

VILLAGE OF OBETZ  
RECORD OF ORDINANCES



ORDINANCE: 19 - 20

PASSED: July 13, 20

AN ORDINANCE APPROVING THE FINAL PLAT FOR SECTION 5 OF THE BUTLER FARMS SUBDIVISION

WHEREAS, Butler Farms is a residential subdivision within the corporate limits of the Village of Obetz; and,

WHEREAS, Rockford Homes desires to begin the construction of Section 5 of the subdivision; and,

WHEREAS, the Planning and Zoning Commission has reviewed the Final Plat for Section 5 as required by law, and determined that the Final Plat complies with the Preliminary Plat and Final Development Plan; and,

WHEREAS, the Planning and Zoning Commission has recommended approval of the Final Plat for Section 5 at its June 10, 2020 meeting;

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

Section 1. The Final Plat for Section 5 of the Butler Farms subdivision, attached hereto as Exhibit A and incorporated by reference, is hereby approved.

Section 2. This Ordinance shall take effect at the earliest time permitted by law.

Passed this 13 day of July, 2020.

ATTESTS:

Stacey Boumis  
Stacey Boumis, Clerk of Council

Angela M. Kirk  
Angela M. Kirk, Mayor

Michael Flaherty  
Michael Flaherty, Council President Pro Tem

ORDINANCE: 19 - 20

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APPROVED AS TO FORM

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Stephen J. Smith, Esq., Law Director

**CERTIFICATION OF PUBLICATION**

Pursuant to the Village Charter, I, Stacey E. Boumis, Clerk of Council of the Village of Obetz, Ohio, do hereby certify that Ordinance 19-20 was duly posted at 4:00 PM (time) on the 21 day of July, 2020, at the Obetz Government Center, ~~Obetz Community Center, and Obetz Athletic Club,~~ as well as on the Obetz website.



Stacey Boumis  
Stacey Boumis, Clerk

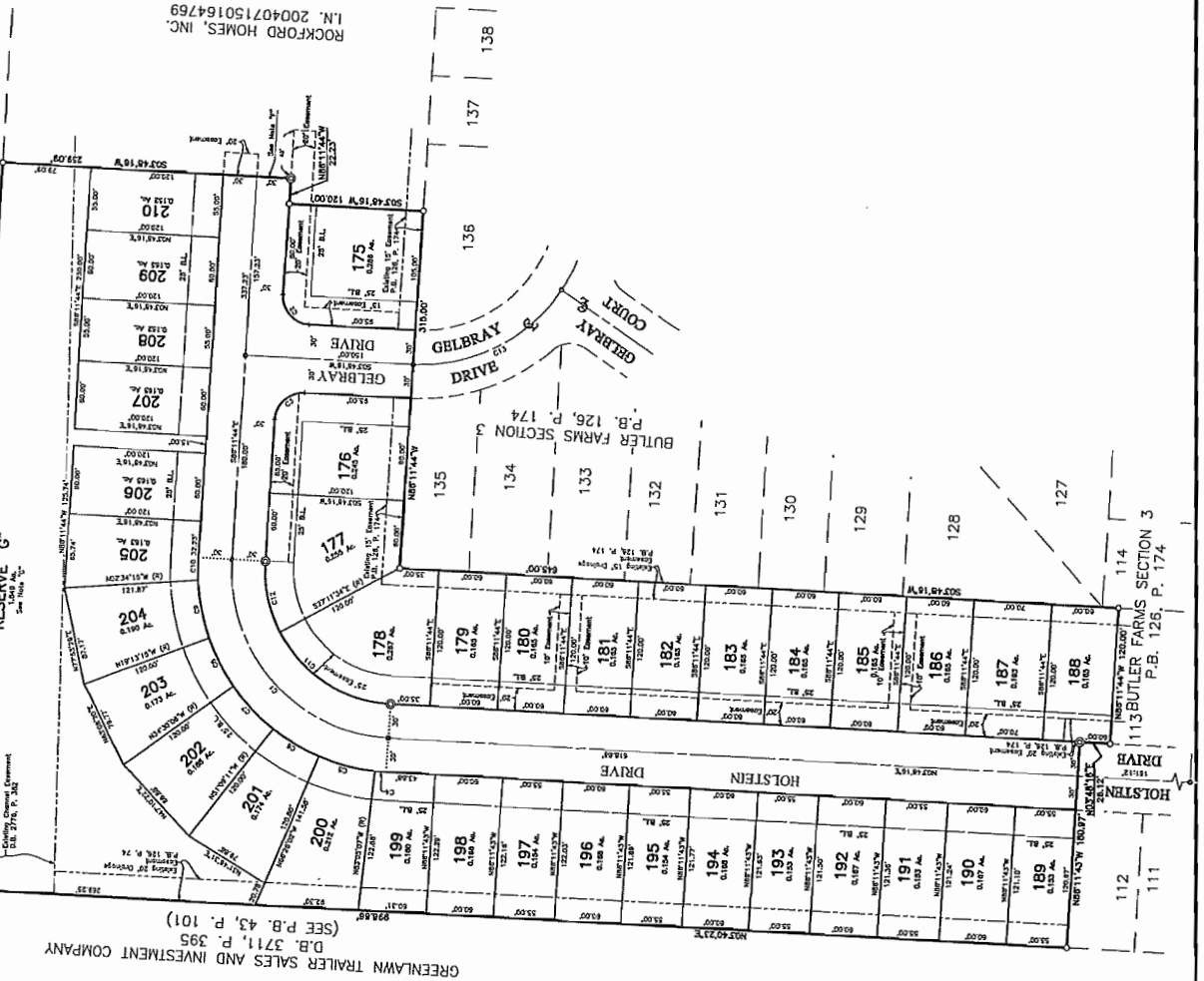
7/21/20  
Date

# BUTLER FARMS SECTION 5

STATE OF OHIO  
PARCEL 115-WL  
FCCCP CASE NO. 227984  
D.B. 2776, P. 382

INTERSTATE ROUTE 270  
SERVITANT  
RESERVE 7<sup>g</sup>

GREENLAWN TRAILER SALES AND INVESTMENT COMPANY  
(SEE P.B. 43, P. 101)  
D.B. 3711, P. 395



ROCKFORD HOMES, INC.  
I.N. 200407150164769

**NOTE "A":** At the time of plating, all of the land hereby being platted as Butler Farms Section 5 is in Zone S (Acreas Reserved for Single-Family Residential Development) as designated and delineated on the FEAS (Final Easement Statement) for Franklin County, Ohio, and incorporated into the zoning ordinance, with an effective date of June 17, 2008.

**NOTE "B":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of the recording of this plat. It is intended that the plat and easements of this zoning code in effect on the date of recording of this plat shall apply to the property and that the requirements may change from time to time and should be reviewed to determine their current applicability to the government authority having jurisdiction. The then applicable requirements shall apply to the property and that the requirements shall not be shown as on this plat. This note should not be construed as creating plat or subdivision requirements that may be shown on this plat, except to the extent specifically identified as such.

**NOTE "C":** No determination has been made by the Development Regulation Division, Village of Oberon, as to whether the property shown on this plat is eligible for a plat. It could be classified as "lot" by the Army Corps of Engineers. It is the developer's responsibility to determine whether the property is eligible for a plat and to obtain the approval of the final plat of Butler Farms Section 5 does not imply any approval for the development of the site as it may pertain to wetlands.

**NOTE "D":** -ACREAGE BREAKDOWN:  
Total acreage: 9,859 Ac.  
Average in Right-of-Way: 1,814 Ac.  
Average in Remaining Plot: 6,097 Ac.

**NOTE "E":** -ACREAGE BREAKDOWN: Butler Farms Section 5 is out of the following Franklin County Parcel Number:  
Parcel Number 152-001739 9,859 Ac.

**NOTE "F":** No vehicular access to be in effect until such time as the public street right-of-way is established and dedicated by the Village of Oberon.

**NOTE "G":** RESERVE 7<sup>g</sup>: Reserve 7<sup>g</sup> is an agricultural reserve and shall be used for agricultural purposes and shall not be used for any other uses allowed by the then current zoning.

**NOTE "H":** -FENCES: Additional regulations as imposed by the Village of Oberon may apply to the farm as a result of the Village of Oberon Zoning Code, the more restrictive regulations shall apply. Any additional regulations shall be subject to the local restrictions.

**NOTE "I":** -AGRICULTURAL OPERATIONS: The Village of Oberon does not intervene in the normal day-to-day operations of agricultural operations. Farms may operate into the future. The Village of Oberon does not regulate the preparation and other activities may cause dust. Chemicals are often used in growing crops. Animals can cause injury to people and property.

**NOTE "J":** -AGRICULTURAL RESOURCES: Owner shall maintain the Village of Oberon and shall be liable for any agricultural resources assessed or listed in the form of agricultural resources. The Village of Oberon shall promote conservation of the property from agricultural use.

**NOTE "K":** At the time of plating, electric, cable, and telephone service providers have not issued information required to that extent areas. In addition to those shown on the plat, the Village of Oberon may require additional installation and maintenance of all of their main line facilities, and it is the responsibility of the owner to ensure that the plat is not completed by the Village of Oberon. The Village of Oberon can be acquired by a competent examination of the plat and the Village of Oberon, including those in the Franklin County Historical Society.

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- Line Type Legend
- Existing Property Line
  - Existing R/W Line
  - Existing R/W Centerline
  - Existing Easement Line
  - Proposed Subdivision Boundary Line
  - Proposed Lot Line
  - Proposed R/W Line
  - Proposed R/W Centerline
  - Proposed Easement Line