

TEMPORARY RESOLUTION NO. 73-15

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

A RESOLUTION INDICATING SERVICES TO BE PROVIDED BY THE CITY OF LANCASTER TO THE TERRITORY CONSISTING OF 5.633 +/- ACRES, AS INDICATED IN EXHIBIT "A" ATTACHED HERETO, TO BE ANNEXED FROM PLEASANT TOWNSHIP TO THE CITY OF LANCASTER FOR THE SHERIDAN DRIVE 1 PROPOSED ANNEXATION

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

SECTION 1. That the City intends to provide the following services to the 5.633 +/- acre tract of property in Pleasant Township as described in attached Exhibit A, the annexation of which is now pending before the Fairfield County Commissioners; conditioned, however, upon the annexation being completed:

- A. Gas already provided.
- B. Water already provided.
- C. Sewer already provided.
- D. Police, fire, and EMS upon annexation.
- E. Roadway Right-of-Way Maintenance upon annexation.

SECTION 2. That the proposed annexation will eliminate current street/highway segmentation causing jurisdictional issues for the provision of Police, Fire, EMS and road maintenance services.

SECTION 3. That if the Lancaster Zoning Code permits in the proposed annexed territory uses which are clearly incompatible with the permitted uses under township zoning in the remaining adjacent land, the City will require the owner of the annexed territory to provide a buffer pursuant to ORC 709.023(C).

SECTION 4. That the petitioners shall insure that future development within the area proposed for annexation will not result in the main city utility line capacities being exceeded.

SECTION 5. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

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

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

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

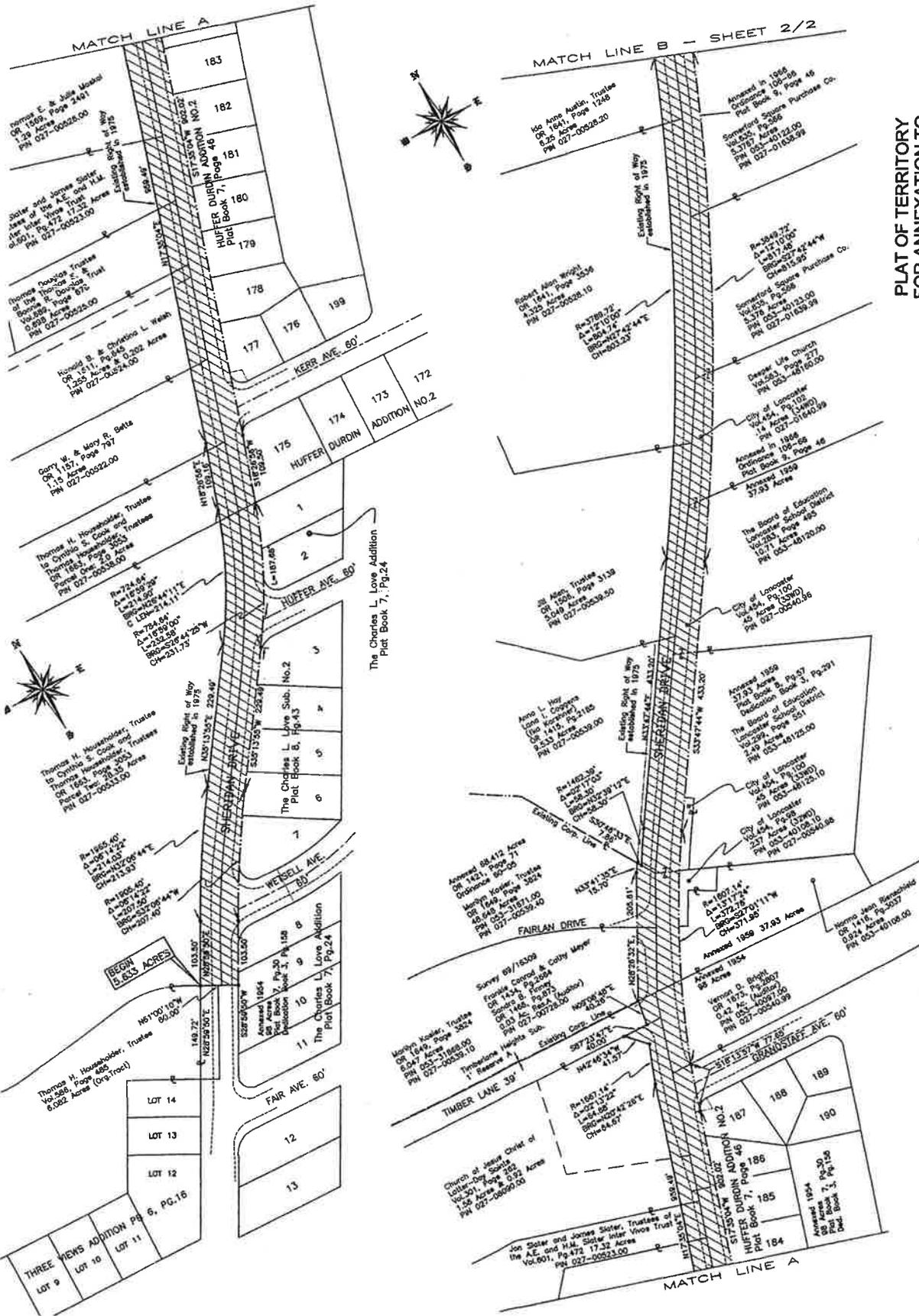
Attest: \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

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

Requested by Law Committee



**PLAT OF TERRITORY  
FOR ANNEXATION TO  
THE CITY OF LANCASTER  
5.633 ACRES**

**TOBIN-McFARLAND SURVEYING INC.**  
111 West Wheeling Street  
Lancaster, Ohio 43130  
PH 740-687-3710 FX 740-687-0677



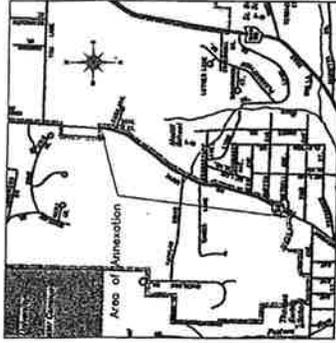
Date of Drawing: Oct. 14, 2008  
Revised: May 7, 2015

Bearings are based on a survey of 68.412 Acres for annexation recorded in Official Record 1421, Page 71.

- LEGEND**
- Proposed Corporation Line
  - Existing Corporation Line
  - Property Line
  - Iron pipe (or other) found.
  - Angle point in description

**STATE OF OHIO  
FAIRFIELD COUNTY  
PLEASANT TOWNSHIP  
TOWNSHIP 15, RANGE 18  
SECTION 32**

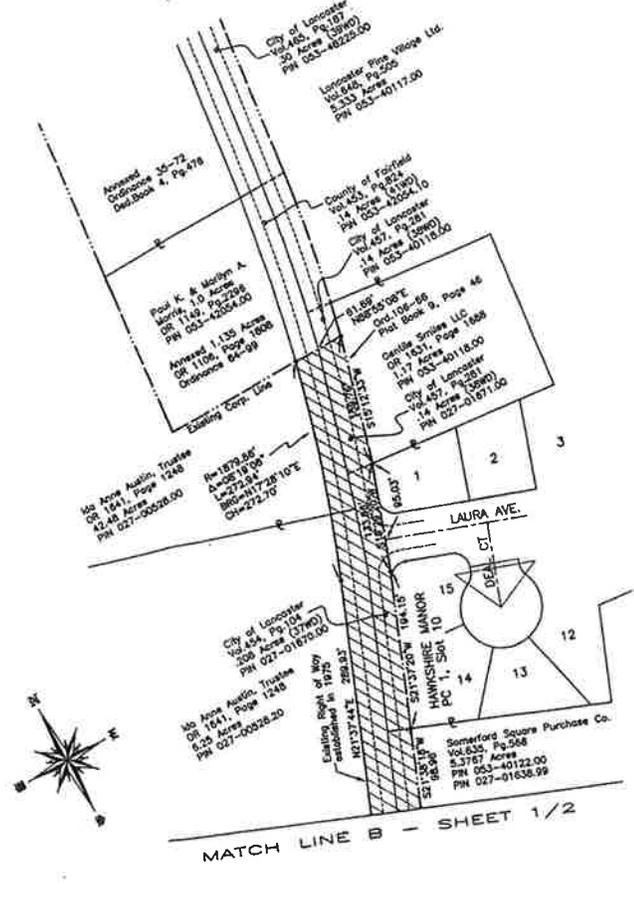
**PLAT OF TERRITORY FOR ANNEXATION TO THE CITY OF LANCASTER 5.633 ACRES**



LOCATION MAP

PROPERTY OWNER	PARCEL NUMBER	ACREAGE*
City of Lancaster	PM 027-01621.00	0.110 ACRES
City of Lancaster	PM 027-01620.00	0.208 ACRES
City of Lancaster	PM 027-00528.00	0.132 ACRES
City of Lancaster	PM 027-00529.00	0.100 ACRES
City of Lancaster	PM 027-00530.00	0.102 ACRES
City of Lancaster	PM 027-01638.00	0.145 ACRES
City of Lancaster	PM 027-00539.00	0.188 ACRES
City of Lancaster	PM 027-00540.00	0.188 ACRES
City of Lancaster	PM 027-00541.00	0.201 ACRES
City of Lancaster	PM 027-00538.00	0.205 ACRES
City of Lancaster	PM 027-00537.00	0.208 ACRES
City of Lancaster	PM 027-00542.00	0.109 ACRES
City of Lancaster	PM 027-00543.00	0.109 ACRES
City of Lancaster	PM 027-00544.00	0.113 ACRES
City of Lancaster	PM 027-00545.00	0.113 ACRES
City of Lancaster	PM 027-00546.00	0.113 ACRES
City of Lancaster	PM 027-00547.00	0.113 ACRES
City of Lancaster	PM 027-00548.00	0.113 ACRES
City of Lancaster	PM 027-00549.00	0.113 ACRES
City of Lancaster	PM 027-00550.00	0.113 ACRES
City of Lancaster	PM 027-00551.00	0.113 ACRES
City of Lancaster	PM 027-00552.00	0.113 ACRES
City of Lancaster	PM 027-00553.00	0.113 ACRES
City of Lancaster	PM 027-00554.00	0.113 ACRES
City of Lancaster	PM 027-00555.00	0.113 ACRES
City of Lancaster	PM 027-00556.00	0.113 ACRES
City of Lancaster	PM 027-00557.00	0.113 ACRES
City of Lancaster	PM 027-00558.00	0.113 ACRES
City of Lancaster	PM 027-00559.00	0.113 ACRES
City of Lancaster	PM 027-00560.00	0.113 ACRES
City of Lancaster	PM 027-00561.00	0.113 ACRES
City of Lancaster	PM 027-00562.00	0.113 ACRES
City of Lancaster	PM 027-00563.00	0.113 ACRES
City of Lancaster	PM 027-00564.00	0.113 ACRES
City of Lancaster	PM 027-00565.00	0.113 ACRES
City of Lancaster	PM 027-00566.00	0.113 ACRES
City of Lancaster	PM 027-00567.00	0.113 ACRES
City of Lancaster	PM 027-00568.00	0.113 ACRES
City of Lancaster	PM 027-00569.00	0.113 ACRES
City of Lancaster	PM 027-00570.00	0.113 ACRES
City of Lancaster	PM 027-00571.00	0.113 ACRES
City of Lancaster	PM 027-00572.00	0.113 ACRES
City of Lancaster	PM 027-00573.00	0.113 ACRES
City of Lancaster	PM 027-00574.00	0.113 ACRES
City of Lancaster	PM 027-00575.00	0.113 ACRES
City of Lancaster	PM 027-00576.00	0.113 ACRES
City of Lancaster	PM 027-00577.00	0.113 ACRES
City of Lancaster	PM 027-00578.00	0.113 ACRES
City of Lancaster	PM 027-00579.00	0.113 ACRES
City of Lancaster	PM 027-00580.00	0.113 ACRES
City of Lancaster	PM 027-00581.00	0.113 ACRES
City of Lancaster	PM 027-00582.00	0.113 ACRES
City of Lancaster	PM 027-00583.00	0.113 ACRES
City of Lancaster	PM 027-00584.00	0.113 ACRES
City of Lancaster	PM 027-00585.00	0.113 ACRES
City of Lancaster	PM 027-00586.00	0.113 ACRES
City of Lancaster	PM 027-00587.00	0.113 ACRES
City of Lancaster	PM 027-00588.00	0.113 ACRES
City of Lancaster	PM 027-00589.00	0.113 ACRES
City of Lancaster	PM 027-00590.00	0.113 ACRES
City of Lancaster	PM 027-00591.00	0.113 ACRES
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City of Lancaster	PM 027-00594.00	0.113 ACRES
City of Lancaster	PM 027-00595.00	0.113 ACRES
City of Lancaster	PM 027-00596.00	0.113 ACRES
City of Lancaster	PM 027-00597.00	0.113 ACRES
City of Lancaster	PM 027-00598.00	0.113 ACRES
City of Lancaster	PM 027-00599.00	0.113 ACRES
City of Lancaster	PM 027-00600.00	0.113 ACRES

\* Acreage of the parcel with the area to be Annexed



**LEGEND**

- Proposed Corporation Line
- Existing Corporation Line
- Property Line
- Iron pipe (or other) found.
- Angle point in description

100  
0  
GRAPHIC SCALE 1 INCH = 100 FEET  
Date of Drawing: Oct 14, 2008  
Revised: May 7, 2015

NOTE: The territory to be annexed has a field perimeter boundary of 8299 feet, a minimum of which 4413 feet (53%) is contiguous to the City of Lancaster's existing corporation line.

NOTE: The right of way for Sheridan Drive (CR56), in the area being annexed, was acquired by the County of Fairfield for a road improvement project in 1975. See the existing plans on file with the County Engineer for reference. Bearings are based on a survey of 68.412 Acres for an annexation recorded in Official Record 1421, Page 71.

**DESCRIPTION OF 5.633 ACRES**

Situated in the State of Ohio, County of Fairfield, Township of Fairfield, Township 15, Range 18, Section 32, beginning at a point on the existing west right of way line (established in 1975) of Sheridan Drive, said point is located North 28 degrees 59'59" East a distance of 1497.72 feet from the northeast corner of Lot 14 in the Three Views Addition as recorded in Plat Book 6, Page 16.

thence with the existing west right of way line of Sheridan Drive the following eighteen (18) courses:

1. North 28 degrees 59'59" East a distance of 103.50 feet, a central angle of 06 degrees 14'22", an arc length of 214.03 feet and a chord bearing North 32 degrees 09'44" East a distance of 213.53 feet to a point;
2. with a curve to the left having a radius of 724.64 feet, a central angle of 16 degrees 59'59", an arc length of 214.03 feet and a chord bearing North 32 degrees 09'44" East a distance of 213.53 feet to a point;
3. North 35 degrees 13'55" East a distance of 229.49 feet to a point;
4. with a curve to the left having a radius of 724.64 feet, a central angle of 16 degrees 59'59", an arc length of 214.03 feet and a chord bearing North 32 degrees 09'44" East a distance of 213.53 feet to a point;
5. North 14 degrees 26'56" East a distance of 939.49 feet to a point;
6. North 17 degrees 35'04" East a distance of 1660.14 feet, a central angle of 03 degrees 13'22", an arc length of 64.68 feet and a chord bearing North 20 degrees 42'26" West a distance of 64.67 feet to a point;
7. with a curve to the right having a radius of 1660.14 feet, a central angle of 03 degrees 13'22", an arc length of 64.68 feet and a chord bearing North 20 degrees 42'26" West a distance of 64.67 feet to a point on the south line of Timber Lane;
8. North 09 degrees 08'49" East a distance of 40.00 feet to a point on the north line of Timber Lane;
9. North 87 degrees 23'47" East a distance of 40.00 feet to a point on the south line of Timber Lane;
10. North 09 degrees 08'49" East a distance of 40.00 feet to a point on the north line of Timber Lane;
11. with the City of Lancaster corporation line North 28 degrees 20'37" East a distance of 205.61 feet to a point;
12. with the City of Lancaster corporation line North 28 degrees 20'37" East a distance of 205.61 feet to a point;
13. South 30 degrees 46'33" East a distance of 146.39 feet, a central angle of 02 degrees 17'03", an arc length of 58.30 feet and a chord bearing North 32 degrees 39'12" East a distance of 58.30 feet to a point, said point being 30.00 feet left of P.T. Station 43+101.83 (1975 survey);
14. with a curve to the right having a radius of 146.39 feet, a central angle of 02 degrees 17'03", an arc length of 58.30 feet and a chord bearing North 32 degrees 39'12" East a distance of 58.30 feet to a point, said point being 30.00 feet left of P.T. Station 43+101.83 (1975 survey);
15. North 33 degrees 47'44" East a distance of 433.20 feet to a point, said point being 30.00 feet left of P.T. Station 47+141.03;
16. with a curve to the left having a radius of 379.78 feet, a central angle of 12 degrees 10'00", an arc length of 804.74 feet and a chord bearing North 27 degrees 42'44" East a distance of 803.23 feet to a point, said point being 30.00 feet left of P.T. Station 54+123.14;
17. North 21 degrees 37'44" East a distance of 289.03 feet to a point, said point being 30.00 feet left of P.T. Station 38+42.07;
18. with a curve to the left having a radius of 1879.86 feet, a central angle of 08 degrees 19'08", an arc length of 272.54 feet and a chord bearing North 17 degrees 28'10" East a distance of 272.70 feet to a point on the City of Lancaster corporation line as recorded in Ordinance 64-99 and Official Record 1106, Page 1898;
- thence with the City of Lancaster corporation line North 88 degrees 57'08" East a distance of 61.69 feet to a point;
- thence with the City of Lancaster corporation line as recorded in Ordinance 106-66 and Plat Book 9, Page 46, South 15 degrees 12'33" West a distance of 159.76 feet to a point, said point being the northwest corner of Lot 1 in Haverhill Manor as recorded in Plat Book 1, Page 14;
- thence continuing with the City of Lancaster corporation line South 19 degrees 29'20" West, passing the northeast corner of Laura Avenue at 95.03 feet, a total distance of 133.96 feet to a point;
- thence continuing with the City of Lancaster corporation line South 21 degrees 37'20" West a distance of 194.15 feet to a point, said point being the southwest corner of Lot 14 in Haverhill Manor;
- thence continuing with the City of Lancaster corporation line South 21 degrees 37'20" West a distance of 98.96 feet to a point, said point being 30.00 feet right of P.T. Station 55+52.14;
- thence continuing with the City of Lancaster corporation line with a curve to the right having a radius of 3849.72 feet, a central angle of 12 degrees 10'00", an arc length of 817.46 feet and a chord bearing South 27 degrees 42'44" West a distance of 815.55 feet to a point, said point being 30.00 feet left of P.T. Station 61+103;
- thence continuing with the City of Lancaster corporation line as recorded in Plat Book 8, Page 57 and Dedication Book 3, Page 291, South 33 degrees 47'44" West a distance of 433.20 feet to a point, said point being 30.00 feet left of P.T. Station 72+141.03;
- thence continuing with the City of Lancaster corporation line with a curve to the left having a radius of 1607.14 feet, a central angle of 13 degrees 17'24", an arc length of 372.78 feet and a chord bearing South 27 degrees 01'11" West a distance of 271.95 feet to a point on the north line of Grandstaff Avenue;
- thence continuing with the City of Lancaster corporation line as recorded in Plat Book 7, Page 30 and Dedication Book 3, Page 158, South 18 degrees 26'56" West a distance of 771.65 feet to a point on the west line of Lot 187 in the Butler Dwellers Addition No. 2 as recorded in Plat Book 7, Page 46;
- thence continuing with the City of Lancaster corporation line South 17 degrees 35'04" West a distance of 902.02 feet to a point on the west line of Lot 175 in the Butler Dwellers Addition No. 2;
- thence continuing with the City of Lancaster corporation line South 18 degrees 26'56" West a distance of 189.40 feet to a point at the southwest corner of Lot 175 and the northeast corner of Lot 1 in The Charles L. Lowe Addition as recorded in Plat Book 7, Page 291;
- thence continuing with the City of Lancaster corporation line with a curve to the right having a radius of 784.64 feet, a central angle of 16 degrees 59'59", an arc length of 232.38 feet and a chord bearing South 26 degrees 44'25" West, passing the northeast corner of Lot 1 in The Charles L. Lowe Addition as recorded in Plat Book 7, Page 291;
- thence continuing with the City of Lancaster corporation line with a curve to the right having a radius of 232.38 feet to a point;
- thence continuing with the City of Lancaster corporation line South 35 degrees 13'55" West a distance of 229.49 feet to a point on the west line of Lot 4 in The Charles L. Lowe Addition as recorded in Plat Book 6, Page 43;
- thence continuing with the City of Lancaster corporation line with a curve to the right having a radius of 1904.40 feet, a central angle of 06 degrees 14'22", an arc length of 207.50 feet and a chord bearing South 32 degrees 09'44" West a distance of 207.40 feet to a point in Winwell Avenue;
- thence continuing with the City of Lancaster corporation line South 23 degrees 59'59" West a distance of 103.50 feet to a point on the west line of Lot 9 in The Charles L. Lowe Addition;
- thence North 01 degree 09'10" West a distance of 60.00 feet to the point of beginning, containing 5.633 acres.

Readings are based on a survey of 68.412 acres for annexation recorded in Official Record 1421, Page 71. Bearings are 28 inch rods by 30 inches and have a yellow plastic identification cap stamped "Tobias-McFarland". For additional information see plan of survey made in conjunction with and considered an integral part of this description.



BY: *Robert McFarland* 7/15  
Registered Surveyor No. 6416 Date  
**TOBIN-MCFARLAND SURVEYING INC.**  
111 West Wheeling Street  
Lancaster, Ohio 43130  
Ph. 740-687-1710 Fax 740-687-0877

**STATE OF OHIO  
FAIRFIELD COUNTY  
PLEASANT TOWNSHIP  
TOWNSHIP 15, RANGE 18  
SECTION 32**