

TEMPORARY ORDINANCE NO. 21-23

PERMANENT ORDINANCE NO. 20-23

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 14th 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: 10/9/23 after 2nd reading. Vote: Yeas 8 Nays 0

Approved: 10/9/23 _____
Teresa Lee Sandy
President of Council

Clerk: _____
Teresa Lee Sandy
Clerk of Council

Offered by: _____
David Sheffer
Mayor

Second by: _____
John

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.

BASES OF BEARINGS:
THE WESTERLY LINE OF BROOKDALE ADDITIONS BEING N 00°28'00" E AS RECORDED IN PLAT BOOK 7, PAGE 70.

REFERENCE DOCUMENTS:
THE PLAN OF SURVEY BY TISHA-MCFARLAND SURVEYING, INC. DATED 12-16-2016 IN SURVEY BOOK 89, PAGE 116 OF THE FAIRFIELD COUNTY RECORDS' OFFICE.
INSTRUMENT #202100005300 OF THE FAIRFIELD COUNTY RECORDS' OFFICE.

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER, AND IN SECTION 28 AND 30,
PART OF THAT TRACT OF LAND COMBINED TO LANCASTER DEVELOPMENT COMPANY, LLC BY DEED OF RECORD
IN INSTRUMENT NUMBER 202100008884, 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 PLAN CORRECTLY REPRESENTS ITS TIMBERTOP SUBDIVISION PHASE THREE, A
SUBDIVISION CONTAINING LOTS NUMBERED 1-A, 1-B, & 1-C, DOES HEREBY ACCEPT THIS PLAN OF SAME.



I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF TIMBERTOP SUBDIVISION
(PHASE TWO) MADE BY ME THIS 11th DAY OF August, 2021
AND THAT THE SURVEY BALANCES AND CLOSURES, AND THE MONUMENTS SHOWN HEREON
ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEODETIC DETAILS
CORRECT.

JOSHUA M. MARTIN REC. SURVEYOR #9797
APPROVED AND ACCEPTED BY PLANNING COMMISSION
THIS _____ DAY OF _____

PAUL MARTIN
SECRETARY OF PLANNING COMMISSION, CITY OF LANCASTER
APPROVED AND ACCEPTED BY CITY COUNCIL
THIS _____ DAY OF _____ IN ORDINANCE NO. _____



TRESE SANDY
CLERK OF COUNCIL, CITY OF LANCASTER
I HEREBY CERTIFY THAT THIS PLAN 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. SLATER, JR.
FAIRFIELD COUNTY AUDITOR
LISA MARCHIZE
FAIRFIELD COUNTY RECORDER

IN WITNESS WHEREOF, TONY PEREZ, REPRESENTING LANCASTER DEVELOPMENT COMPANY, LLC, HAS
HEREUNTO 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
FOR THE PURPOSES AND THAT IT WAS THEIR FREE ACT AND DEED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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

PREPARED BY:
GBC Design, Inc.
665 White Pond Drive
Akron, OH 44320
Phone 330-896-0223
Fax 330-896-5782

