

TEMPORARY ORDINANCE NO. 38-21

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR TIMBERTOP PHASE 2

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

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

WHEREAS, no engineering improvement plans are necessary, as the plat includes only one lot and no public right-of-way dedications;

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 2 be and the same 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: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

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 TWO)

ACREAGE BREAKDOWN
 LOTS (1) 5.277 AC.
 TOTAL 5.277 AC.

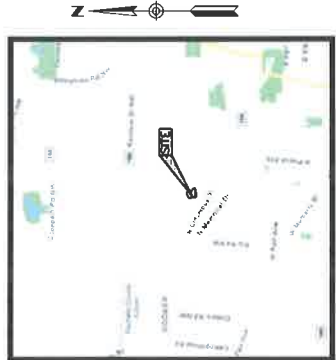
BASIS OF BEARING:
 THE WESTERLY LINE OF BROOKDALE ADDITIONS BEING N 00°28'00" E AS RECORDED IN PLAT BOOK 7, PAGE 70,
 OF THE FAIRFIELD COUNTY RECORDER'S OFFICE.
 REFERENCE DOCUMENTS:
 THE PLAT OF SURVEY BY TOBIN-WFARLAND SURVEYING, INC. DATED 12-16-2016 IN SURVEY BOOK 89 PAGE
 19337 FROM THE FAIRFIELD COUNTY GIS & TIMBERTOP SUBDIVISION (PHASE ONE) AS RECORDED IN
 INSTRUMENT #8210000300 OF THE FAIRFIELD COUNTY RECORDER'S OFFICE.
 SITUATED IN THE STATE OF OHIO COUNTY OF FAIRFIELD, CITY OF LANCASTER, AND IN SECTION 26 AND 35,
 TOWNSHIP 19, RANGE 19, CONTAINING 5.277 ACRES OF LAND, MORE OR LESS, SAID 5.277 ACRES BEING PART OF
 TOWNSHIP 19, RANGE 19, CONTAINING 5.277 ACRES OF LAND, MORE OR LESS, SAID 5.277 ACRES BEING PART OF
 INSTRUMENT #20100002851, RECORDER'S OFFICE, FAIRFIELD COUNTY.
 THE UNDERSIGNED LANCASTER DEVELOPMENT COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE
 LANDS PLATED HEREIN, REPRESENTS BY TONY PEREZ, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY
 CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS TIMBERTOP SUBDIVISION PHASE TWO, A SUBDIVISION
 CONTAINING LOT NUMBERED 3, DOES HEREBY ACCEPT THIS PLAT OF SAME.

SANITARY SEWER EASEMENTS SHOWN ON THIS 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 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.
 UTILITY EASEMENTS SHOWN ON THIS 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 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.
 DRAINING EASEMENTS SHOWN ON THIS PLAT ARE FOR THE PURPOSE OF AFFORDING LANCASTER DEVELOPMENT CO
 THE NECESSARY ACCESS TO THE DRAINAGE SYSTEMS AND SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY
 AND ALL 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.
 REGULATIONS AS SET FORTH BY THE CITY OF LANCASTER AND/OR FAIRFIELD COUNTY TO ACHIEVE FINAL
 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 _____, 2016.

LANCASTER DEVELOPMENT CO, LLC, _____ WITNESS
 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 PLAT OF TIMBERTOP SUBDIVISION
 (PHASE TWO) MADE BY ME THIS _____ DAY OF _____,
 AND THAT THE SURVEY BALANCES AND CLOSES, AND THE MONUMENTS SHOWN HEREON
 ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEODETIC DETAILS
 ARE CORRECT.

JOSHUA WATEJIN REC. SURVEYOR #8787

APPROVED AND ACCEPTED BY PLANNING COMMISSION
 THIS _____ DAY OF _____

PAUL LUSBY,
 SECRETARY OF PLANNING COMMISSION, CITY OF LANCASTER

APPROVED AND ACCEPTED BY CITY COUNCIL
 THIS _____ DAY OF _____ IN ORDINANCE NO _____

HERBERT STUBBS,
 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

JOHN SLATES JR.
 FAIRFIELD COUNTY AUDITOR

DELORENZO
 FAIRFIELD COUNTY RECORDER

PREPARED BY:
GBC DESIGN, INC.
 565 White Pond Drive
 Akron, OH 44320
 Phone 380-586-0228 Fax 380-586-5782

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

LEGEND

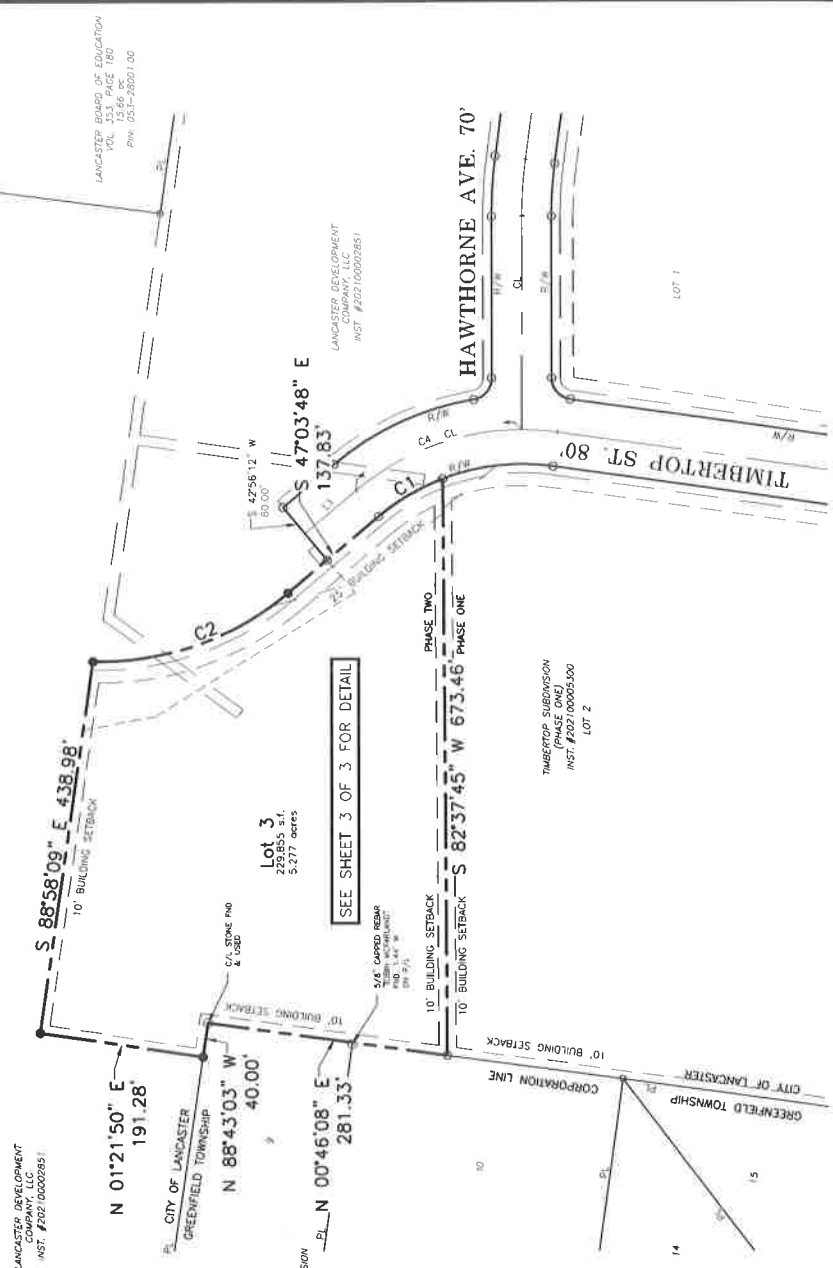
MONUMENTS	
○	5/8" CAPPED REBAR SET (GBC DESIGN, INC.)
○	5/8" REBAR FOUND (UNLESS OTHERWISE NOTED)
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
CL	CENTER LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	87.52'	260.00'	191.71° 2'	44.18'	87.11'	S 37°25'12" E
C2	246.37'	340.00'	41°31' 03"	128.87'	241.02'	S 26°18'17" E
C3	25.02'	540.00'	4°13' 01"	12.52'	25.02'	S 44°57'17" E
C4	209.88'	300.00'	40°05' 05"	109.44'	205.63'	N 27°01'15" W

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 47°03'48" W	77.92'



LANCASTER DEVELOPMENT
INST. #20210002851

SEE SHEET 3 OF 3 FOR DETAIL

WOODLAND HIGHWAY'S SUBDIVISION
PLAT BOOK 6 PAGE 18

TIMBERTOP SUBDIVISION
INST. #20210002500
LOT 2

NOTE "A": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY RIGHTS OF WAY AND EASEMENTS TO BE CONVEYED TO THE CITY OF LANCASTER AND GREENFIELD TOWNSHIP FOR PLANNING PURPOSES AT THE TIME OF PLATING. THIS PLAT SHOWS THE SIZE OF THE LOTS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR RECORD. THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR RECORD SHOULD BE REVIEWED TO DETERMINE THE MOST CURRENTLY APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION OVER THE SUBJECT PROPERTY. THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR RECORD SHOULD BE REVIEWED TO DETERMINE THE MOST CURRENTLY APPLICABLE USE AND DEVELOPMENT LIMITATIONS AND REQUIREMENTS THAT MAY BE APPLICABLE TO THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS. PRIVATE USE RESTRICTIONS TO BE CONVEYED WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY REFERRED TO HEREIN.

NOTE "B": MINIMUM FRONT, SIDE, AND REAR YARD SETBACKS AS REQUIRED BY THE ZONING CODE:
 NOTE "C": ACREAGE BREAKDOWN
 5.277 AC
 5.277 AC
 ACREAGE IN LOTS

NOTE "D": AT THE TIME OF PLATING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED TO IDENTIFY AREAS IN ADDITION TO THOSE SHOWN ON THIS PLAT AS BEING NECESSARY FOR THE INSTALLATION OF UTILITY LINES. THIS PLAT SHOWS THE EXISTING RECORD INFORMATION ABOUT TIMBERTOP SUBDIVISION PHASE 2 OF ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FAIRFIELD COUNTY RECORDER'S OFFICE.

NOTE "E": AT THE TIME OF PLATING, PART OF TIMBERTOP SUBDIVISION PHASE 2 LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FAIRFIELD COUNTY FLOODPLAIN MAP NO. 3804-502051C DATED JANUARY 6, 2012. THE PARCEL ALSO LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NO. 3804-502051C WITH AN EFFECTIVE DATE OF JANUARY 6, 2012.

NOTE "F": NO ADDITIONAL DEVELOPMENT SHALL OCCUR WITHIN THE AREA OUTSIDE OF TIMBERTOP SUBDIVISION (PHASE TWO) UNLESS THE DEVELOPER SUBMITS A FINAL PLAT AND OTHER ASSOCIATED DRAWINGS REQUIRED BY THE CITY OF LANCASTER ENGINEERING DEPARTMENT.

LEGEND

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	87.52'	260.00'	191°17'12"	44.18'	87.11'	S 37°25'12" E
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C3	25.02'	340.00'	4°13'01"	12.52'	25.02'	S 44°57'17" E
C4	209.88'	300.00'	40°05'05"	109.44'	205.63'	N 27°01'16" W

NOTE:

- THE EXISTING DRIVEWAY AT THE END OF EXISTING TIMBERTOP ST. SHALL BE RECONSTRUCTED AND EGRESS TO/ FROM LOT 3 TO EXISTING DRIVEWAY SHALL BE COMPLETED UPON COMPLETION OF THE FUTURE EXTENSION OF TIMBERTOP ST.
- THE GRADING AND CONSTRUCTION OF THE FUTURE TIMBERTOP ST. EXTENSION SPECIFICALLY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, A CONNECTION THAT CONNECTS THE EXISTING DRIVE TO THE FUTURE EXTENSION OF TIMBERTOP ST.

LANCASTER DEVELOPMENT COMPANY, LLC
INST. #202100002851

CITY OF LANCASTER
GREENFIELD TOWNSHIP

N 88°43'03" W
40.00'

WOODLAND HEIGHTS SUBDIVISION
PLAT BOOK 6, PAGE 18

5/8" CAPPED REBAR
TOWEN MCGARLAND
FND. 1 44" W
ON P/L

10

S 88°58'09" E 438.98'

10' BUILDING SETBACK

Lot 3
2,394 S.F.
5,277 acres

10' BUILDING SETBACK

N 00°46'08" E 281.33'

CORPORATION LINE

CITY OF LANCASTER
GREENFIELD TOWNSHIP

10' BUILDING SETBACK

10' BUILDING SETBACK

S 82°37'45" W 673.46'

10' BUILDING SETBACK

LOT 2

