

TEMPORARY ORDINANCE NO. 38-21

PERMANENT ORDINANCE NO. 36-21

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: 10/25/21 after 1st reading. Vote: Yeas 9 Nays 0

Approved: 10/25/21

Clerk: Teresa Lee Sandy

Offered by: _____

Second by: Cathy Schoonover

Requested by Code Enforcement & Zoning Committee

David C. Veer
President of Council
David L. Scheyler
Mayor

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.

BASE 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 TOSIN-MAFARLAND SURVEYING, INC. DATED 12-16-10 IN SURVEY BOOK 89, PAGE
 19237 FROM THE FAIRFIELD COUNTY OS & TIMBERTOP SUBDIVISION (PHASE ONE) AS RECORDED IN
 INSTRUMENT #202100025300 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 15, RANGE 19, CONTAINING 5.277 ACRES OF LAND, MORE OR LESS, SAID 5.277 ACRES BEING PART OF
 INSTRUMENT #202100025300 OF THE FAIRFIELD COUNTY RECORDER'S OFFICE.
 NUMBER 20210002531, RECORDER'S OFFICE, FAIRFIELD COUNTY.

THE UNDERSIGNED LANCASTER DEVELOPMENT COMPANY, LLC, AND TONY PEREZ, LIBERTY COMPANY, OWNER OF THE
 LANDS PLATED HEREIN, REPRESENTED BY TONY PEREZ, JULY 14, 2016, 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 SANITARY SEWERS AND SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING
 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 PLAT ARE FOR THE PURPOSE OF AFFORDING LANCASTER DEVELOPMENT CO.
 THE NECESSARY ACCESS TO THE PROPERTY 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 MAINTAIN AS SUCH FOREVER.

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 COMRADES, MANAGER, AND I HAVE KNOWLEDGE OF 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 OUT TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEODETIC DETAILS
 ARE CORRECT.

JOSHUA WALEJIN, REC., SURVEYOR #8787

APPROVED AND ACCEPTED BY PLANNING COMMISSION

THIS _____ DAY OF _____

PAT MURPHY
 SECRETARY OF PLANNING COMMISSION, CITY OF LANCASTER

APPROVED AND ACCEPTED BY CITY COUNCIL

THIS _____ DAY OF _____ IN ORDINANCE NO _____

DEBBY SANDY
 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 A. SLATER, JR.
 FAIRFIELD COUNTY AUDITOR

LEA WICKENIE
 FAIRFIELD COUNTY RECORDER

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.
 565 White Pond Drive
 Phone 330-856-0228
 Akron, OH 44320
 Fax 330-856-5782

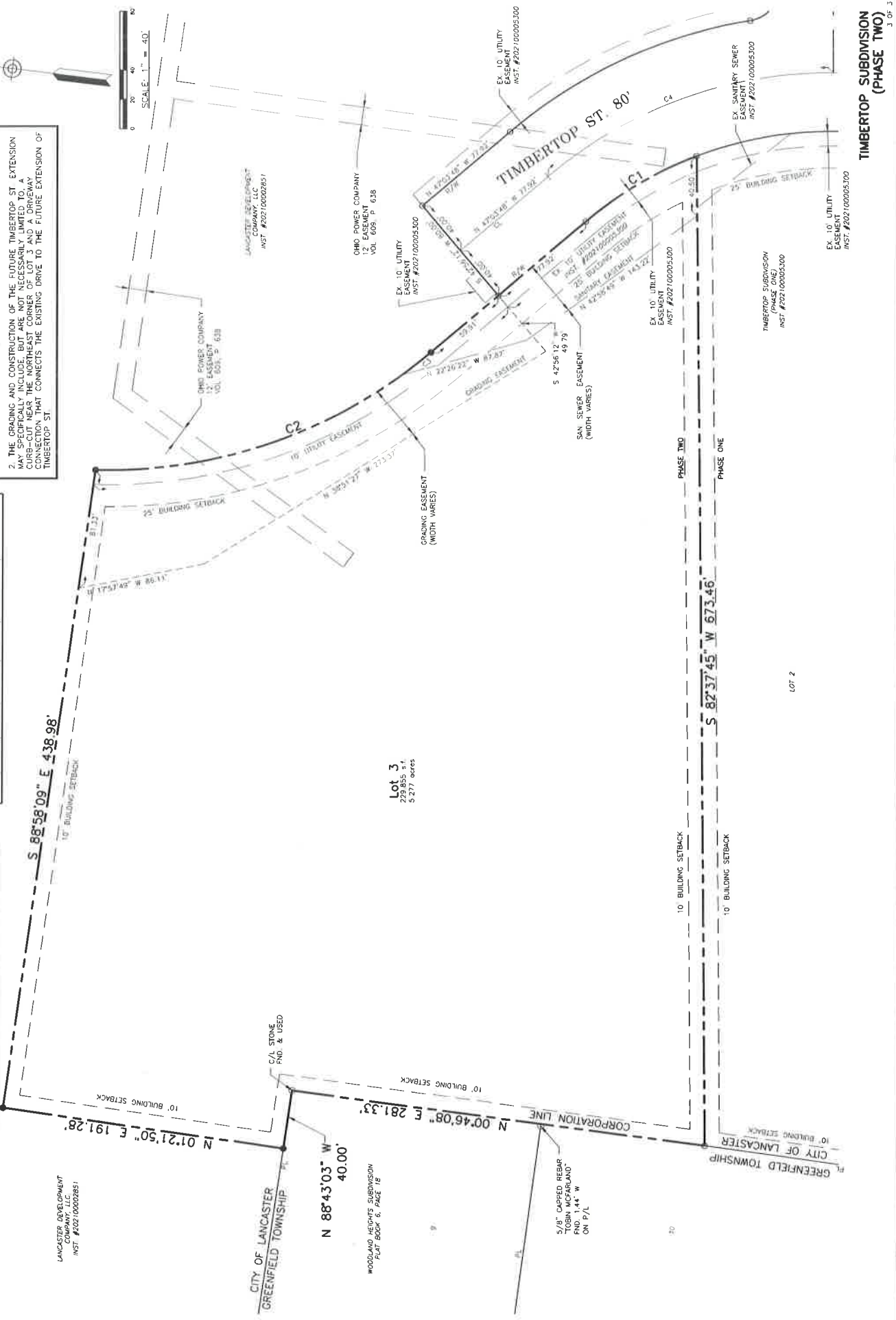
MONUMENTS	
•	5/8" CAPPED REBAR SET (OBC DESIGN, INC.)
o	5/8" REBAR FOUND (UNLESS OTHERWISE NOTED)
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
CL	CENTER LINE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	87.52'	260.00'	19°17'12"	44.18'	87.15'	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'	340.00'	4°13'01"	12.52'	25.02'	S 44°57'17" E
C4	209.86'	300.00'	40°05'05"	109.44'	205.63'	N 27°01'16" W

NOTE:

- THE EXISTING DRIVEWAY AT THE END OF EXISTING TIMBER TOP ST. SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF PUBLIC DEDICATION OF THE FUTURE EXTENSION OF TIMBER TOP ST.
- THE GRADING AND CONSTRUCTION OF THE FUTURE TIMBERTOP ST. EXTENSION SPECIFICALLY INCLUDES BUT IS NOT LIMITED TO, A CONNECTION THAT CONNECTS THE EXISTING DRIVE TO THE FUTURE EXTENSION OF TIMBERTOP ST.

LANCASTER DEVELOPMENT
COMPANY, LLC
INST. #202100002851



LOT 2