

TEMPORARY ORDINANCE NO. 27-24

PERMANENT ORDINANCE NO. 31-24

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: September 9, 2024 after 3rd reading. Vote: Yeas 10 Nays 0

Approved: September 9, 2024

Clerk: [Signature] [Signature]
President of Council

Offered by: [Signature] [Signature]
Mayor

Second by: Mayra Hoop

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
 LOTS (2) 34.1350 AC.
 BLOCK B 2.7889 AC.
 RIGHT-OF-WAY 1.9933 AC.
 TOTAL 38.9172 AC.

BASIS OF BEARING:
 THE MERIDYAN LINE OF BROODKLE ADJUSTIONS BEING N 00°26'00" E AS RECORDED IN PLAT BOOK 7, PAGE 70,
 OF THE FAIRFIELD COUNTY RECORDER'S OFFICE.

REFERENCE DOCUMENTS:
 TOWN-McFARLAND SURVEYING, INC. DATED 12-15-2019 IN SURVEY BOOK 69, PAGE
 19257 FROM THE FAIRFIELD COUNTY GIS & TIMBERTOP SUBDIVISION (PHASE ONE) AS RECORDED IN
 INSTRUMENT #20210000300 OF THE FAIRFIELD COUNTY RECORDER'S OFFICE.

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER AND IN SECTION 06 AND 35,
 TOWNSHIP 15, RANGE 19 CONTAINING 38.9172 ACRES OF LAND, MORE OR LESS, SAID 38.9172 ACRES BEING PART
 OF THAT TRACT OF LAND CONNECTED TO LANCASTER DEVELOPMENT COMPANY, LLC. BY DEED OF RECORD IN
 INSTRUMENT NUMBER 202100002851, RECORDER'S OFFICE, FAIRFIELD COUNTY.

THE UNDERSIGNED LANCASTER DEVELOPMENT COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE
 ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND
 CONTAINING LOTS NUMBERED 4 AND 5, DOES HEREBY ACCEPT THIS PLAY OF SAME.

SANITARY SEWER EASEMENTS SHOWN ON THIS PLAY ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR,
 REPLACEMENT, OR REMOVAL OF SANITARY SEWERS AND SERVICES, AND FOR THE EXPRESS PREROGATIVE OF REMOVING
 ANY SANITARY SEWER EASEMENT FROM THE PROPERTY FOR ANY PURPOSES AND FOR PROVIDING INGRESS AND
 EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO MAINTAIN AS SUCH FOREVER.

UTILITY EASEMENTS SHOWN ON THIS PLAY ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR,
 REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PREROGATIVE OF REMOVING ANY
 AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND
 EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO MAINTAIN AS SUCH FOREVER.

GRADING EASEMENTS SHOWN ON THIS PLAY ARE FOR THE PURPOSE OF ATTORNING LANCASTER DEVELOPMENT CO.
 WITH THE NECESSARY GRADING PERMITS AND FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH THE RULES AND
 REGULATIONS AS SET FORTH BY THE CITY OF LANCASTER AND/OR FAIRFIELD COUNTY TO COMPLETE THE
 COMPLETION AND PUBLIC DEDICATION OF THE FUTURE EXTENSION OF TIMBERTOP STREET.

IN WITNESS WHEREOF, TONY PEREZ, REPRESENTING LANCASTER DEVELOPMENT CO. LLC, HAS

HEREUNTO SET HIS HAND THIS _____ DAY OF _____, _____.

LANCASTER DEVELOPMENT CO, LLC. WITNESS

LANCASTER DEVELOPMENT CO, LLC.

TONY PEREZ, MANAGER

STATE OF OHIO

COUNTY OF STARK

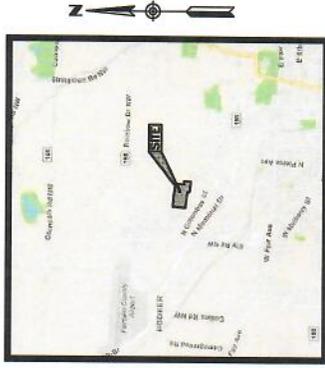
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY

APPEARED THE ABOVE SIGNED OWNERS WHO ACKNOWLEDGE THAT THEY DID SIGN THE

FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



LOCATION MAP
 NOT TO SCALE

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAY OF TIMBERTOP SUBDIVISION
 (PHASE FOUR) MADE BY ME THIS _____ DAY OF _____,
 AND THAT THE SURVEY, AS SHOWN, AND THE MONUMENTS SHOWN HEREON
 ARE SET ON TO CORNER AS SHOWN, AND ALL DIMENSIONAL AND GEODETIC DETAILS
 ARE CORRECT.

JOSHUA WATEJIN REG. SURVEYOR #8787

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. _____.

TERESA SANDY CLERK OF COUNCIL, CITY OF LANCASTER

I HEREBY CERTIFY THAT THIS PLAY 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.

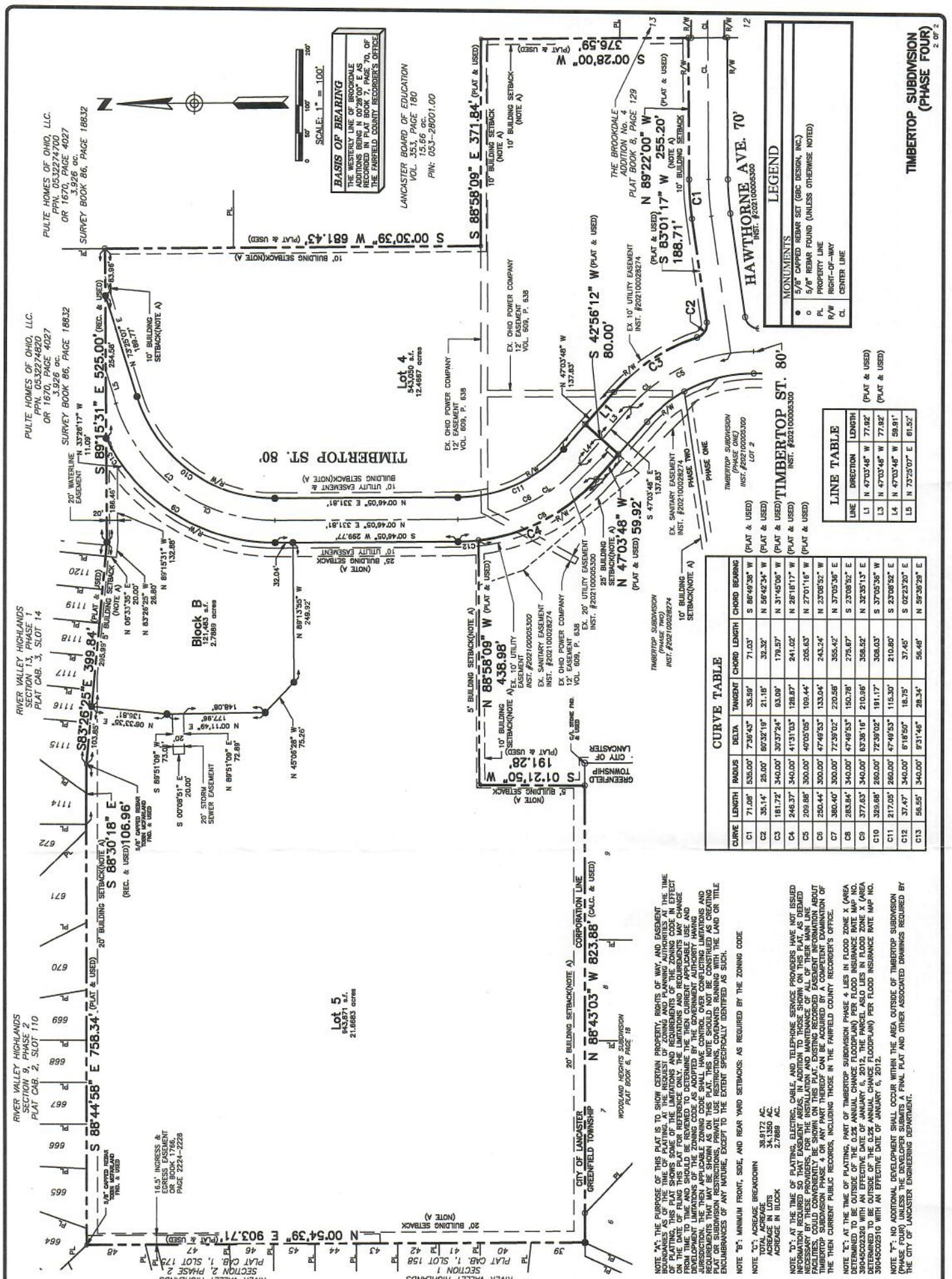
JON A. SLATER, JR. FAIRFIELD COUNTY AUDITOR

USA 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.
 666 White Pond Drive Akron, OH 44320
 Phone 330-886-0228 Fax 330-886-5782





BASIS OF BEARING
 THE WESTERN 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

LANCASTER BOARD OF EDUCATION
 VOL. 15.66 AC.
 PIN: 053-28001.00



MONUMENTS

- 5/8" CAPPED REBAR SET (BEC DESIGN, INC.)
- 5/8" REBAR FOUND (UNLESS OTHERWISE NOTED)
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- CL CENTER LINE

LEGEND

LINE TABLE

LINE	DIRECTION	LENGTH	(PLAT & USED)
L1	N 47°03'48" W	77.92'	(PLAT & USED)
L3	N 47°03'48" W	77.92'	(PLAT & USED)
L4	N 47°03'48" W	56.91'	(PLAT & USED)
L5	N 72°25'07" E	61.52'	(PLAT & USED)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARINGS
C1	71.03'	35.58'	7°36'43"	38.59'	71.03'	S 86°49'36" W
C2	35.14'	25.00'	80°32'19"	21.18'	32.32'	N 56°42'34" W
C3	181.72'	340.00'	30°37'24"	93.09'	178.57'	N 37°45'06" W
C4	248.37'	340.00'	41°31'03"	128.87'	241.02'	N 26°16'17" W
C5	209.88'	300.00'	40°05'05"	109.44'	205.63'	N 27°01'16" W
C6	250.44'	300.00'	47°49'53"	133.04'	243.24'	N 23°06'52" W
C7	380.40'	300.00'	72°39'02"	220.58'	355.42'	N 37°05'36" E
C8	283.84'	340.00'	47°49'53"	150.78'	275.67'	S 23°08'50" E
C9	377.63'	340.00'	63°38'16"	210.36'	358.52'	N 32°35'13" E
C10	329.68'	260.00'	72°39'02"	191.17'	308.03'	S 37°05'36" E
C11	217.05'	260.00'	47°49'53"	115.30'	210.80'	S 23°06'52" E
C12	37.47'	340.00'	6°18'50"	16.75'	37.46'	S 02°32'20" E
C13	56.95'	340.00'	9°31'48"	28.34'	56.48'	N 59°39'29" E

NOTE "A": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT...
 NOTE "B": MINIMUM FRONT, SIDE, AND REAR YARD SETBACKS: AS REQUIRED BY THE ZONING CODE...
 NOTE "C": AREAGE BREAKDOWN...
 NOTE "D": AT THE TIME OF PLATTING, ELECTRIC, CABLE, AND TELEPHONE SERVICE PROVIDERS...
 NOTE "E": AT THE TIME OF PLATTING, PART OF TIMBERTOP SUBDIVISION PHASE 4 LIES IN FLOOD ZONE X...
 NOTE "F": NO ADDITIONAL DEVELOPMENT SHALL OCCUR WITHIN THE AREA OUTSIDE OF TIMBERTOP SUBDIVISION...

TIMBERTOP SUBDIVISION (PHASE FOUR)
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