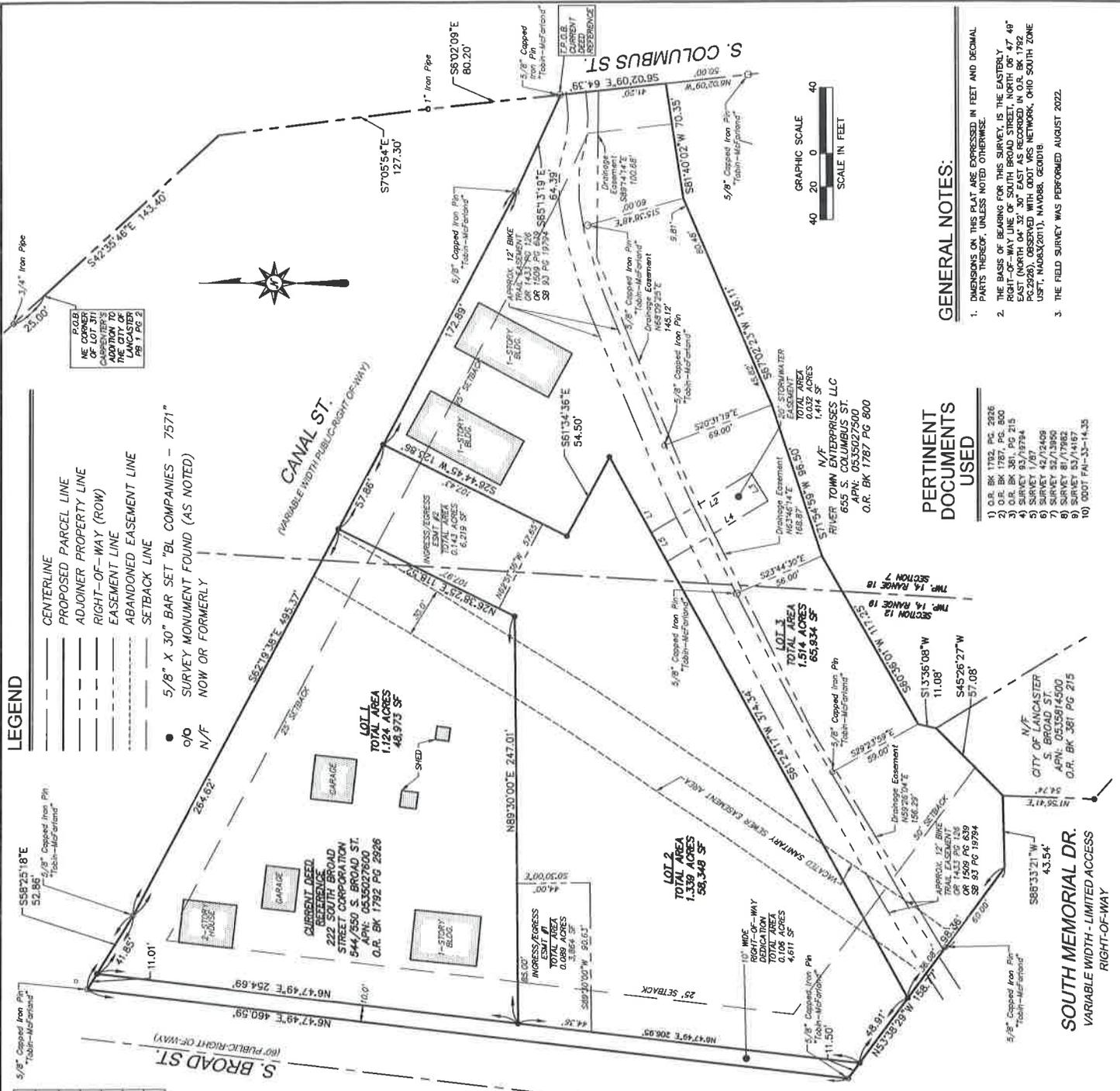
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Clerk of Council



Line #	Direction	Length (ft)
L1	S 61° 24' 17" W	52.54
L2	S 31° 06' 31" E	70.25
L3	S 58° 53' 29" W	20.00
L4	N 31° 06' 31" W	71.13
L5	N 61° 24' 17" E	20.02

**LEGEND**

- CENTERLINE
- PROPOSED PARCEL LINE
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY (ROW)
- EASEMENT LINE
- ABANDONED EASEMENT LINE
- SETBACK LINE
- 5/8" X 30" BAR SET "BL COMPANIES - 7571"
- /○ SURVEY MONUMENT FOUND (AS NOTED)
- N/F NOW OR FORMERLY



P.O.B. NE CORNER OF LOT 3111 ADDITION TO THE CITY OF LANCASTER, OHIO



**GENERAL NOTES:**

- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING FOR THIS SURVEY, IS THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH BROAD STREET, NORTH 06° 47' 48" EAST (NORTH 04° 32' 30" EAST AS RECORDED IN O.R. BK. 1792 EASTERN MICHIGAN POWER NETWORK, OHIO SOUTH ZONE US 7, 1048X(201), NAD83, GEORID.
- THE FIELD SURVEY WAS PERFORMED AUGUST 2022.

**PERTINENT DOCUMENTS USED**

- O.R. BK 1792, PG. 2026
- O.R. BK 1787, PG. 800
- O.R. BK 381, PG. 215
- SURVEY 83/19794
- SURVEY 1/67
- SURVEY 45/13955
- SURVEY 81/71983
- SURVEY 53/41467
- 0007 FAI-33-14.33



3705 Boulder, Ohio Drive  
 Columbus, Ohio 44885  
 (254) 294-6340

**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

No	Date	Revisions
1	11/04/2022	REVISED PER CITY COMMENTS
2	11/07/2022	REVISED PER CITY COMMENTS
3	11/08/2022	REVISED PER CITY COMMENTS
4	11/09/2022	REVISED PER CITY COMMENTS
5	11/22/2022	REVISED PER CITY COMMENTS
6	01/06/2023	REVISED PER CITY COMMENTS

Drawn: MBR/KJC  
 Reviewed: nc  
 Scale: 1" = 40'  
 Project No: 2101704  
 Date: 10/05/2022  
 CAD File: SB210170401

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