

TEMPORARY ORDINANCE NO. 21-23

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

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR TIMBERTOP SUBDIVISION PHASE 3

WHEREAS, the Final Plat for Timbertop Subdivision Phase 3 was submitted to the Planning Commission for the City of Lancaster; and

WHEREAS, on the 14<sup>th</sup> day of September 2023, said Planning Commission unanimously approved the Final Plat for Timbertop Subdivision Phase 3, with the listed contingencies; and

WHEREAS, no engineering improvement plans are necessary, as the platted property consists of property within a portion of the previously developed Timbertop Phase 1 subdivision; now, therefore,

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

SECTION 1. That the Final Plat for Timbertop Subdivision Phase 3 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: \_\_\_\_\_ 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

# TIMBERTOP SUBDIVISION (PHASE THREE)

BEING A REPLAT OF LOT 1 OF TIMBERTOP SUBDIVISION  
(PHASE ONE), AS RECORDED IN PLAT CABINET C, SLOT  
76 OF THE FAIRFIELD COUNTY RECORDS

ACREAGE BREAKDOWN  
 LOTS (3) 11.626 AC.  
 TOTAL 11.626 AC.

BASE OF BEARING OF THE WESTERLY LINE OF BROOKDALE ADDITIONS BEING N 00°28'00" E AS RECORDED IN PLAT BOOK 7, PAGE 70, OF THE FAIRFIELD COUNTY RECORDER'S OFFICE.

REFERENCE DOCUMENTS:  
 THE PLAT OF SURVEY BY TORN-MAP-AND-SURVEYING, INC. DATED 12-16-2018 IN SURVEY BOOK 89, PAGE 19587 FROM THE FAIRFIELD COUNTY DE & TIMBERTOP SUBDIVISION (PHASE ONE) AS RECORDED IN INSTRUMENT #2018060000 OF THE FAIRFIELD COUNTY RECORDER'S OFFICE.

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER, AND IN SECTION 28 AND 30, TOWNSHIP 10 NORTH, RANGE 10 WEST, MERIDIAN 116° 00' 00" WEST, AND MORE OR LESS, BEING PART OF THE TRACT OF LAND CONTAINING 11.626 ACRES, MORE OR LESS, OF LAND OWNED BY LANCASTER DEVELOPMENT COMPANY, LLC, BY SAID OF RECORD IN INSTRUMENT NUMBER 20210002851, RECORDER'S OFFICE, FAIRFIELD COUNTY.

THE UNDERSIGNED LANCASTER DEVELOPMENT COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS PLATTED HEREIN, REPRESENTED BY TONY PEREZ, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS TIMBERTOP SUBDIVISION PHASE THREE, A SUBDIVISION CONTAINING LOTS NUMBERED 1-A, 1-B, & 1-C, DOES HEREBY ACCEPT THIS PLAT OF SAME.



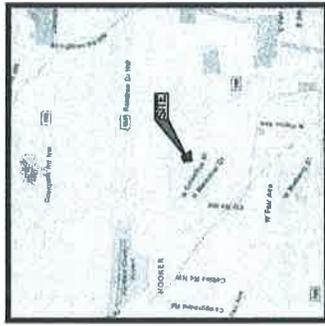
HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF THE TIMBERTOP SUBDIVISION PHASE THREE MADE BY ME THIS 14th DAY OF AUGUST, 2023, AND THAT THE SURVEY BALANCES AND CLOSES, AND THE MONUMENTS SHOWN HEREON ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

JOSHUA MATEJCIK REC. SURVEYOR #8739  
 APPROVED AND ACCEPTED BY PLANNING COMMISSION  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PAUL LARSEN, SECRETARY OF PLANNING COMMISSION, CITY OF LANCASTER  
 APPROVED AND ACCEPTED BY CITY COUNCIL  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN ORDINANCE NO. \_\_\_\_\_

TERESA SANDY, CLERK OF COUNCIL, CITY OF LANCASTER  
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ AM-PM AND  
 THAT IT WAS RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 IN CABINET \_\_\_\_\_ SLOT \_\_\_\_\_ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

JOHN A. SAUTER, JR., FAIRFIELD COUNTY AUDITOR  
 LEA HENKOWIE, FAIRFIELD COUNTY RECORDER



LOCATION MAP  
NOT TO SCALE

IN WITNESS WHEREOF, TONY PEREZ, REPRESENTING LANCASTER DEVELOPMENT COMPANY, LLC, HAS HERETO SET HIS HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

LANCASTER DEVELOPMENT COMPANY, LLC. WITNESS  
 \_\_\_\_\_  
 LANCASTER DEVELOPMENT COMPANY, LLC.  
 TONY PEREZ, MANAGER

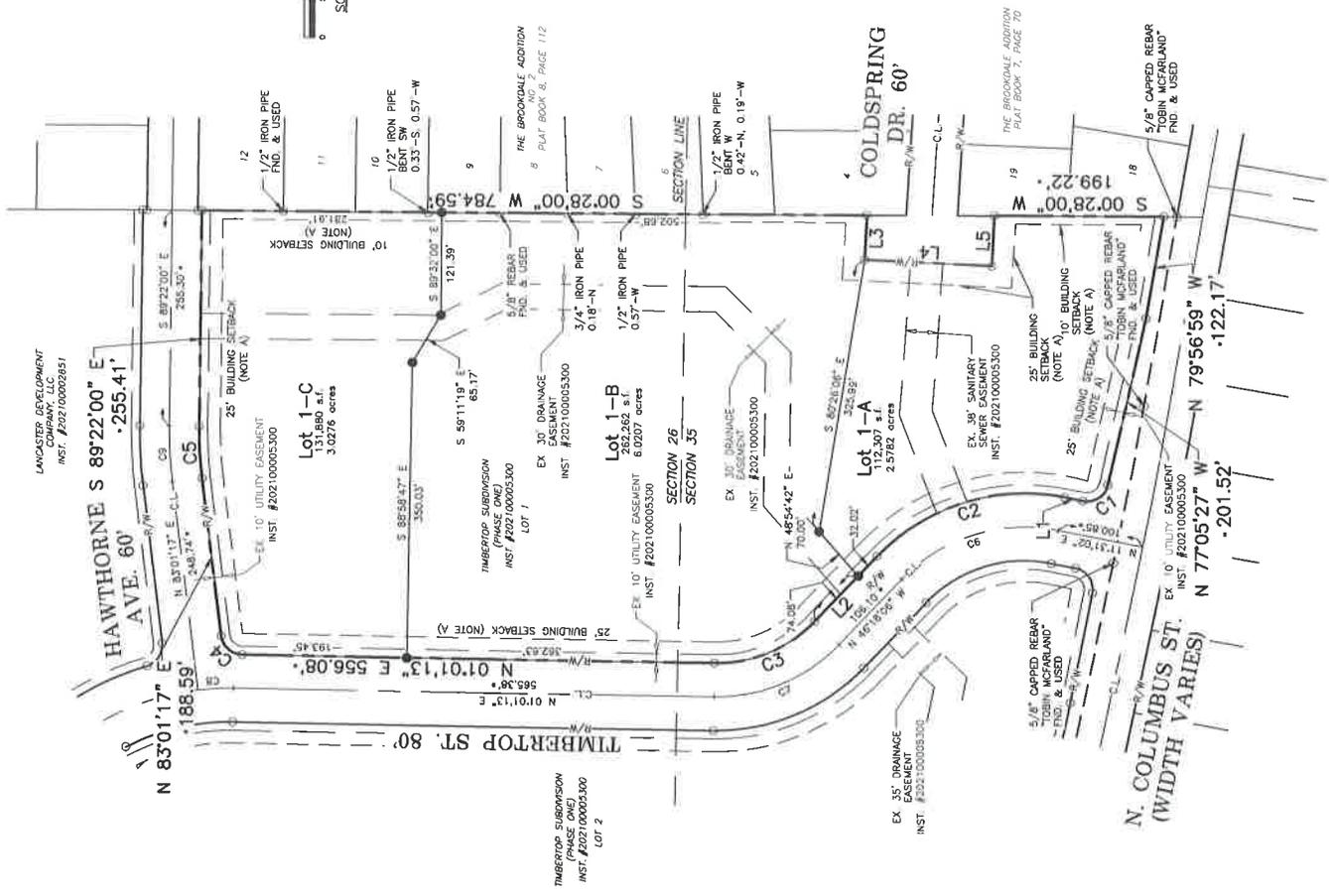
STATE OF OHIO  
 COUNTY OF STARK  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS WHO ACKNOWLEDGE THAT THEY "DID SIGN THE DOCUMENT NUMBERED \_\_\_\_\_ AND THAT IT WAS THEIR FREE ACT AND DEED."  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

PREPARED BY:  
**GBC DESIGN, INC.**  
 665 White Pond Drive  
 Phone 880-886-0228  
 Akron, OH 44320  
 Fax 880-886-5762

DEVELOPER:  
 LANCASTER DEVELOPMENT CO, LLC.  
 811 S. MAIN ST.  
 NORTH CANTON, OHIO 44720  
 PHONE: 330-497-8636  
 REP.: TONY PEREZ



0 50 100 200  
SCALE: 1" = 100'



MONUMENTS	
●	5/8" CAPPED REBAR SET (GBC DESIGN, INC.)
○	5/8" CAPPED REBAR FOUND (GBC DESIGN, INC.) (UNLESS OTHERWISE NOTED)
P	PROPERTY LINE
R/W	RIGHT-OF-WAY
CL	CENTER LINE
-	PLAT & MEASURED

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 COMMISSIONERS, THE CITY OF LANCASTER HAS REVIEWED THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND ANY CHANGES WILL BE SHOWN ON ANY FUTURE REVISIONS TO THIS PLAT. THE ZONING CODE IN EFFECT AT THE TIME OF DEVELOPMENT OF THIS PLAT IS THE THEN APPLICABLE ZONING CODE AS DESCRIBED BY THE GOVERNMENT AGENCIES AT THE JUNCTION OF THE THEN APPLICABLE ZONING CODE. THE CITY ENGINEER SHALL HAVE CONTROL OVER CONFLICTING JURISDICTIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON. RESTRICTIONS, CONDITIONS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "B": MINIMUM FRONT, SIDE, AND REAR YARD SETBACKS: AS REQUIRED BY THE ZONING CODE.

NOTE "C": ACREAGE BREAKDOWN  
TOTAL ACREAGE 11.626 AC.  
ACREAGE IN LOTS 11.626 AC.

NOTE "D": AT THE TIME OF PLATING, ELECTRIC, CABLE, AND TELEPHONE SERVICE PROVIDERS HAVE BEEN IDENTIFIED AND LOCATED BY THESE PARTIES. THE LOCATION OF THESE UTILITIES IS SHOWN ON THIS PLAT. THESE UTILITIES ARE NOT TO BE MOVED OR ALTERED WITHOUT THE WRITTEN AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. ANY SUCH CHANGES WILL BE SHOWN ON ANY FUTURE REVISIONS TO THIS PLAT. THE ZONING CODE IN EFFECT AT THE TIME OF DEVELOPMENT OF THIS PLAT IS THE THEN APPLICABLE ZONING CODE AS DESCRIBED BY THE GOVERNMENT AGENCIES AT THE JUNCTION OF THE THEN APPLICABLE ZONING CODE. THE CITY ENGINEER SHALL HAVE CONTROL OVER CONFLICTING JURISDICTIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON. RESTRICTIONS, CONDITIONS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "E": AT THE TIME OF PLATING, PART OF TIMBERTOP SUBDIVISION PHASE 3, LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NO. 3904-S02226 WITH AN EFFECTIVE DATE OF JANUARY 6, 2012. ANY SUCH CHANGES WILL BE SHOWN ON ANY FUTURE REVISIONS TO THIS PLAT. THIS NOTE SHOULD NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON. RESTRICTIONS, CONDITIONS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "F": NO ADDITIONAL DEVELOPMENT SHALL OCCUR WITHIN THE AREA OUTSIDE OF TIMBERTOP SUBDIVISION (PHASE THREE) UNLESS THE DEVELOPER SUBMITS A FINAL PLAT AND OTHER ASSOCIATED DRAWINGS REQUIRED BY THE CITY OF LANCASTER ENGINEERING DEPARTMENT.

LINE	DIRECTION	LENGTH
L1	N 11°31'02" E	21.52'
L2	N 45°16'06" W	108.10'
L3	N 86°35'31" W	52.55'
L4	S 03°04'29" W	150.00'
L5	S 86°35'31" E	59.38'

CURVE TABLE					
CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	
C1	36.86'	25.00'	86°36'29"	24.40'	N 32°47'12" W
C2	242.19'	240.00'	57°49'09"	132.54'	N 17°23'32" W
C3	132.15'	160.00'	47°19'19"	70.11'	N 22°30'27" W
C4	35.78'	25.00'	82°00'04"	21.73'	N 42°01'15" E
C5	61.78'	485.00'	7°38'43"	30.83'	N 85°49'38" E
C6	201.83'	200.00'	57°49'09"	110.45'	N 17°23'32" W
C7	105.18'	200.00'	47°19'19"	67.63'	N 22°30'27" W
C8	41.88'	300.00'	7°59'58"	20.88'	N 02°58'45" W
C9	66.43'	500.00'	7°58'43"	33.26'	N 85°49'38" E