

**LANCASTER CITY COUNCIL  
LANCASTER, OHIO**

**January 25, 2021**

**REGULAR MEETING CONVENES  
PRAYER  
CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL  
READING AND DISPOSING OF THE JOURNAL  
REPORTS OF CITY OFFICIALS  
COMMUNICATIONS  
PETITIONS AND MEMORIALS  
PERMISSION OF VOTERS AND TAXPAYERS TO ADDRESS COUNCIL  
REPORTS OF STANDING COMMITTEES  
REPORTS OF SPECIAL COMMITTEES  
PUBLIC HEARINGS  
READING OF RESOLUTIONS**

**THIRD READING**

Temp Res #137-20	A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE NORTH EAST GAS MAIN REPLACEMENT PROJECT <b>Service (Tener/Bobbitt) (3 Readings)</b>
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**SECOND READING**

Temp Res #2-21	A RESOLUTION AUTHORIZING THE LAW DIRECTOR'S OFFICE TO APPLY FOR THE VIOLENCE AGAINST WOMEN ACT GRANT (VAWA) <b>Finance (Downour/Stoughton) (3 Readings)</b>
Temp Res #3-21	A RESOLUTION AUTHORIZING THE DISPOSITION OF CITY PROPERTY NO LONGER NEEDED VIA AUCTION OR INTERNET AUCTIONS FOR 2021 <b>Finance (Downour/Bobbitt) (3 Readings)</b>
Temp Res #4-21	A RESOLUTION TO ALLOW THE LANCASTER CITY AUDITOR TO REQUEST AN ADVANCE OF FUNDS FROM FAIRFIELD COUNTY OF THE CITY'S APPORTIONMENT OF TAX SETTLEMENTS FOR 2021 <b>Finance (Downour/Stoughton) (2 Readings)</b>
Temp Res #5-21	A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE PURCHASE OF SALT FOR USE BY THE WATER DEPARTMENT <b>Water/WPC (James/Hall) (3 Readings)</b>
Temp Res #6-21	A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE PURCHASE OF PHOSPHATE FOR

USE BY THE WATER DEPARTMENT  
**Water/WPC (James/Tener) (3 Readings)**

- Temp Res #8-21 A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT WITH ODOT TO PURCHASE SODIUM CHLORIDE (ROCK SALT) FOR THE 2021-2022 WINTER SEASON  
**Public Works (Schoonover/James) (3 Readings)**
- Temp Res #9-21 A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR FOR THE GAS FUND (6002), WATER FUND ( 6003), WATER POLLUTION FUND (6004); THE STORMWATER FUND (6006), AND GENERAL FUND (1001), AND IF NEEDED, ISSUE ONE THEN AND NOW CERTIFICATE FOR PAYMENT TO PNC  
**Finance (Downour/Bobbitt) (2 Readings)**
- Temp Res #15-21 A RESOLUTION TO AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR, APPROPRIATE FROM THE UNENCUMBERED BALANCE, INCREASE RECEIPTS, AND COMPLETE A FUND TRANSFER IN THE WATER FUND (6003) AND IN THE WATER UTILITY RESERVE FUND (6027)  
**Water/WPC (James/Tener) (3 Readings)**
- Temp Res #16-21 A RESOLUTION TO AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR, APPROPRIATE FROM THE UNENCUMBERED BALANCE, INCREASE RECEIPTS, AND COMPLETE A FUND TRANSFER IN THE WASTE WATER FUND (6004) AND IN THE WASTE WATER UTILITY RESERVE FUND (6029)  
**Water/WPC (James/Hall) (3 Readings)**

**FIRST READING**

- Temp Res #20-21 A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE CITY INCOME TAX FUND (2016)  
**Finance (Downour/Stoughton) (1 Reading)**
- Temp Res #21-21 A RESOLUTION TO INCREASE RECEIPTS AND APPROPRIATE FROM THE UNENCUMBERED BALANCE, AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE .45 POLICE AND FIRE LEVY FUND (2047), AND AUTHORIZE THE ISSUANCE OF THEN AND NOW CERTIFICATES FOR THESE PURCHASES  
**Safety (Bobbitt/Mattlin) (1 Reading)**
- Temp Res #22-21 A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN FUND (2039), TO INCREASE RECEIPTS, AND

APPROPRIATE FROM THE UNENCUMBERED BALANCE  
IN THE DRUG COURT FUND (2039)

**Finance (Downour/Stoughton) (1 Reading)**

Temp Res #23-21 A RESOLUTION TO AUTHORIZE THEN AND NOW  
CERTIFICATE TO PAY AN INVOICE FOR TRITECH  
SOFTWARE SYSTEMS

**Safety (Bobbitt/Mattlin) (1 Reading)**

Temp Res #24-21 A RESOLUTION TO APPROPRIATE FROM THE  
UNENCUMBERED BALANCE AND AMEND THE  
CERTIFICATE WITH THE COUNTY AUDITOR IN THE  
COMMUNITY DEVELOPMENT CHIP HOME PROGRAM  
FUND (2083)

**Economic Development (McDaniel/Stoughton) (3 Readings)**

Temp Res #25-21 A RESOLUTION TO APPROVE A COLLECTIVE  
BARGAINING AGREEMENT BETWEEN THE CITY OF  
LANCASTER AND THE PATROL OFFICERS, WITH  
RESPECT TO COMPENSATION AND OTHER MATTERS  
RELATING TO WORKING CONDITIONS

**Finance (Downour/Bobbitt) (1 Reading)**

Temp Res #26-21 A RESOLUTION TO AUTHORIZE A THEN AND NOW  
CERTIFICATE TO PAY AN INVOICE FOR OUTSIDE LEGAL  
SERVICES IN FURTHERANCE OF ECONOMIC  
DEVELOPMENT

**Finance (Downour/Stoughton) (2 Readings)**

## READING OF ORDINANCES

### THIRD READING

NONE.

### SECOND READING

Temp Ord #2-21 AN ORDINANCE TO AMEND ORDINANCE 31-20, REPEAL  
AND REPLACE EXISTING 31-20, AND DECLARE AN  
EMERGENCY FOR THE NON UNION PAY ORDINANCE

**Finance (Downour/Stoughton) (1 Reading)**

### FIRST READING

Temp Ord #3-21 AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR  
TIMBERTOP PHASE 1

**Code Enforcement & Zoning (Mattlin/Hall) (2 Readings)**

## TABLED LEGISLATION

NONE.

## UNFINISHED BUSINESS

## NEW BUSINESS/PRESENTATIONS

## ANNOUNCEMENT OF SCHEDULED MEETINGS

## REGULARLY SCHEDULED CITY COUNCIL MEETINGS

1. February 8<sup>th</sup> at 6:30 p.m.
2. February 22<sup>nd</sup> at 6:30 p.m.

**SPECIAL SCHEDULED MEETINGS**

1. None

**REGULARLY SCHEDULED COMMITTEE MEETINGS**

1. Service – February 5<sup>th</sup> at 7:30 a.m. – City Hall 1897 CR
2. Finance – February 8<sup>th</sup> at 6:00 p.m. – Council Chambers
3. Water/WPC – February 10<sup>th</sup> at 8:00 a.m. – City Hall 1897 CR
4. Public Works – February 12<sup>th</sup> at 7:30 a.m. – City Hall 1897 CR
5. Finance – February 22<sup>nd</sup> at 6:00 p.m. – Council Chambers

**READING OF BILLS**

**EXECUTIVE SESSION**

**ADJOURNMENT**

TEMPORARY RESOLUTION NO. 20-21

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE CITY INCOME TAX FUND (2016)

WHEREAS, due to the upcoming retirement of an employee, not budgeted in the 2021 budget, the additional appropriation is needed to cover the cost of a new hire creating an overlap as the retiree is leaving in (March) the middle of tax season and costs associated with the retirement;

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, OHIO

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor for the City Income Tax Fund (2016) in the amount of Forty-Six Thousand Two Hundred Seven Dollars and Thirty-Seven Cents (\$46,207.37).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in the City Income Tax Fund (2016) in the amount of Forty-Six Thousand Two Hundred Seven Dollars and Thirty-Seven Cents (\$46,207.37) in the following line items:

2016.1600.51002, Salaries/Staff	\$11,683.20
2016.1600.51004, Retirement	\$28,556.54
2016.1600.51050, OPERS	\$ 1,635.65
2016.1600.51052, Health Insurance	\$ 3,748.50
2016.1600.51053, Medicare	\$ 583.48
TOTAL	\$46,207.37

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Date Approved: \_\_\_\_\_

Clerk: \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Finance Committee

TEMPORARY RESOLUTION NO. 21-21

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO INCREASE RECEIPTS AND APPROPRIATE FROM THE UNENCUMBERED BALANCE, AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE .45 POLICE AND FIRE LEVY FUND (2047), AND AUTHORIZE THE ISSUANCE OF THEN AND NOW CERTIFICATES FOR THESE PURCHASES

WHEREAS, the Lancaster Fire Department received a donation from Brad Hutchenson's fundraiser this past fall; and

WHEREAS, the funds cannot be expended until they are appropriated into a line item; and

WHEREAS, the Lancaster fire Department is requesting to use these funds from their dedicated donation line item in order to purchase ballistic vests and helmet, as their existing vests are set to begin expiring in February 2021;

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor in the amount of Twenty-Five Thousand Five Hundred Dollars (\$25,500.00) in the .45 Police and Fire Levy Fund (2047).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in the amount of Twenty-Five Thousand Five Hundred Dollars (\$25,500.00) into line item 2047.3500.53018 (Misc/Non-Fixed Assets), for the purchase of ballistic vests and helmets.

SECTION 3. That Lancaster City Council approves the issuance of Then & Now Certificates for expenses incurred January 1, 2021 and the issuance of the purchase order for these purchases.

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

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Date Approved: \_\_\_\_\_

Clerk: \_\_\_\_\_

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Safety Committee

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Mayor

TEMPORARY RESOLUTION NO. 22-21

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN FUND (2039), TO INCREASE RECEIPTS, AND APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE DRUG COURT FUND (2039)

WHEREAS, the Fairfield County Municipal Court has been awarded an additional Ohio Department of Mental Health & Addiction Services (OMHAS) Grant for Veterans' Treatment Court, which will be utilized to pay for peer support services, housing, and drug testing supplies;

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Other Sources and Appropriations with the County Auditor in the amount of Seventy-Five Thousand Dollars (\$75,000.00) in Drug Court Fund (2039).

SECTION 2. That the City of Lancaster Auditor increase receipts in Revenue Account 2039.0000.43027 for the Drug Court Fund 2039 in the amount of Seventy-Five Thousand Dollars (\$75,000.00).

SECTION 3. That the City of Lancaster Auditor Appropriate from the unencumbered balance in the Drug Court Fund 2039, into the following expense accounts:

2039.2550.52034, Contractual Services	\$45,000.00
2039.2550.53000, Incidentals & Supplies	<u>\$30,000.00</u>
TOTAL	\$75,000.00

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

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Date Approved: \_\_\_\_\_

Clerk: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Offered by: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Second by: \_\_\_\_\_

Requested by Finance Committee

TEMPORARY RESOLUTION NO. 23-21

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THEN AND NOW CERTIFICATE TO PAY AN INVOICE FOR TRITECH SOFTWARE SYSTEMS

WHEREAS, the Fire Department received the 2021 Tritech Software Systems invoice for the Emergitech annual maintenance fee on January 11, 2021, and it is for service date of January 1, 2021 through December 31, 2021; and

WHEREAS, with the purchase order dated after the beginning of the service date a Then and Now Certificate is needed;

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. Lancaster City Council authorizes a Then and Now Certificate for the payment to Tritech Software Systems for the 2021 Emergitech Annual Maintenance Fee in the amount of Eight Thousand Eight Hundred Thirty Dollars and Ninety-Nine Cents (\$8,830.99) from expense account 2047.3500.52034 (Contractual Services).

SECTION 2. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Date Approved: \_\_\_\_\_

Clerk: \_\_\_\_\_

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Safety Committee

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Mayor



TEMPORARY RESOLUTION NO. 24-21

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE COMMUNITY DEVELOPMENT CHIP HOME PROGRAM FUND (2083)

WHEREAS, the City of Lancaster Community Development Department anticipated spending funds for a home rehab project in 2020 that was not completed; and

WHEREAS, the City of Lancaster Community Development Department is requesting appropriation of these funds to be spent in 2021;

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor in the amount of Thirty-Five Thousand Dollars (\$35,000.00) in the Community Development CHIP Home Program Fund (2083).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in expense account 2083.8020.56090 (Community Development CHIP Home Program) in the amount of Thirty-Five Thousand Dollars (\$35,000.00).

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Date Approved: \_\_\_\_\_

Clerk: \_\_\_\_\_

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Economic Development Committee

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Mayor

TEMPORARY RESOLUTION NO. 25-21

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO APPROVE A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF LANCASTER AND THE PATROL OFFICERS, WITH RESPECT TO COMPENSATION AND OTHER MATTERS RELATING TO WORKING CONDITIONS

WHEREAS, the Bargaining Committee of the City Administration and the Bargaining Committee of the Patrol Officers have been in negotiations to approve a new Collective Bargaining Agreement with the Patrol Officers; and

WHEREAS, the Patrol Officers have approved the negotiated tentative agreement;

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. That the Collective Bargaining Agreement, with respect to compensation and working conditions negotiated by the Administration, Bargaining Committee of the City Administration, and Bargaining Committee of the Patrol Officers, covering the period from November 1, 2020 through October 31, 2023, be and the same is hereby approved.

SECTION 2. The Contract in the form presently on file with the Clerk of Council is hereby approved and authorized with changes therein not inconsistent with this Resolution and not substantially adverse to the City and which has been tentatively approved by the Service-Safety Director. The Service-Safety Director for and in the name of the City, is hereby authorized to execute and amend the Contract in this matter, provided further that the approval of changes thereto by the Service-Safety Director, and their character not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof. This Council further authorizes the Service-Safety Director for and in the name of the City, to execute any amendments or changes to the Contract, which amendments are not inconsistent with this Resolution and not substantially adverse to the City.

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Finance Committee

TEMPORARY RESOLUTION NO. 26-21

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE A THEN AND NOW CERTIFICATE TO PAY AN INVOICE FOR OUTSIDE LEGAL SERVICES IN FURTHERANCE OF ECONOMIC DEVELOPMENT

WHEREAS, outside legal counsel has been retained to provide specialized legal services to the City of Lancaster in furtherance of economic development; and

WHEREAS, the City has not received an invoice for legal services to date, but provision of legal services commenced near the end of December, 2020 prior to the establishment of a 2021 purchase order;

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. Lancaster City Council authorizes a Then and Now Certificate for the payment of outside legal services from expense account 1001.2000.52034 (Contractual Services) upon receipt of an invoice for such legal services.

SECTION 2. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Date Approved: \_\_\_\_\_

Clerk: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Offered by: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Second by: \_\_\_\_\_

Requested by Finance Committee

TEMPORARY ORDINANCE NO. 3-21

PERMANENT ORDINANCE NO. \_\_\_\_\_

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 14<sup>th</sup> 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: \_\_\_\_\_ 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 ONE)

PLAT BEARING OF BROOKDALE WOODHOM BEING N. 00°29'00" E. AS RECORDED IN PLAT BOOK 7, PAGE 70, OF THE FAIRFIELD COUNTY RECORDER'S OFFICE.

REFERENCE DOCUMENTS: THE PLAT OF SURVEY BY TOSKNA WALEJIN SURVEYING, INC. DATED 12-16-2018 IN SURVEY BOOK 89, PAGE 19257 FROM THE FAIRFIELD COUNTY RECORDER'S OFFICE.

THE UNDESIGNED LANCASTER DEVELOPMENT COMPANY, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, HAS HEREBY GRANTED TO THE CITY OF LANCASTER, OHIO, THE RIGHT TO CONVEY TO THE CITY OF LANCASTER, OHIO, ALL OR LESS THAN 33,611.4 ACRES BEING PART OF THE PLAT OF LAND CONVEYED TO LANCASTER DEVELOPMENT COMPANY, L.L.C. BY DEED OF RECORD IN OFFICIAL RECORD 18-0, PAGES 752-755, RECORDER'S OFFICE, FAIRFIELD COUNTY.

THE UNDESIGNED LANCASTER DEVELOPMENT COMPANY, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, HAS HEREBY GRANTED TO THE CITY OF LANCASTER, OHIO, THE RIGHT TO CONVEY TO THE CITY OF LANCASTER, OHIO, ALL OR LESS THAN 33,611.4 ACRES BEING PART OF THE PLAT OF LAND CONVEYED TO LANCASTER DEVELOPMENT COMPANY, L.L.C. BY DEED OF RECORD IN OFFICIAL RECORD 18-0, PAGES 752-755, RECORDER'S OFFICE, FAIRFIELD COUNTY.

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ACREAGE BREAKDOWN TABLE with columns for LOTS (2), BLOCK (7), (R/W) STREETS, and TOTAL.



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. 565 White Pond Drive Akron, OH 44320 Phone 330-886-0225

STATE OF OHIO COUNTY OF STARK BEFORE ME, THE NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TONY PEREZ, EXECUTIVE VICE PRESIDENT OF LANCASTER DEVELOPMENT CO., LLC, AND THAT IT WAS HIS FREE ACT AND DEED. MY COMMISSION EXPIRES...

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I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF TIMBERTOP SUBDIVISION (PHASE ONE) MADE BY ME, THIS DAY OF ... AND THAT THE SURVEY BALANCES AND CLOSES, AND THAT THE ... ARE CORRECT.

TOSKNA WALEJIN REG. SURVEYOR #3787

APPROVED AND ACCEPTED BY PLANNING COMMISSION THIS ... DAY OF ...

PAUL WALKER SECRETARY OF PLANNING COMMISSION CITY OF LANCASTER

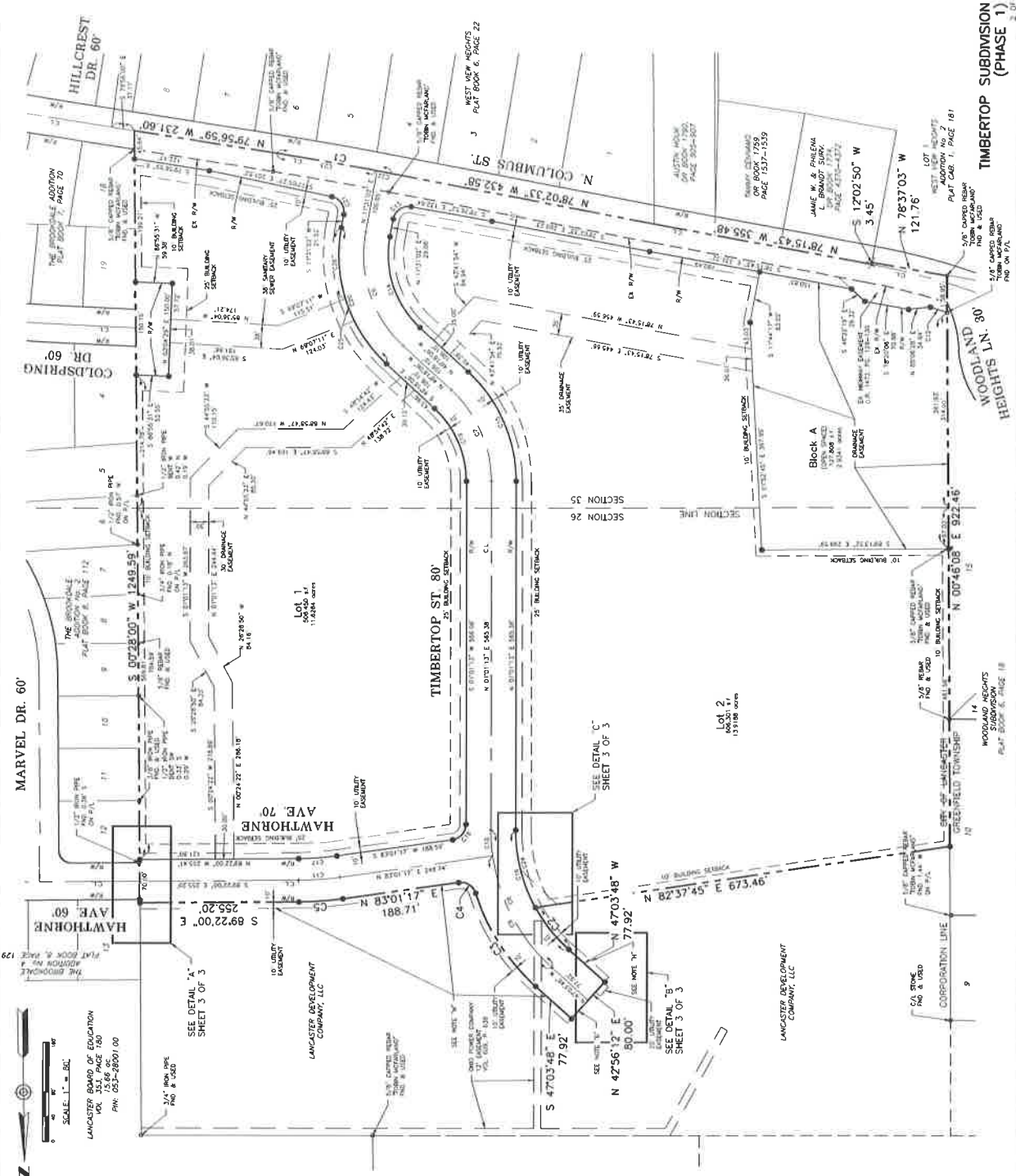
APPROVED AND ACCEPTED BY CITY COUNCIL THIS ... DAY OF ... IN ORDINANCE NO. ...

TERESA SAWYER CLERK OF COUNCIL CITY OF LANCASTER

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

JON A. SLATER, JR. FAIRFIELD COUNTY AUDITOR

USA MCKENZIE FAIRFIELD COUNTY RECORDER



**LEGEND**

- 1/2" CAPPED REBAR TO BE SET (SEE REBAR PLAN)
- 3/4" REBAR FOUND (UNLESS OTHERWISE NOTED)

**CURVE TABLE**

CURVE LENGTH	CHANCE	BEARS	BEARING	CHORD BEARING	CHORD LENGTH	PI
C1	190.23	579.60	174.20	89.37	190.23	1.107248
C2	87.52	260.00	187.17	44.18	87.52	0.503624
C3	181.72	540.00	307.24	53.09	181.72	0.907248
C4	25.14	75.42	67.92	21.57	25.14	0.125700
C5	71.98	215.94	192.42	25.39	71.98	0.358100
C6	203.87	600.00	374.00	53.09	203.87	1.014400
C7	181.18	540.00	307.24	53.09	181.18	0.903600
C8	203.87	600.00	374.00	53.09	203.87	1.014400
C9	203.87	600.00	374.00	53.09	203.87	1.014400
C10	203.87	600.00	374.00	53.09	203.87	1.014400
C11	203.87	600.00	374.00	53.09	203.87	1.014400
C12	203.87	600.00	374.00	53.09	203.87	1.014400
C13	203.87	600.00	374.00	53.09	203.87	1.014400
C14	181.18	540.00	307.24	53.09	181.18	0.903600
C15	181.18	540.00	307.24	53.09	181.18	0.903600
C16	181.18	540.00	307.24	53.09	181.18	0.903600
C17	181.18	540.00	307.24	53.09	181.18	0.903600
C18	181.18	540.00	307.24	53.09	181.18	0.903600
C19	181.18	540.00	307.24	53.09	181.18	0.903600
C20	181.18	540.00	307.24	53.09	181.18	0.903600
C21	181.18	540.00	307.24	53.09	181.18	0.903600
C22	181.18	540.00	307.24	53.09	181.18	0.903600
C23	181.18	540.00	307.24	53.09	181.18	0.903600
C24	181.18	540.00	307.24	53.09	181.18	0.903600
C25	181.18	540.00	307.24	53.09	181.18	0.903600
C26	181.18	540.00	307.24	53.09	181.18	0.903600

**NOTE "A":** THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING PROPERTY RIGHTS OF WAY AND EASEMENT BOUNDARIES AS OF THE DATE OF PLATING. THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATING, THIS CODE IN EFFECT ON THE DATE OF PLATING THIS PLAN FOR REFERENCE ONLY. LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE CHECKED WITH THE ZONING DEPARTMENT AT THE TIME OF ANY DEVELOPMENT. THE ZONING DEPARTMENT AUTHORITY HAS JURISDICTION OVER THE APPLICABLE ZONING CODE AND ANY CHANGES TO THE ZONING CODE. THE ZONING DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ZONING DEPARTMENT WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ZONING DEPARTMENT WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**NOTE "B":** NO VEHICULAR ACCESS UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

**NOTE "C":** MINIMUM FRONT, SIDE, AND REAR YARD SETBACKS AS REQUIRED BY THE ZONING CODE.

**NOTE "D":** ACREAGE BREAKDOWN

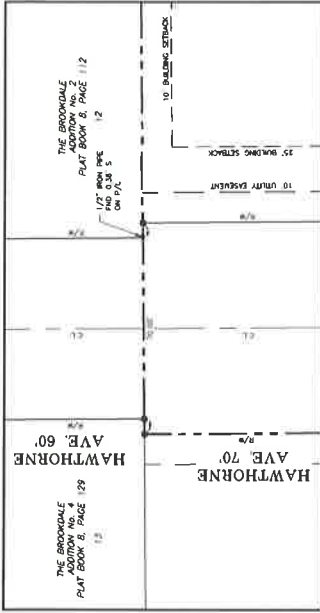
TOTAL ACREAGE	33.6114 AC
ACREAGE IN BLOCK	22.5432 AC
ACREAGE IN LOTS	5.1321 AC
ACREAGE IN RIGHT-OF-WAY	5.9361 AC

**NOTE "E":** AT THE TIME OF PLATING, ELECTRIC, CABLE, AND TELEPHONE SERVICE PROVIDERS HAVE ISSUED INFORMATION REQUIRED TO BE OBTAINED BY THE OWNER OF THE PARCEL FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINES AND SERVICE LINES. THE INFORMATION IS PROVIDED FOR THE OWNER'S USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS PROVIDED FOR THE OWNER'S USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS PROVIDED FOR THE OWNER'S USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**NOTE "F":** BLOCK "A" BLOCK "B" AS DESCRIBED HAS BECOME INTEREST SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPOSED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE TIMBERTOP SUBDIVISION FOR THE PURPOSE OF OPEN SPACE AND STORM WATER RETENTION FACILITIES.

**NOTE "G":** AT THE TIME OF PLATING, PART OF TIMBERTOP SUBDIVISION PHASE 1 CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 3904C02232C WITH AN EFFECTIVE DATE OF JANUARY 6, 2012. THE PARCEL ALSO LIES IN FLOOD ZONE (FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NO. 3904C02232C WITH AN EFFECTIVE DATE OF JANUARY 6, 2012.

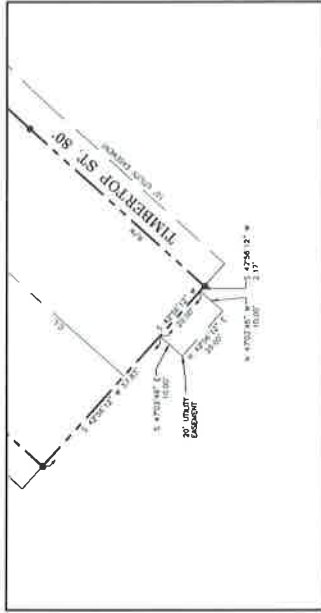
**NOTE "H":** NO ADDITIONAL DEVELOPMENT SHALL OCCUR WITHIN THE AREA OUTSIDE OF TIMBERTOP SUBDIVISION PHASE 1 UNLESS THE DEVELOPER SUBMITS A FINAL PLAT TO THE ZONING DEPARTMENT FOR REVIEW AND APPROVAL BY THE ZONING DEPARTMENT.



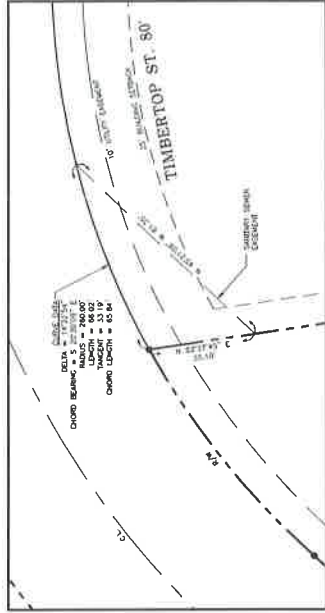
DETAIL "A"



SCALE: 1" = 20'



SCALE: 1" = 20'



DETAIL "B"



SCALE: 1" = 20'