

TEMPORARY ORDINANCE NO. 40-25

PERMANENT ORDINANCE NO. 38-25

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR THE TAYLOR COMMERCIAL SUBDIVISION AND TO DECLARE AN EMERGENCY

WHEREAS, the developer of the Taylor Commercial Subdivision at the intersection of Ety Road and Memorial Drive submitted a plat to the Lancaster Planning Commission for consideration as a final plat prior to its August 14, 2025, meeting; and

WHEREAS, upon review at that Planning Commission meeting, the Commission unanimously voted to approve the proposed final plat; now, therefore,

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

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

SECTION 2. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City's residents as it is necessary to allow paving work at the development site to begin immediately prior to the end of the 2025 paving season; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: 8-25-2025 after 1 reading. Vote: Yeas 10 Nays 0

Approved: August 25, 2025 

Clerk:  Don G. McDaniel
President of Council
Mayor

Offered by: Thomas J. Allen

Second by: Steve Luchinsky

Requested by Code Enforcement & Zoning Committee

I, Anitra Scott, Clerk of Council do hereby certify that on _____, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council



TAYLOR COMMERCIAL SUBDIVISION

City of Lancaster, Fairfield County, Ohio
Section 27, Township 15, Range 19,
Congress Lands

ACREAGE BREAKDOWN	
Lot 1 Area (acres):	2.812
Lot 2 Area (acres):	2.949
Lot 3 Area (acres):	2.652
R/W Area (acres):	1.531
Total Area (acres):	9.944

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER, BEING IN SECTION 27, TOWNSHIP 15, RANGE 19, REFUGEE LANDS, AND BEING ALL OF THE REMAINDER OF A 9.883 (ORIGINAL) ACRE TRACT CONTAINING 9.154 ACRES AS CONVEYED TO TAYLOR REAL ESTATE IN OFFICIAL RECORD 1749, PAGE 2171 AND ALL OF THE REMAINDER OF A 1.806 (ORIGINAL) ACRE TRACT CONTAINING 0.790 AS CONVEYED TO TAYLOR REAL ESTATE, LTD. IN OFFICIAL RECORD 1664, PAGE 4302. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE FAIRFIELD COUNTY, OHIO.

WE THE UNDERSIGNED, TAYLOR REAL ESTATE, LTD., AN OHIO LIMITED LIABILITY COMPANY, BEING THE OWNER AND LIEN HOLDER OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS SHOWN HEREON, COMPRISING A TOTAL OF 1.531 ACRES, TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF _____ REPRESENTING TAYLOR REAL ESTATE, LTD., HAS HEREBY SET THEIR HAND THIS ____ DAY OF _____, 2025.

TAYLOR REAL ESTATE, LTD.

BY _____

WITNESS _____

WITNESS _____

STATE OF OHIO
____ COUNTY

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, PERSONALLY CAME THE SAID _____ TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR FAIRFIELD COUNTY, OHIO

UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES AND FOR THE EXPRESS PRIVILEGE 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 BE MAINTAINED AS SUCH FOREVER.

DRAINAGE EASEMENTS

EASEMENTS DESIGNATED AS DRAINAGE EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF STORM DRAINAGE FEATURES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID STORM DRAINAGE FEATURES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. STORM DRAINAGE FEATURES INCLUDE BUT ARE NOT LIMITED TO SWALES, DITCHES, STORM WATER DETENTION AND RETENTION BASINS, DAMS, PIPES, INLETS AND OUTLETS, INCLUDING ANY HEADWALLS AND/OR ANY SIMILAR INLET/OUTLET STRUCTURES, AND THOSE ATTACHED APPURTENANT WORKS.

THE OWNERS OF LOTS THAT CONTAIN DRAINAGE EASEMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE GRADE STORM DRAINAGE FEATURES, INCLUDING BUT NOT LIMITED TO DETENTION AND/OR RETENTION BASINS (INCLUDING ANY BASIN OUTLET STRUCTURES AND THEIR ASSOCIATED PIPING), SWALES, AND DITCHES. THIS INCLUDES KEEPING STORM DRAINAGE FEATURES FREE AND CLEAR OF ANY AND ALL OBSTRUCTIONS AND MAINTAINING VEGETATIVE COVER WITHIN THE EASEMENT AREA. THE CITY OF LANCASTER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FEATURES WITHIN THE DRAINAGE EASEMENT THAT ARE BELOW GRADE (EXCLUDING DETENTION/RETENTION BASIN OUTLET STRUCTURES AND THEIR ASSOCIATED PIPING) THAT WERE INSTALLED EITHER BY THE CITY OR PER PLANS APPROVED BY THE CITY. ANY STORM DRAINAGE FEATURES NOT INSTALLED BY THE CITY OR PER PLANS APPROVED BY THE CITY ARE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, A LOT OWNER SHALL BE PERMITTED TO CONSTRUCT, INSTALL OR PLACE ON OR OVER ITS LAND, WITHIN A UTILITY EASEMENT OR A DRAINAGE EASEMENT, PARKING OR LANDSCAPING IMPROVEMENTS THAT WILL NOT INTERFERE WITH THE EASEMENT RIGHTS OTHERWISE PROVIDED HEREIN. THESE IMPROVEMENTS MAY INCLUDE PAVING, LANDSCAPING, WATER IRRIGATION, PARKING BUMPERS OR OTHER PARKING OR LANDSCAPING IMPROVEMENTS. ANY IMPROVEMENTS WITHIN THESE EASEMENTS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

THIS PLAT REFLECTS EXISTING EASEMENTS DESIGNATED AS 'EXISTING' OR 'EX.' AFFECTING THE PROPERTY AS REQUIRED FOR PLAT PURPOSES, BUT SUCH EXISTING EASEMENTS SHALL BE GOVERNED BY THE RECORD INSTRUMENT(S) ESTABLISHING SUCH EXISTING EASEMENTS.

CITY PLANNER

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025.

CHASILYN CARTER

CITY ENGINEER

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025.

CURTIS M SHONK, P.E., P.S.

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION THIS ____ DAY OF _____, 2025.

CARRIE WOODY
SECRETARY OF PLANNING COMMISSION, CITY OF LANCASTER

CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY CITY COUNCIL THIS ____ DAY OF _____, 2025, IN ORDINANCE NUMBER _____.

ANITRA SCOTT
CLERK OF COUNCIL, CITY OF LANCASTER

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____, 2025.

CARRI BROWN
FAIRFIELD COUNTY AUDITOR

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____, 2025, AND THAT IT WAS RECORDED ON _____, 2025, IN PLAT CABINET ____ SLOT ____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

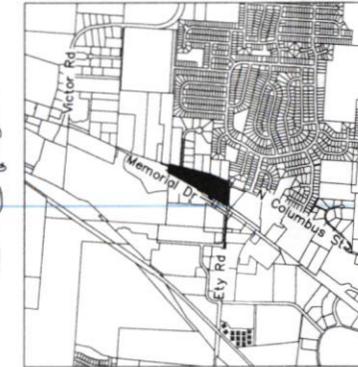
LISA MCKENZIE
FAIRFIELD COUNTY RECORDER

LEGEND

- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- = PK NAIL SET
- = IRON PIN FOUND
- ⊖ = IRON PIPE FOUND
- ✱ = PK NAIL FOUND
- ⊕ = CONCRETE MONUMENT

IRON PINS, WHERE INDICATED, ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661".

PERMANENT MARKERS, WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.



Location Map
Scale: 1" = 2000'

SUBDIVIDER
Taylor Real Estate LTD
PO Box 10
Lancaster, OH 43130

SURVEY DATA

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS, BASED ON NAD 83 (2011), OHIO STATE PLANE, SOUTH ZONE IN MARCH, 2020.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FAIRFIELD COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN MARCH, 2020, WITH ADDITIONAL FIELDWORK COMPLETED JUNE, 2025, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

DOUG R. HOCK, P.S.
REGISTRATION NUMBER 7661

DATE



ADVANCED
CIVIL DESIGN

781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7790
fax 614.428.7755

Final Plat

DATE: JULY 24, 2025

JOB NO.: 20-0008-335
SHEET 1 / 3

TAYLOR COMMERCIAL SUBDIVISION

City of Lancaster, Fairfield County, Ohio
Section 27, Township 15, Range 19,
Congress Lands

Note "A" - ACCESS EASEMENT:

Access easement is for ingress and egress of the general public to and from Lots 2 and 3. This easement is considered a private easement and is to be maintained open and in good repair by the owners of Lots 2 and 3. This easement is not a public road maintained by the City.

Note "B":

All of the area hereby platted is within Zone X (area determined to be outside 100-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Fairfield County, Ohio and Incorporated Areas, map numbered 39045C0232G with effective date of January 6, 2012.

Note "C":

See sheet 3 for curve and line table

LEGEND

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SCF RC Funding III LLC
PID: 053-20036-66
D.B. 1739, Page 3947

N: 635341.1391
E: 1928134.7234

2330 Columbus
Lancaster Rd LLC
PID: 014-01000-00
D.B. 1732, Page 1935

Dodds Investment Company Ltd
PID: 053-22224-00
D.B. 1212, Page 2023

Thomas Property LLC
PID: 053-20036-68
D.B. 1208, Page 2158

River Valley Highlands
Association Inc.
PID: 053-20036-67
D.B. 1425, Page 3676

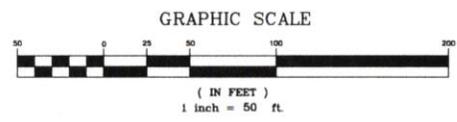
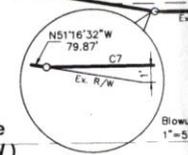
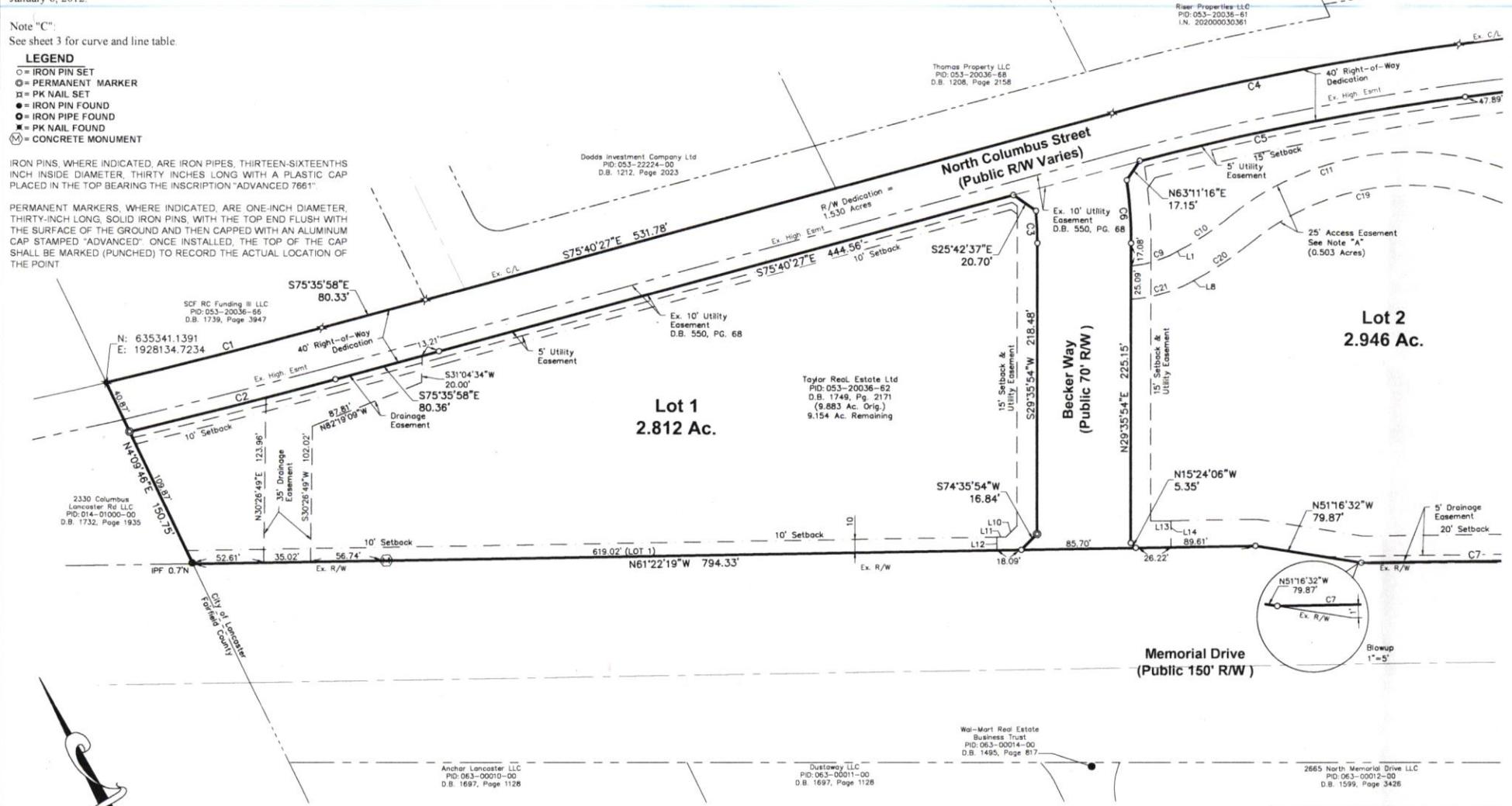
Taylor Real Estate Ltd
PID: 053-20036-62
D.B. 1749, Pg. 2171
(9.883 Ac. Orig.)
9.154 Ac. Remaining

Anchor Lancaster LLC
PID: 063-00010-00
D.B. 1687, Page 1128

Outstoway LLC
PID: 063-00011-00
D.B. 1697, Page 1128

Wal-Mart Real Estate
Business Trust
PID: 063-00014-00
D.B. 1495, Page 817

2665 North Memorial Drive LLC
PID: 063-00012-00
D.B. 1599, Page 3426



SEE SHEET 3

Final Plat



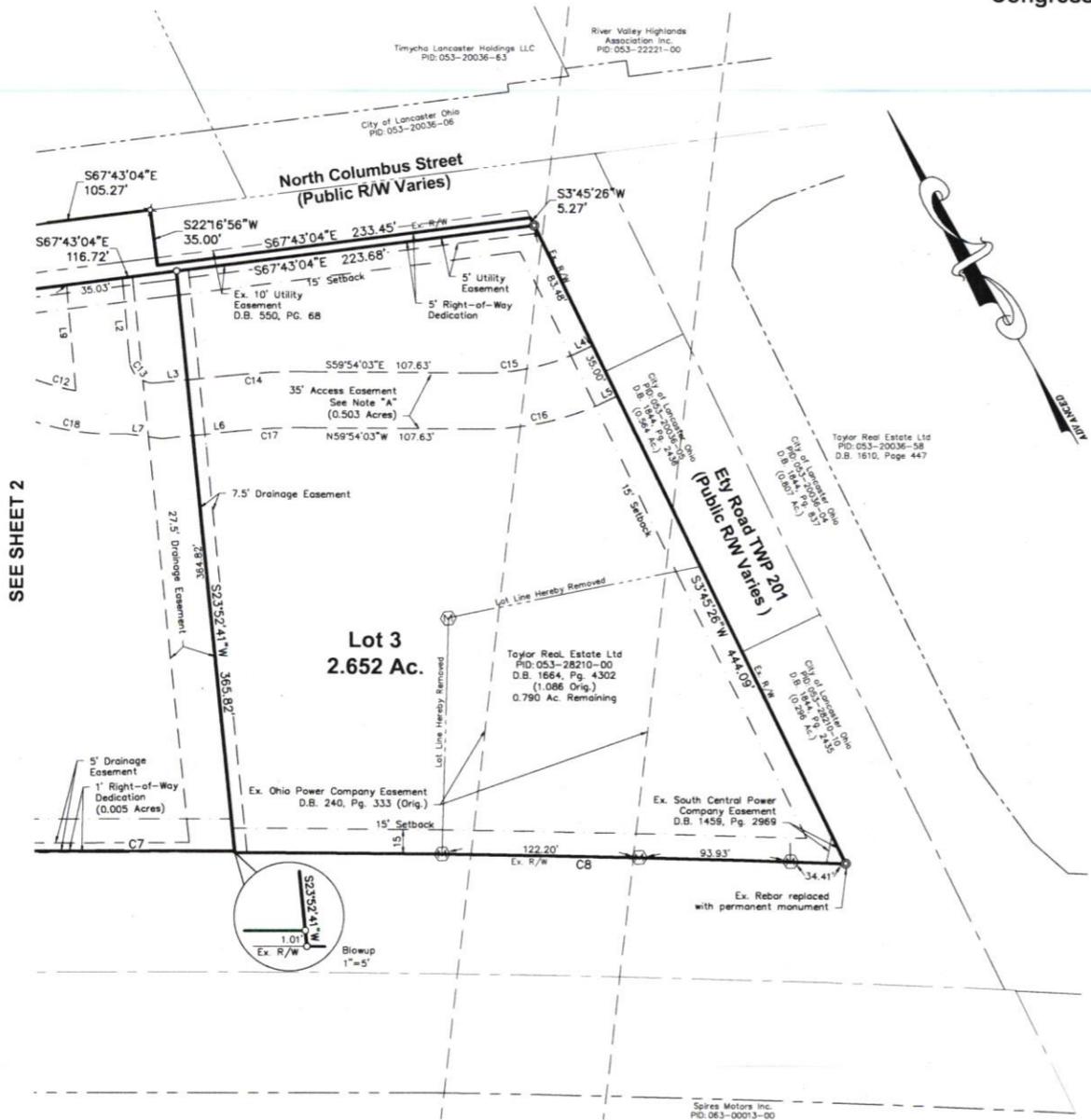
ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: JULY 24, 2025 JOB NO.: 20-0008-335
SHEET 2 / 3

TAYLOR COMMERCIAL SUBDIVISION

City of Lancaster, Fairfield County, Ohio
Section 27, Township 15, Range 19,
Congress Lands



SEE SHEET 2

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	001°38'24"	5732.54'	185.78'	S74°46'16"E	165.75'
C2	001°34'23"	5772.54'	158.49'	S74°46'46"E	158.49'
C3	005°14'11"	265.00'	24.22'	S26°58'46"W	24.21'
C4	007°57'23"	1909.86'	265.21'	N71°41'46"W	265.00'
C5	007°38'12"	1869.86'	249.22'	S71°32'10"E	248.04'
C6	008°07'53"	335.00'	47.54'	N25°31'58"E	47.50'
C7	001°08'39"	11535.16'	230.37'	N60°49'40"W	230.37'
C8	001°52'56"	11534.16'	378.05'	N59°18'49"W	378.03'
C9	022°44'46"	87.50'	34.74'	S77°25'08"E	34.51'
C10	011°01'45"	237.50'	45.72'	N85°41'37"E	45.65'
C11	059°18'40"	212.50'	219.97'	S70°09'56"E	210.28'
C12	009°47'53"	137.50'	23.51'	S45°24'32"E	23.49'
C13	090°55'50"	15.00'	23.81'	S20°54'44"E	21.36'
C14	006°28'35"	405.00'	45.78'	S63°08'21"E	45.75'
C15	026°23'40"	145.00'	66.80'	S73°05'53"E	66.21'
C16	026°23'40"	180.00'	82.92'	N73°05'53"W	82.19'
C17	006°28'35"	370.00'	41.82'	N63°08'21"W	41.80'
C18	022°14'40"	162.50'	63.09'	N51°37'56"W	62.69'
C19	059°18'40"	187.50'	194.10'	N70°09'56"W	185.54'
C20	011°01'45"	262.50'	50.53'	S65°41'37"W	50.45'
C21	024°00'11"	112.50'	47.13'	N76°47'25"W	46.79'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	3.41'	S88°47'31"E
L2	52.37'	S24°33'11"W
L3	47.45'	S66°22'38"E
L4	6.16'	S86°17'43"E
L5	6.13'	N86°17'43"W
L6	47.45'	N66°22'38"W
L7	23.08'	N53°02'09"W
L8	3.41'	N88°47'31"W
L9	66.42'	N24°33'11"E
L10	11.76'	S74°35'54"W
L11	6.69'	N61°22'19"W
L12	10.00'	S29°35'54"W
L13	15.00'	S61°22'19"E
L14	20.00'	S29°35'54"W

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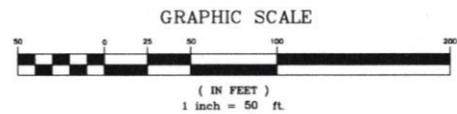
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LEGEND

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Final Plat

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ADVANCED CIVIL DESIGN

ENGINEERS

JOB NO.: 20-0008-335

DATE: JULY 24, 2025

SHEET 3 / 3