

TEMPORARY ORDINANCE NO. 2-10

PERMANENT ORDINANCE NO. 4-10

AN ORDINANCE AMENDING THE ZONING MAP FOR APPROXIMATELY .56 ACRES, PARCEL NUMBER 05340023.10 LOCATED NEAR LYNWOOD LANE AND PLEASANT RUN

WHEREAS, the City Planning Commission approved on January 14, 2010, a rezoning of the above property from RS-3 (Residential Single-Family High Density District) to CG (Commercial General District); and

WHEREAS, the City must pass an ordinance to revise the zoning;

BE IT ORDAINED by the Council of the City of Lancaster, State of Ohio

SECTION 1. That the zoning ordinance of the City of Lancaster, Ohio be and the same is hereby revised by changing the zoning for .56 acres tract from RS-3 (Residential Single-Family High Density District) to CG (Commercial General District).

SECTION 2. The City Engineer is directed to make changes on the zoning map.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law after its passage by Council and approval by the Mayor.

Passed: 2/22/2010 after 3rd reading. Vote: Yeas 9 Nays 0

Date Approved: 2/22/2010

[Signature]
President of Council

Clerk: Teresa Lee Sandy

[Signature]
Mayor

Offered by: Wendy M. Harbro

Second by: Pat B. Hedge

Requested by Planning, Zoning and Economic Development Committee

I, Teresa L. Sandy, Clerk of Council do hereby certify that on _____, 2010 and _____, 2010 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

That

William E. Rhymer a/k/a William Rhymer, unmarried,
139 Clark Street
Lancaster, Ohio 43130

of the City of Lancaster, County of Fairfield
and State of Ohio Grantor, in consideration of the sum of
One dollar and other valuable consideration
to him paid by Donald R. Grubb, unmarried
P.O. Box 293
Lancaster, Ohio 43130

of the City of Lancaster, County of Fairfield
and State of Ohio Grantee, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said Grantee
Donald R. Grubb,

following Real Estate situated in the County of Fairfield
in the State of Ohio and in the City of Lancaster, and bounded and described as follows:

Being a part of the Northwest Quarter of Section 4, Township 14 N,
Range 18 W, Berne Township, Fairfield County, Ohio and more
particularly described as follows: Now in the City of Lancaster.
Beginning at the Southwest corner of a .499 acre tract being known
as tract No.2 as recorded in Volume 372, at Page 485 Fairfield County
Recorder's Office; said corner being center line state 03 + 39.63 of
Old S.R. No. 22 situated in the Northeast Quarter of Section 4,
Township 14 N, Range 18 W; thence with the West line of said .499
acre tract North 0° 00' 20" West 410.00 feet to a point; thence
leaving said West line North 77° 58' 37" East 61.34 feet to a point;
thence South 0° 00' 20" East 369.09 feet to a point on the old
centerline of S.R. 22; thence with said centerline South 66° 01' 21"
West 65.66 feet to the place of beginning, containing .55512 acre,
more or less and subject to all legal highways. The grantors to
retain a 12' perpetual easement along the East edge of the above
lot and to have the right of ingress and egress to the rear of the
remaining land.

REAL ESTATE CONVEYANCE
102

James P. Rich
Auditor, Fairfield County, Ohio

TRANSFERRED
AUG 16 91
James P. Rich
County Auditor, Fairfield County, Ohio

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR-TAX MAPS.
By *JGR* Date 8/16/91
4-0023-10

Reference to: Deed Record Volume 435 page 118, Fairfield County, Ohio

Last Transfer: Deed Record Volume 594, Page 106, Fairfield County, Ohio

To have and to hold said premises, with all the privileges and appurtenances
thereunto belonging, to the said Grantee Donald R. Grubb

And the said Grantor William E. Rhymer a/k/a William Rhymer his heirs and assigns forever.

for himself and his heirs.

65.20' N85°18'36"E ~ 38'
573°35'10"E

pleasant Run

28' 1.4'

N78°09'38"E

61.28' (61.34)

12' drive easement
56.56' (36.95) ~ W. 1/2 01.00.05

(478) 177.74'

N00°10'41"E

410.00' (entire fence)

(0.56 Ac.)

Scale 1" = 50'

Flood Map 390161 000d

CITY of LANCASTER
T-18 R-18
NE Qtr. SECTION 4

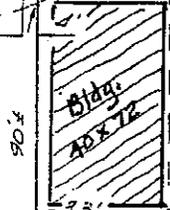
Reference:
Prior deed ~ Vol. 435 Pg. 118
Deeds: Vol. 372 Pg. 485
290 587
306 442
Highway plans

• 3/4" x 3/4" Rebar set with
Tobin-McFarland cap
Deed distances are shown
in parentheses.

Floodway
(Scaled from map)

Main St. Right-of-Way
N66°52'40"E

1/2" nail in pole set
at 8'33.5', 100 year
flood elevation



SW Corner
0.499 Acres
Vol. 372-485

(298.8') 296.89'
N66°00'50"E 85+00
Center E. MAIN ST.
US Rt. 22

I hereby certify that the plat shown
here on is correct as surveyed by me.

Rodney McFarland
Registered Surveyor No. 6416

Surveyed for: Dori Grubb

Date: July 1991



TOBIN - MCFARLAND SURVEYING, INC.
SURVEYORS AND CARTOGRAPHERS
111 WEST WHEELING STREET - SUITE 202
LANCASTER, OHIO 43130

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