

TEMPORARY RESOLUTION NO. 73-15

PERMANENT RESOLUTION NO. 73-15

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: 6/22/15 after 2nd reading, Vote: Yea 9 Nays 0

Approved: 6/22/15

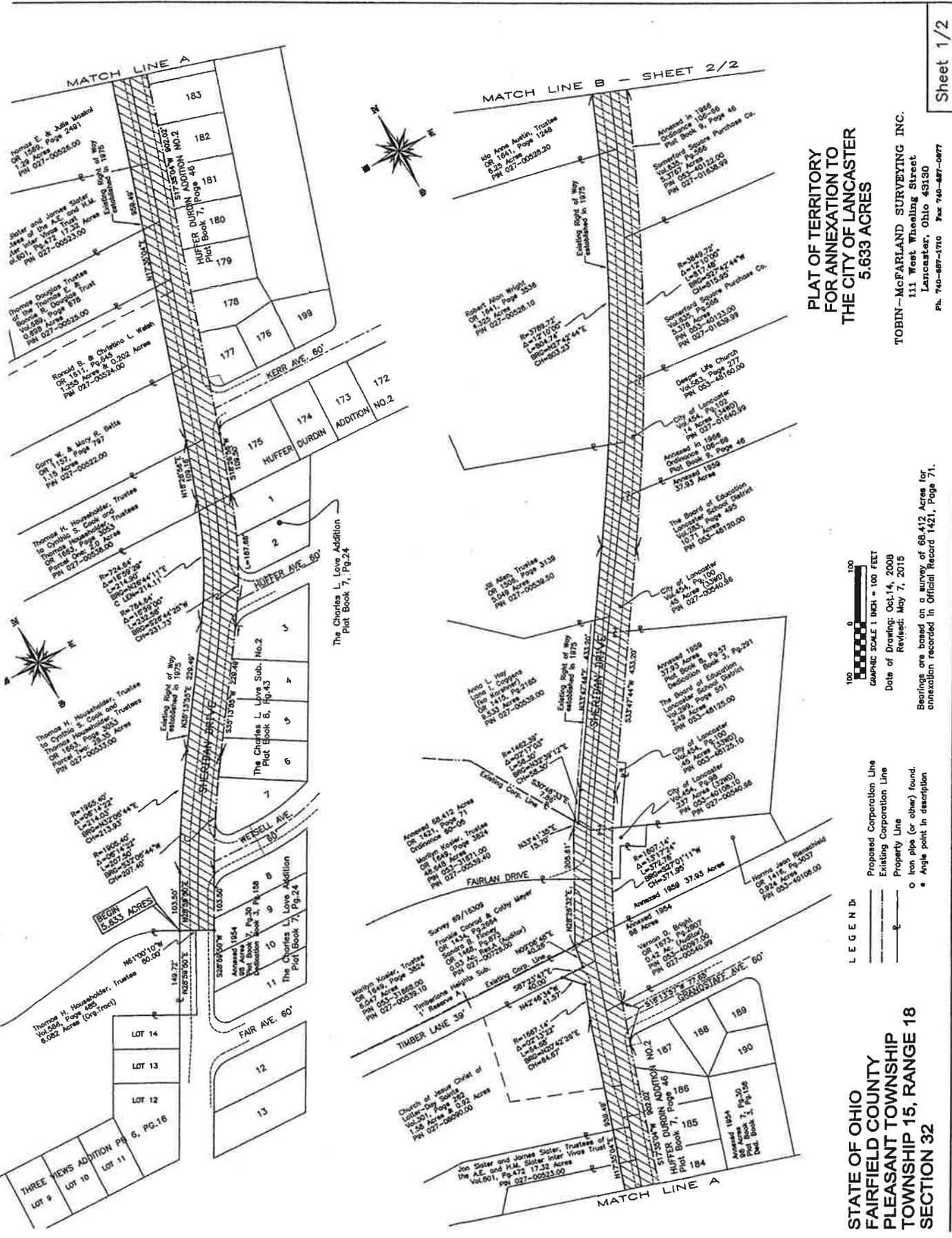
Attest: Jessie Lee Sandy

Cathy Spitzer  
President of Council

Bill Holt  
Mayor

Offered by: Jim Hales

Second by: Harry Ethier  
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. 740-687-1710 Fax 740-687-0877



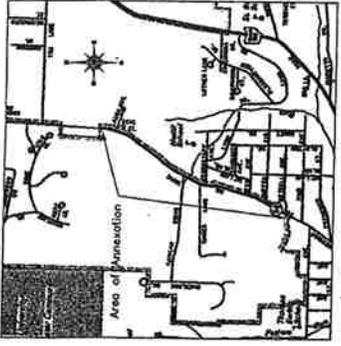
Date of Drawing: Oct. 14, 2008  
Revised: May 7, 2015

Bearings are based on a survey of 66.412 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 disrepair

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

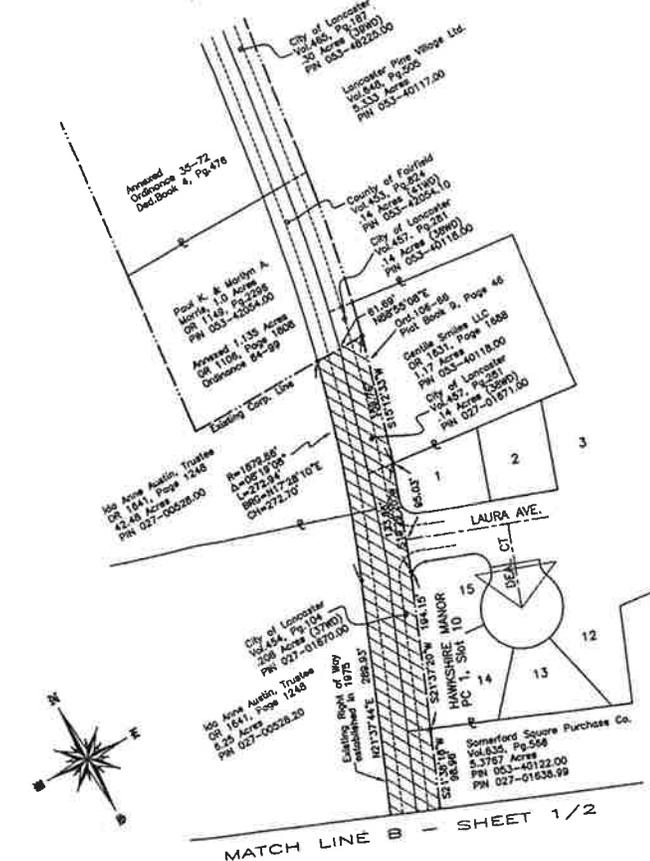
**PLAN OF TERRITORY FOR ANNEXATION TO THE CITY OF LANCASTER 5.633 ACRES**



**LOCATION MAP**

PROPERTY OWNER	PARCEL NUMBER	ACREAGE*
City of Lancaster	PM 027-00031.00	0.110 ACRES
City of Lancaster	PM 027-00030.00	0.208 ACRES
City of Lancaster	PM 027-00029.00	0.122 ACRES
City of Lancaster	PM 027-00028.00	0.390 ACRES
City of Lancaster	PM 027-00027.00	0.390 ACRES
City of Lancaster	PM 027-00026.00	0.236 ACRES
City of Lancaster	PM 027-00025.00	0.176 ACRES
City of Lancaster	PM 027-00024.00	0.145 ACRES
City of Lancaster	PM 027-00023.00	0.188 ACRES
City of Lancaster	PM 027-00022.00	0.184 ACRES
City of Lancaster	PM 027-00021.00	0.212 ACRES
City of Lancaster	PM 027-00020.00	0.041 ACRES
City of Lancaster	PM 027-00019.00	0.141 ACRES
City of Lancaster	PM 027-00018.00	0.076 ACRES
City of Lancaster	PM 027-00017.00	0.076 ACRES
City of Lancaster	PM 027-00016.00	0.107 ACRES
City of Lancaster	PM 027-00015.00	0.094 ACRES
City of Lancaster	PM 027-00014.00	0.078 ACRES
City of Lancaster	PM 027-00013.00	0.567 ACRES

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



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

**NOTE:**  
 The territory to be annexed has a total perimeter boundary of 8299 feet, a minimum of which 4415 feet (53%) is contiguous to the City of Lancaster's existing corporation line.  
 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 66.412 Acres for annexation recorded in Official Record 1421, Page 71.

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

**DESCRIPTION OF 5.633 ACRES**

Situated in the State of Ohio, County of Fairfield, Township 15, Range 18, Section 32, the following described parcel of land, to-wit:

1. A point on the existing west right of way line (established in 1975) of Sheridan Drive, said point is located North 28 degrees 59'50" 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.

2. A curve to the right having a radius of 103.50 feet to a point.

3. North 28 degrees 59'50" East a distance of 103.50 feet to a point.

4. North 39 degrees 13'55" East a distance of 229.49 feet to a point.

5. With a curve to the left having a radius of 734.64 feet, a central angle of 16 degrees 59'29", an arc length of 214.90 feet and a chord bearing North 33 degrees 39'12" East a distance of 214.11 feet to a point.

6. North 17 degrees 35'00" West a distance of 109.16 feet to a point.

7. With a curve to the right having a radius of 1667.14 feet to a point, an angle of 02 degrees 17'27", an arc length of 64.68 feet and a chord bearing North 20 degrees 42'20" East a distance of 64.67 feet to a point on the south line of Timber Lane.

8. North 42 degrees 06'54" West a distance of 40.20 feet to a point on the north line of Timber Lane.

9. South 87 degrees 09'48" East a distance of 40.20 feet to a point on the north line of Timber Lane.

10. North 09 degrees 09'48" East a distance of 40.20 feet to a point on the north line of Timber Lane.

11. With the City of Lancaster corporation line as recorded in Official Record 1421, Page 71.

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13. South 30 degrees 46'33" East a distance of 2.86 feet to a point.

14. With a curve to the right having a radius of 1462.39 feet, a central angle of 02 degrees 17'07", an arc length of 38.50 feet and a chord bearing North 33 degrees 39'12" East a distance of 38.30 feet to a point, said point being 30.00 feet East of P.T. Station 4147.81 (107) +00.00.

15. With a curve to the right having a radius of 433.20 feet to a point, said point being 30.00 feet East of P.T. Station 4774.01, a central angle of 06 degrees 12'00", 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 East of P.T. Station 35452.14.

17. North 21 degrees 37'44" East a distance of 298.93 feet to a point, said point being 30.00 feet East of P.T. Station 39462.07.

18. With a curve to the left having a radius of 1879.46 feet, a central angle of 06 degrees 12'00", 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 Official Record 64-99 and Official Record 1100, Page 1106.

19. With the City of Lancaster corporation line as recorded in Official Record 1100, Page 1106.

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BEARING ARE BASED ON A SURVEY OF 66.412 ACRES FOR ANNEXATION RECORDED IN OFFICIAL RECORD 1421, PAGE 71. BEARINGS ARE NOT SET BY 30 TUBES AND HAVE A YELLOW PLASTIC IDENTIFICATION CAP STAMPED "TOLSON-McFARLAND". FOR ADDITIONAL INFORMATION SEE PLAN OF SURVEY MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS DESCRIPTION.

BY: *Robert McFarland*  
 Registered Surveyor No. 6416 Date  
**TOLSON-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**

**PROPOSED CORPORATION LINE**  
**EXISTING CORPORATION LINE**  
**PROPERTY LINE**  
 ○ Iron pipe (or other) found.  
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