

TEMPORARY ORDINANCE NO. 3-21

PERMANENT ORDINANCE NO. 4-21

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR TIMBERTOP PHASE 1

WHEREAS, the Final Plat was submitted to the Lancaster Planning Commission; and

WHEREAS, on the 14th day of January 2021, Lancaster City Planning Commission gave unanimous approval of the Final Plat, with contingencies; and

WHEREAS, the engineering improvement plans have been approved prior to acceptance;

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

SECTION 1. That the Final Plat for Timbertop Phase 1 be and the same is hereby approved and accepted.

SECTION 2. That the acceptance specified in Section 1 shall be contingent upon the developer providing a performance bond, for completion of the improvements, as provided in Section 1107.02 of the codified Ordinances of the City of Lancaster.

SECTION 3. That the acceptance specified in Section 1 shall be contingent upon the developer providing the City documentation confirming that the existing seven parcels comprising the entire Timbertop property have been or will be combined into one parcel.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 2/8/21 after 2nd reading. Vote: Yeas 9 Nays 0

Approved: 2/8/21

Clerk: Teresa Lee Sandy

[Signature]
President of Council
[Signature]
Mayor

Offered by: _____

Second by: [Signature]

Requested by Code Enforcement & Zoning Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on _____, 2021 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

TIMBERTOP SUBDIVISION (PHASE ONE)

BACK OF BEARING: 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 PLAN OF SURVEY BY TORN-HOFERLAND SURVEYING, INC. DATED 12-15-2016 IN SURVEY BOOK 89 PAGE 19257

THE COUNTY OF FAIRFIELD, CITY OF LANCASTER AND IN SECTION 16 AND 15, TOWNSHIP 15, RANGE 19 CONTAINING 33.6114 ACRES OF LAND, MORE OR LESS, SAID 33.6114 ACRES BEING PART OF THAT 1810 PAGES 212-215, RECORDED OFFICE FAIRFIELD COUNTY, LLC BY DEED OF RECORD IN OFFICIAL RECORD BOOK 110, PAGE 19257-215.

THE UNDERSIGNED, LANCASTER DESIGN, INC., COMPANY, HAS HEREBY ADVISED THE CITY OF LANCASTER, OHIO, THAT THIS PLAN CORRECTLY REPRESENTS ITS 'TIMBERTOP SUBDIVISION PHASE 1', A SUBDIVISION CONTAINING LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 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600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ACREAGE BREAKDOWN

LOTS (2)	25.5452 AC
BLOCK A	2.9341 AC
(R/W) STREETS	5.1321 AC
TOTAL	33.6114 AC

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAN OF TIMBERTOP SUBDIVISION (PHASE ONE) MADE BY ME THIS DAY OF _____, 2016. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND ALL DIMENSIONS AND LEGAL DETAILS ARE SET ON TO BE SET AS SHOWN, AND ALL DIMENSIONS AND LEGAL DETAILS ARE CORRECT.

JOSHUA WALEJIN REG. SURVEYOR #3787

APPROVED AND ACCEPTED BY PLANNING COMMISSION

THIS _____ DAY OF _____, 2016

APPROVED AND ACCEPTED BY CITY COUNCIL

THIS _____ DAY OF _____, 2016

I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORDING ON _____ DAY OF _____ AT _____ AM-PM AND THAT IT WAS RECORDED ON THIS _____ DAY OF _____ IN CABINET _____ SLOT _____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO

TERESA SANDY CLERK OF COUNCIL CITY OF LANCASTER



LOCATION MAP
NOT TO SCALE

DEVELOPER:
LANCASTER DEVELOPMENT CO. LLC,
8230 PITTSBURG AVE NW
NORTH CANTON, OHIO 44720
PHONE: 330-497-8686
REP.: TONY PEREZ

PREPARED BY:
GBC DESIGN, INC.
585 White Pond Drive
Akron, OH 44320
Phone 330-686-6225 Fax 330-686-6782

STATE OF OHIO
COUNTY OF STARK
BEFORE ME, THE NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED _____, known to me to be the person whose name is subscribed to the
FORGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

IN WITNESS WHEREOF, TONY PEREZ, REPRESENTING LANCASTER DEVELOPMENT CO. LLC, HAS HEREBY SET HIS HAND THIS _____ DAY OF _____, 2016.

LANCASTER DEVELOPMENT CO. LLC, WITNESS

BY: _____
LANCASTER DEVELOPMENT CO. LLC
TONY PEREZ

