

ORDINANCE 2017- 01

**AN ORDINANCE TO VACATE A PORTION OF BUILDING SETBACK LINES LOCATED
WITHIN THE AMENDED CENTERBURG MEADOWS PHASE II, SECTION II
SUBDIVISION ON PROPERTY OWNED BY SCHLABACH BUILDERS, LTD, AND
DECLARING AN EMERGENCY.**

WHEREAS, setback lines established within the amended Centerburg Meadows Phase II Section II Subdivision by plat of record in Plat Cabinet C, Slot 37-38, said setbacks being through a portion of lots 50, 51, 52, and 53, as those lots are owned by Schlabach Builders, Ltd, by deed of record in Official Record #2016-00004263, Book 1565, page 731, all references to the Knox County Recorder's Office; and

WHEREAS, Village Council finds good cause for vacation of a portion of the setback lines on the aforementioned property, and that such vacation will not be detrimental to the general interest of the citizens of the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CENTERBURG, OHIO:

Section 1. That the portion of the setback lines described in the document attached as Exhibit A, in particular, those setback lines established through a portion of lots 50, 51, 52, and 53, and incorporated by reference, and delineated on the survey map attached as Exhibit A, which was conveyed by plat of record in the Official Plat Cabinet C, Slot 37-38, in the Knox County Recorder's Office, is hereby vacated.

Section 2. That the Village Administrator or Clerk of the Village of Centerburg is hereby directed to file a copy of this ordinance with the Knox County Recorder evidencing the vacation of such described setback lines.

Section 3. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reasons that the vacation thereof must be enacted to take advantage of the upcoming building season, to secure needed revenue for the Village, and to facilitate the completion of utilities and infrastructure necessary for the citizens of the Village.

WHEREFORE, this Ordinance shall take effect and be in force upon the earliest date allowed by law.

DATE PASSED

April 3, 2017

SIGNATURE ON FILE

PRESIDENT OF COUNCIL

ATTEST

SIGNATURE ON FILE

CLERK OF COUNCIL

SIGNATURE ON FILE

MAYOR

APPROVED AS TO FORM:

DATE APPROVED: 4-3-2017

SIGNATURE ON FILE

LEGAL COUNSEL

I hereby certify that the ordinance or a summary of the ordinance was published once a week for two consecutive weeks on April 20, 2017 and April 27, 2017 in the *Mount Vernon News* in conformance with the Ohio Revised Code.

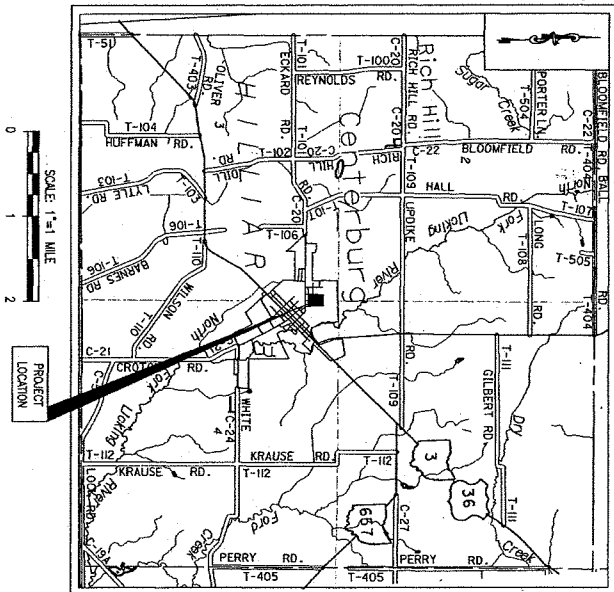
SIGNATURE ON FILE

CLERK-TREASURER

CENTERBURG MEADOWS PHASE II, SECTION II

LOT 1, SECTION 4, TOWNSHIP 5, RANGE 15 &
LOT 36, SECTION 3, TOWNSHIP 5, RANGE 15
UNITED STATES MILITARY LANDS
VILLAGE OF CENTERBURG, KNOX COUNTY, OHIO

LOCATION MAP



ROBERT B. SANDS
REGISTERED PROFESSIONAL SURVEYOR
NO. 5-8053 EXPIRES 12/31/2006

TRANSFERRED
TO THE STATE OF OHIO
JUN 05 2006

IN WITNESS WHEREOF THIS 5th DAY OF June, 2004,
MAC QUILIN, MAC WITNESS
NOTARY PUBLIC, Robert B. Sands
MY COMMISSION EXPIRES: 4/7/2010

WE, THE UNDERSIGNED MAC QUILIN DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR CENTERBURG MEADOWS PHASE II, SECTION II, A SUBDIVISION OF LOTS 13 TO 18 AND LOT 54, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT AND DEDICATE TO PUBLIC USE, ALL STREETS, ROADS, BOULEVARDS, CUL-DE-SACS, SHOWN HEREIN AND NOT HERETOFORE DEDICATED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF HAVE HEREUNTO SET THEIR HANDS THIS 5th DAY OF June, 2004.

THE OWNER OR HIS REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE VILLAGE, ALL STREETS, VILLAGE USES, EASEMENTS, PARKS AND REQUIRED UTILITIES SHOWN ON THE SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION DATED 5/1/2004 AND RECORDED IN KNOX COUNTY, OHIO.

OWNER / DEVELOPER
QUILLIN PROPERTIES, LTD.
MAC QUILIN
6332 GLACIER PASS
WESTERVILLE, OHIO 43081
(614) 890-6964

FLOOD INFORMATION:
THE SITE LIES IN FLOOD ZONE "B" (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN) WITH AVERAGE DEPTH OF LESS THAN 1 FOOT, AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3803070001 B WITH AN EFFECTIVE DATE: JANUARY 6, 1992 PER FEMA.

APPROVALS

APPROVED THIS 28th DAY OF December, 2004

APPROVED THIS DAY OF , 2004

APPROVED THIS DAY OF , 2004

CHAIRMAN OF PLANNING COMMISSION
ADMINISTRATIVE ASSISTANT TO THE
PLANNING COMMISSION

KNOX COUNTY HEALTH COMMISSIONER

CERTIFICATE OF RECORD

TRANSFERRED THIS 5th DAY OF June, 2006

FILED FOR RECORD THIS 5th DAY OF June, 2006 AT WESTERVILLE, OHIO FILE NO.

RECORDED THIS 5th DAY OF June, 2006 IN PLAT BOOK C, PAGE NUMBER 37

John A. Bland
KNOX COUNTY RECORDER

CERTIFICATE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY CERTIFY THAT THIS PLAT AND THE INFORMATION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE PLAT IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY ADR & ASSOCIATES IN FEBRUARY, 2001 UNDER THE DIRECTION OF JOHN K. CURREY, PROFESSIONAL SURVEYOR NUMBER S-7030.

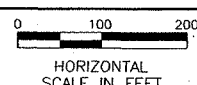
ALL IRON PINS SET ARE 5/8" REBAR, 30 INCHES LONG WITH A YELLOW CAP STAMPED "ADR", UNLESS OTHERWISE INDICATED.

ADR
"Expect Better"

100 Dorchester Square
Westerville, OH 43081
(614) 891-8643 (ph)
(614) 891-8972 (fax)
www.adrllc.com



Robert J. Sands
PROFESSIONAL SURVEYOR NO. S-8053
DATE 12/1/04



ADR
"Expect Better"

WESTERVILLE, OHIO
(614) 891-8643 (ph)
(614) 891-8972 (fax)

DRAWN
JMG
DESIGNED
RRB
REVIEWED
RJS

REVISIONS	
1	
2	

FINAL PLAT

CENTERBURG MEADOWS
PHASE II, SECTION II

COMPARED

BEARINGS HEREIN ARE
BASED ON KNOX COUNTY
CORNER MONUMENTS
V. 512 AND KNOX 204

SARAH ANNEVILLE YOWMA &
RUTH ANNE YOWMA, CO-TRUSTEES
OF THE SARAH ANNEVILLE YOWMA TRUST
D.V. 488, P. 285

CENTERBURG MEADOWS PHASE II, SECTION II

LOT 1, SECTION 4, TOWNSHIP 5, RANGE 15 &
LOT 36, SECTION 3, TOWNSHIP 5, RANGE 15
UNITED STATES MILITARY LANDS
VILLAGE OF CENTERBURG, KNOX COUNTY, OHIO

PHILIP D. LOVE TRUST
OF THE PHILIP D. LOVE TRUST
D.V. 522, P. 876

FREDERICK D. WARE &
JAMES D. WARE
D.V. 300, P. 551

* NO VEHICULAR ACCESS PERMITTED.
** NO VEHICULAR ACCESS UNTIL ROAD IS EXTENDED BY PLAT OR DEED.
SINGLE FAMILY RESIDENTIAL (R-2)
RESIDENTIAL (36 LOTS)

SETBACKS:
FRONT: 35'
SIDE: MIN. 10', TOTAL 25'
REAR: 35'

RECORDING INFORMATION
FILED: 03/15/2006 10:15:15 AM
BOOK: 10150
PAGE: 38
KNOX COUNTY, OHIO
Recorder

CURVE DATA

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	89°40'1"	20.00'	31.21'	S 41°30'18" E	28.14'
C2	39°20'55"	50.00'	34.34'	N 22°52'12" E	31.67'
C3	17°35'44"	50.00'	15.36'	N 57°20'32" E	13.29'
C4	70°02'28"	60.00'	73.36'	N 29°07'10" E	68.86'
C5	89°25'00"	60.00'	72.89'	N 44°36'34" W	68.33'
C6	73°44'33"	60.00'	77.22'	S 63°48'44" W	73.00'
C7	48°22'00"	60.00'	50.65'	S 02°48'33" E	49.16'
C8	24°17'12"	50.00'	21.46'	S 09°08'51" E	21.32'
C9	90°35'59"	20.00'	31.63'	S 49°29'44" W	28.43'

LEGEND

- STONE FOUND
- IRON PIN FOUND
- IRON PIN SET
- PERMANENT MONUMENT
- 5/8" REBAR SET IN CONCRETE
- DWG.
- GEN.
- EASE.
- UTY.
- SF
- AC.
- LOT NUMBER
- LOT AREA
- 0.239 AC.

ACREAGE SUMMARY	
RESERVE ACREAGE:	0.055 AC
R/W ACREAGE:	1.578 AC
LOT ACREAGE:	6.062 AC
TOTAL ACREAGE:	7.695 AC

