

**LANCASTER CITY COUNCIL  
LANCASTER, OHIO**

**October 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  
SPECIAL PRESENTATION (AWARDS)  
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 #114-21* | A RESOLUTION SCHEDULING LANCASTER CITY COUNCIL MEETINGS FOR 2022<br><b>Law (Hall/Tener) (3 Readings)</b>  |
| Temp Res #118-21  | A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS FOR THE LAWRENCE STREET CENTRAL FUEL DEPOT RELOCATION<br><b>Public Works (Schoonover/James) (3 Readings)</b> |

**SECOND READING**

- |                  |   |
|------------------|---|
| Temp Res #121-21 | A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN ENGINEERING AGREEMENT FOR THE UPPER HOCKING WPCF EXPANSION PROJECT DESIGN CONSTRUCTION ADMINISTRATION<br><b>Water/WPC (James/Hall) (3 Readings)</b>                              |
| Temp Res #122-21 | A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS FOR THE UPPER HOCKING WATER POLLUTION CONTROL FACILITY (UHWPCF) PHASE 2 EXPANSION PROJECT<br><b>Water/WPC (James/Tener) (2 Readings)</b>                                     |
| Temp Res #124-21 | A RESOLUTION TO DECREASE AND INCREASE APPROPRIATIONS, TO APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001)<br><b>Finance (Stoughton/Crites) (2 Readings)</b> |

- |                  |   |
|------------------|---|
| Temp Res #126-21 | A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE |
|------------------|---|

CERTIFICATE WITH THE COUNTY AUDITOR IN THE  
WASTE WATER FUND (6004)

**Water/WPC (James/Hall) (2 Readings)**

**FIRST READING**

- Temp Res #127-21      A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR INSPECTION SERVICES FOR THE WHILEY ROAD WATER LOOP PROJECT, AND TO APPROVE THE ISSUANCE OF ANY THEN AND NOW CERTIFICATE FOR ANY INVOICES RELATED TO THIS CONTRACT FOR THE MONTHS OF OCTOBER AND NOVEMBER 2021  
**Water/WPC (James/Hall) (2 Readings)**
- Temp Res #128-21      A RESOLUTION TO DECREASE AND INCREASE APPROPRIATIONS, TO APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE PARK & RECREATION FUND (2012)  
**Service (Tener/Mattlin) (1 Reading)**
- Temp Res #129-21      A RESOLUTION TO ACCEPT AND APPROPRIATE FY 2021 FUNDS FOR THE CITY OF LANCASTER COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
**Economic Development (McDaniel/Crites) (1 Reading)**
- Temp Res #130-21      A RESOLUTION TO INCREASE RECEIPTS, 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) (1 Reading)**

**READING OF ORDINANCES**

**THIRD READING**

- Temp Ord #34-21      AN ORDINANCE TO REPEAL AND REPLACE LANCASTER CODIFIED ORDINANCE PART ELEVEN – PLANNING AND ZONING CODE, TITLE THREE – ZONING AND PROPERTY RESTRICTIONS, CHAPTER 1157 – BOARD OF ZONING APPEALS, SECTION 1157.03 – PROCEEDINGS OF THE BOARD OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER  
**Code Enforcement (Mattlin/Schoonover) (3 Readings)**

**SECOND READING**

- Temp Ord #35-21      AN ORDINANCE APPROVING AND ADOPTING AN ADDENDUM TO THE HISTORIC LANCASTER COMMISSION'S DESIGN GUIDELINES, FOR THE PURPOSE OF ESTABLISHING RULES AND GUIDELINES FOR MURAL ARTWORK WITHIN THE LANCASTER HISTORIC DISTRICT; AND DECLARING AN EMERGENCY  
**Code Enforcement (Schoonover/Hall) (2 Readings)**

Temp Ord #36-21 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF REVENUE NOTES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NINE HUNDRED THIRTY-ONE THOUSAND TWO HUNDRED TWO DOLLARS AND FIFTY-NINE CENTS (\$931,202.59), TO PAY COSTS OF IMPROVING ETY ROAD, MEMORIAL DRIVE AND MICHAELS WAY BY GRADING, WIDENING, PAVING, CURBING, AND IMPROVING BRIDGES AND RAILROAD CROSSINGS, RELOCATING UTILITIES, AND INSTALLING SIDEWALKS, TRAFFIC SIGNALS AND SIGNS, AND WATER, SANITARY AND STORM WATER LINES AND FACILITIES, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY  
**Finance (Stoughton/Crites) (2 Readings)**

Temp Ord #37-21 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF A REVENUE NOTE IN THE AGGREGATE PRINCIPAL AMOUNT OF TWO HUNDRED EIGHTY-EIGHT THOUSAND EIGHT HUNDRED THIRTY-SIX DOLLARS AND SIXTY-ONE CENTS (\$288,836.61) TO REIMBURSE FLAGSTAR BANK, FSB FOR A DRAW ON THE LETTER OF CREDIT IN CONNECTION WITH COSTS OF IMPROVING ETY ROAD, MEMORIAL DRIVE AND MICHAELS WAY BY GRADING, WIDENING, PAVING, CURBING, AND IMPROVING BRIDGES AND RAILROAD CROSSINGS, RELOCATING UTILITIES, AND INSTALLING SIDEWALKS, TRAFFIC SIGNALS AND SIGNS, AND WATER, SANITARY AND STORM WATER LINES AND FACILITIES, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY  
**Finance (Stoughton/Bobbitt) (2 Readings)**

**FIRST READING**

Temp Ord #38-21 AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR TIMBERTOP PHASE 2  
**Code Enforcement (Mattlin/Schoonover) (2 Readings)**

**TABLED LEGISLATION**

Temp Ord #17-21 AN ORDINANCE TO AMEND SECTIONS 183.012, 183.013 AND 183.02 OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER, OHIO, IN ORDER TO INCREASE THE CITY INCOME TAX RATE FOR PARKS AND RECREATION TO TWENTY-FIVE HUNDREDTHS OF ONE PERCENT (0.25%) CONTINUING, BEGINNING JANUARY 1, 2023, ON EARNINGS AND INCOME FOR PARKS AND RECREATION, AS MORE FULLY SET FORTH HEREIN, AND DECLARING AN EMERGENCY  
**Finance (Stoughton/Bobbitt) (3 Readings)**  
**Tabled After 3<sup>rd</sup> Reading – June 28, 2021**

Temp Ord #27-21 AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 25.8723 +/- ACRES IN HOCKING TOWNSHIP, AND TO DECLARE AN EMERGENCY  
**Economic Development (McDaniel/Crites) (3 Readings)**  
**Tabled After 3<sup>rd</sup> Readings – September 27, 2021**

Temp Ord #29-21

AN ORDINANCE AMENDING THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 25.8723 +/- ACRES IN HOCKING TOWNSHIP, AND TO DECLARE AN EMERGENCY

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

***Public Hearing held – Monday, September 13, 2021 at 6:30 p.m.***

**Tabled After 3<sup>rd</sup> Readings – September 27, 2021**

**UNFINISHED BUSINESS**

**NEW BUSINESS/PRESENTATIONS**

**ANNOUNCEMENT OF SCHEDULED MEETINGS**

**REGULARLY SCHEDULED CITY COUNCIL MEETINGS**

1. November 8<sup>th</sup> at 6:30 p.m.
2. November 22<sup>nd</sup> at 6:30 p.m.
3. December 13<sup>th</sup> at 6:30 p.m.

**SPECIAL SCHEDULED MEETINGS**

1. None

**REGULARLY SCHEDULED COMMITTEE MEETINGS**

1. Safety – November 5<sup>th</sup> at 7:30 a.m. – City Hall 1897 CR
2. Finance – November 8<sup>th</sup> at 6:00 p.m. – Council Chambers
3. Water/WPC – November 10<sup>th</sup> at 8:00 a.m. – City Hall 1897 CR
4. Law – November 10<sup>th</sup> at 9:30 a.m. – City Hall 1897 CR
5. Economic Development – November 18<sup>th</sup> at 7:30 a.m. – City Hall 1897 CR
6. IT/Telecom – November 19<sup>th</sup> at 7:45 a.m. – City Hall 1897 CR
7. Finance – November 22<sup>nd</sup> at 6:00 p.m. – Council Chambers

**READING OF BILLS**

**EXECUTIVE SESSION**

**ADJOURNMENT**

TEMPORARY RESOLUTION NO. 127-21

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

A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR INSPECTION SERVICES FOR THE WHILEY ROAD WATER LOOP PROJECT, AND TO APPROVE THE ISSUANCE OF ANY THEN AND NOW CERTIFICATE FOR ANY INVOICES RELATED TO THIS CONTRACT FOR THE MONTHS OF OCTOBER AND NOVEMBER 2021

WHEREAS, the City will be moving forward with the construction of the Whiley Road Water Loop Project before the end of 2021; and

WHEREAS, a contract is necessary for the City to secure adequate construction inspection for the project;

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

SECTION 1. That the Service-Safety Director be and is hereby authorized to enter into an agreement for inspection services not to exceed One Hundred Thousand Dollars (\$100,000.00) for the Whiley Road Water Loop Project.

SECTION 2. That City Council approves the issuance of any Then and Now Certificates for any invoices related to this contract for the months of October and November 2021.

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 Water/Water Pollution Control Committee

TEMPORARY RESOLUTION NO. 128-21

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

A RESOLUTION TO DECREASE AND INCREASE APPROPRIATIONS, TO APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE PARK & RECREATION FUND (2012)

WHEREAS, the decrease and increase is necessary to ensure Parks and Recreation can cover contractual services through the end of 2021;

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

SECTION 1. That the City of Lancaster Auditor complete the following decrease and increase of the following funds within the Parks & Recreation Fund (2012):

DECREASE:

2012.5010.51002, Salary/Staff – Pools	\$34,000.00
2012.5010.51050, Opers – Pools	<u>\$ 4,000.00</u>
TOTAL	\$38,000.00

INCREASE:

2012.5000.51058, Unemployment Comp – Pools	\$ 3,000.00
2012.5000.52034, Contractual Serv – Parks & Rec	\$13,000.00
2012.5020.52034, Contractual Serv – Senior Citizen	\$10,000.00
2012.5030.52034, Contractual Serv – Recreation	\$10,000.00
2012.5040.52034, Contractual Serv – Outdoor Edu.	<u>\$ 2,000.00</u>
TOTAL	\$38,000.00

SECTION 2. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor for the Parks & Recreation Fund (2012) in the amount of Thirty-Eight Thousand Dollars (\$38,000.00) to cover unemployment and contractual services.

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 Service Committee

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

\_\_\_\_\_  
Mayor

TEMPORARY RESOLUTION NO. 129-21

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

A RESOLUTION TO ACCEPT AND APPROPRIATE FY 2021 FUNDS FOR THE CITY OF LANCASTER COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the City of Lancaster has received its FY 2021 Community Development Block Grant (CDBG) Agreement and funding approval in the amount of Five Hundred Eleven Thousand Six Hundred Seven Dollars (\$511,607.00); and

WHEREAS, it is necessary that said CDBG funds be accepted and appropriated in accordance with the approved and authorized FY 2021 Program;

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

SECTION 1. That the City of Lancaster's FY 2021 Community Development Block Grant in the amount of Five Hundred Eleven Thousand Six Hundred Seven Dollars (\$511,607.00) is hereby accepted.

SECTION 2. That the above grant in the amount of Five Hundred Eleven Thousand Six Hundred Seven Dollars (\$511,607.00) is hereby allocated as follows, in accordance with Permanent Resolution Number 76-21.

City of Lancaster CDBG Administration	\$ 102,321.00
City of Lancaster Homeowner Housing Rehabilitation & Repair	\$ 150,000.00
City of Lancaster Lead Hazard Control	\$ 23,500.00
City of Lancaster Fair Housing	\$ 4,546.00
Economic Development – Commercial Building Renovation	\$ 110,000.00
Economic Development – Workforce Development	\$ 20,000.00
Housing Related Activity – Habitat for Humanity Southeast Ohio	\$ 20,000.00
Housing Related Activity – Fairfield Center for Disabilities	\$ 4,500.00
Public Service Activity – Lancaster Fairfield Community Action	\$ 25,000.00
Public Service Activity – The Lighthouse	\$ 11,840.00
Public Service Activity – Fairfield 2-1-1	\$ 10,400.00
Public Service Activity – New Horizons	\$ 10,000.00
Public Service Activity – Southeast Ohio Legal Services	\$ 5,000.00
Public Service Activity – Lancaster Police Department, Community Services Unit	\$ 5,000.00
Public Service Activity – United Way of Fairfield County	\$ 3,500.00
Public Service Activity – Big Brothers Big Sisters	\$ 3,000.00
Public Service Activity – Foundation Dinners	\$ 3,000.00

**TOTAL CDBG PROPOSED PROGRAM FUNDING** **\$ 511,607.00**

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: \_\_\_\_\_

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Economic Development Committee

TEMPORARY RESOLUTION NO. 130-21

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

A RESOLUTION TO INCREASE RECEIPTS, 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's 2021 budget did not include anticipated revenue from CHIP deferred loan payoffs; and

WHEREAS, the City of Lancaster Community Development Department is requesting to increase receipts and appropriation of these funds to be spent in 2021 in Community Development CHIP HOME Program Fund (2083);

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, 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 Sixty-Five Thousand Two Hundred One Dollars and Thirty-Seven Cents (\$65,201.37) in the Community Development CHIP HOME Program Fund (2083).

SECTION 2. That the City of Lancaster Auditor increase receipts in revenue account 2083-8020-43001 (COMM DEV CHIP HOME PROGRAM FD) in the amount of Sixty-Five Thousand Two Hundred One Dollars and Thirty-Seven Cents (\$65,201.37).

SECTION 3. That the City of Lancaster Auditor appropriate from the unencumbered balance in expense account 2083-8020-56090 (COMM DEV CHIP HOME PROGRAM FD) in the amount of Sixty-Five Thousand Two Hundred One Dollars and Thirty-Seven Cents (\$65,201.37).

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: \_\_\_\_\_

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Economic Development Committee



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 14<sup>th</sup> 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 #82100002851, 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,  
 AND REPLACEMENT OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING  
 ANY AND ALL OBSTRUCTIONS TO THE FREE USE OF SAID UTILITY LINES 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 UTILITY LINES AND FOR PROVIDING INGRESS AND  
 EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO MAINTAIN AS SUCH FOREVER.

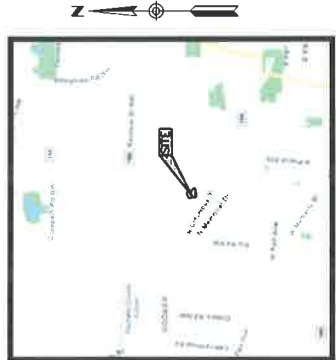
LOADING EASEMENTS SHOWN ON THIS PLAT ARE FOR THE PURPOSE OF AFFORDING LANCASTER DEVELOPMENT CO  
 ACCESS TO THE PROPERTY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND  
 REGULATION AS SET FORTH BY THE CITY OF LANCASTER AND/OR FAIRFIELD COUNTY TO ACHIEVE FINAL  
 COMPLETION AND 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  
 \_\_\_\_\_  
 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 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

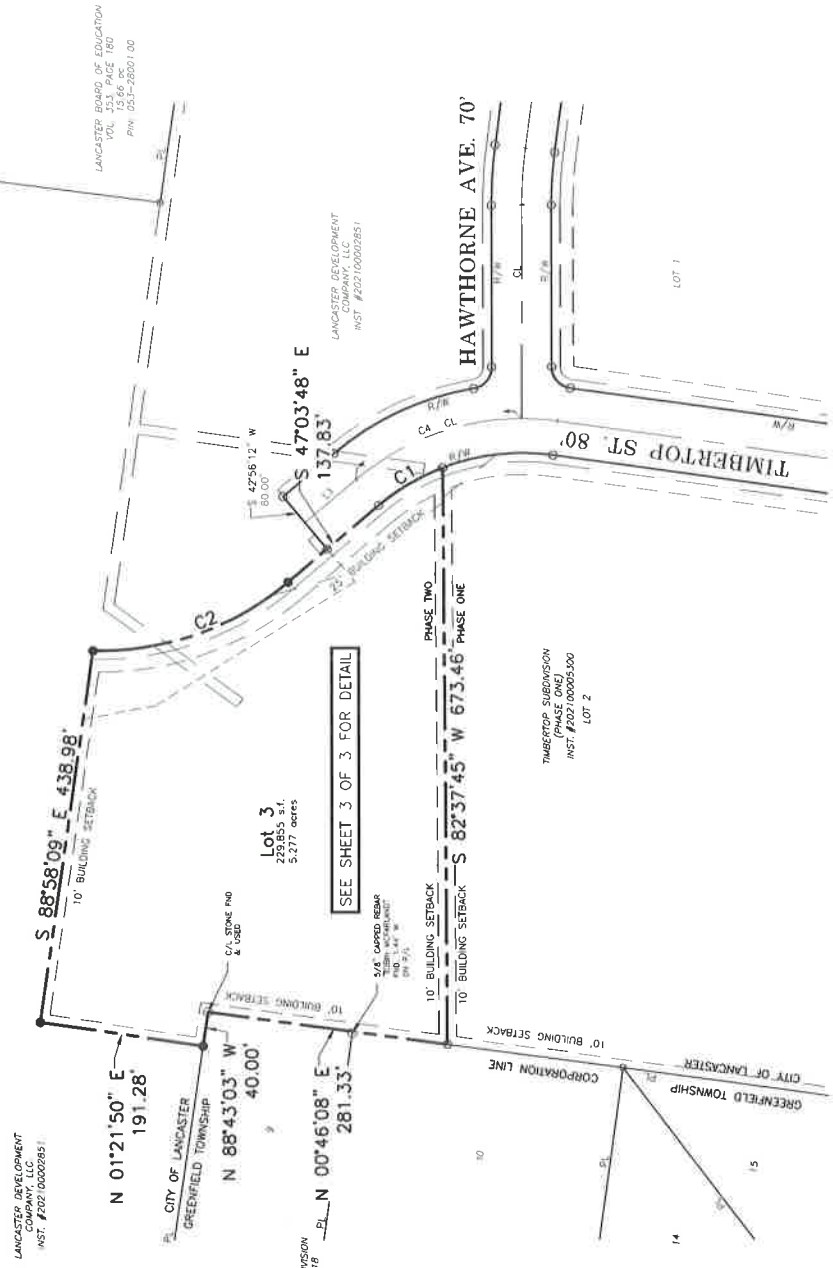
MONUMENTS	
○	5/8" CAPPED REBAR SET (GBC DESIGN, INC.)
○	5/8" REBAR FOUND (UNLESS OTHERWISE NOTED)
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
CL	CENTER LINE

### 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'	548.00'	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'



NOTE "A": THE PURPOSE OF THIS PLAN IS TO SHOW CERTAIN PROPERTY RIGHTS OF WAY AND EASEMENTS AND TO SHOW THE PLACEMENT OF MONUMENTS AT THE TIME OF PLATING. THE PLANNING AUTHORITIES AT THE TIME OF PLATING THIS PLAN SHOULD TAKE INTO ACCOUNT THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAN FOR RECORD. THE ZONING CODE IN EFFECT AT THE TIME OF PLATING THIS PLAN SHOULD BE REFERRED TO IN ORDER 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 AT THE TIME OF PLATING THIS PLAN SHOULD BE REFERRED TO IN ORDER TO DETERMINE THE MOST CURRENTLY APPLICABLE USE AND DEVELOPMENT LIMITATIONS AND REQUIREMENTS THAT MAY BE APPLICABLE TO THIS PLAN. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING A PLAT OR SUBDIVISION RESTRICTIONS. PRIVATE USE RESTRICTIONS SHOULD BE DOCUMENTED WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIALLY 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 PLAN AS BEING NECESSARY FOR THE INSTALLATION OF TELEPHONE, CABLE AND ELECTRIC SERVICE. THIS PLAN EXISTING RECORDED EASEMENT INFORMATION ABOUT TIMBERTOP SUBDIVISION PHASE 2 OR 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 FLOOD INSURANCE RATE MAP NO. 3804-500251C WITH AN EFFECTIVE DATE OF 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. 3804-500251C 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 (CBC 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
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	209.88'	300.00'	40°05'05"	109.44'	205.63'	N 27°01'16" W

**NOTE:**

1. THE EXISTING DRIVEWAY AT THE END OF EXISTING TIMBERTOP ST. SHALL BE RELOCATED AND WIDENED TO ACCOMMODATE THE COMPLETION OF THE FUTURE EXTENSION OF TIMBERTOP ST.
2. THE GRADING AND CONSTRUCTION OF THE FUTURE TIMBERTOP ST. EXTENSION SHALL BE SPECIFICALLY LIMITED TO THE AREA SHOWN ON THIS PLAN. ANY OTHER 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**  
239.65 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

