

TEMPORARY ORDINANCE NO. 27-24

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

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR THE TIMBERTOP SUBDIVISION

WHEREAS, the developer of the Timbertop Subdivision has submitted a plat to the Lancaster Planning Commission for consideration as a final plat; and

WHEREAS, upon review at its July 11, 2024 meeting, the Planning Commission unanimously approved the proposed final plat with conditions precedent recommended by the City Engineer; and

WHEREAS, the developer has complied with those conditions as determined by the City Engineer who is recommending City Council accept the final plat for the Timbertop Subdivision attached hereto as Exhibit A; now, therefore,

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

SECTION 1. That the Final Plat for the Timbertop Subdivision, attached hereto as Exhibit A, is hereby approved and accepted by the City.

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, \_\_\_\_\_, Clerk of Council do hereby certify that on \_\_\_\_\_, 2024 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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

# TIMBERTOP SUBDIVISION (PHASE FOUR)

ACREAGE BREAKDOWN	34.1350 AC.
LOTS (2)	2.7889 AC.
BLOCK B	1.9933 AC.
RIGHT-OF-WAY	
<b>TOTAL</b>	<b>38.9172 AC.</b>

IF ADDITIONS BEING N 00'29" E AS RECORDED IN PLAT BOOK 7, PAGE 70, OWNER'S OFFICE.

MAGARLAND SURVEYING, INC. DATED 12-18-2016 IN SURVEY BOOK 89, PAGE 10, AS RECORDED IN PLAT BOOK 7, PAGE 70, AS RECORDED IN THE FAIRFIELD COUNTY RECORDER'S OFFICE.

COUNTY OF FAIRFIELD, CITY OF LANCASTER, AND IN SECTION 26 AND 28 OF TOWNSHIP 10 NORTH, RANGE 10 WEST, PLAT BOOK 7, PAGE 70, PART OF THE TIMBERTOP SUBDIVISION (PHASE FOUR), AS RECORDED IN FAIRFIELD COUNTY RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

DEVELOPMENT COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE PREMISES, DOES HEREBY AUTHORIZE TONY PEREZ, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY ACCEPT THIS PLAT OF SAID SUBDIVISION (PHASE FOUR), A SUBDIVISION OF SAID LAND, AS SHOWN ON THE ATTACHED PLAT.

ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT, AND FOR THE EXPRESS PRIVILEGE OF REMOVING SANITARY SEWERS AND SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING SANITARY SEWERS AND SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING PROPERTY FOR SAID PURPOSES AND ARE TO MAINTAIN AS SUCH FOREVER.

THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT, AND FOR THE EXPRESS PRIVILEGE OF REMOVING SANITARY SEWERS AND SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING PROPERTY FOR SAID PURPOSES AND ARE TO MAINTAIN AS SUCH FOREVER.

THIS PLAT ARE FOR THE PURPOSE OF AFFORDING LANCASTER DEVELOPMENT CO. THE EXTENSION OF TIMBERTOP STREET IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF LANCASTER AND TO ACHIEVE FINAL EXTENSION OF THE FUTURE EXTENSION OF TIMBERTOP STREET.

REPRESENTING LANCASTER DEVELOPMENT CO. LLC, HAS

DAY OF \_\_\_\_\_

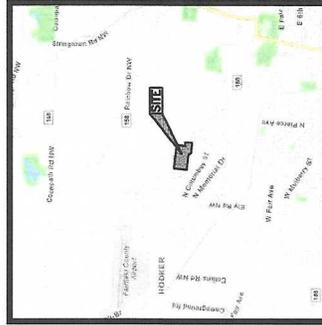
LLC.

WITNESS

LLC.

IN AND FOR SAID COUNTY AND STATE, PERSONALLY AND IN PERSON, I, \_\_\_\_\_, DO HEREBY CERTIFY THAT IT WAS THEIR FREE ACT AND DEED.

NOTARY PUBLIC



LOCATION MAP  
NOT TO SCALE

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF TIMBERTOP SUBDIVISION (PHASE FOUR) MADE BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016. THE MEASUREMENTS, SURVEY, HEREON ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

JOSHUA WATZIN REG. SURVEYOR #8787

APPROVED AND ACCEPTED BY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

PAUL MARVIN SECRETARY OF PLANNING COMMISSION, CITY OF LANCASTER

APPROVED AND ACCEPTED BY CITY COUNCIL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, IN ORDINANCE NO. \_\_\_\_\_.

TERESA SANDOZ 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.

JON A. SATER, JR. FAIRFIELD COUNTY AUDITOR

LISA MCKENZIE FAIRFIELD COUNTY RECORDER

DEVELOPER:  
LANCASTER DEVELOPMENT CO, LLC.  
811 S. MAIN ST.  
NORTH CANTON, OHIO 44720  
PHONE: 330-497-8686  
REP.: TONY PEREZ

PREPARED BY:  
**GBC DESIGN, INC.**  
565 White Pond Drive  
Akron, OH 44320  
Phone 380-886-0228 Fax 380-886-5782

EXHIBIT

A

TIMBERTOP SUBDIVISION  
(PHASE FOUR)  
1 of 2

