

TEMPORARY ORDINANCE NO. 23-15

PERMANENT ORDINANCE NO. 18-15

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 5.633 +/- ACRES IN PLEASANT TOWNSHIP FOR THE SHERIDAN DRIVE 1 ANNEXATION, AND TO DECLARE AN EMERGENCY

WHEREAS, the Fairfield County Commissioners approved the Sheridan Drive 1 Annexation of 5.633 +/- acres in Pleasant Township on August 25, 2015 with resolution 2015-08.25.c attached hereto as Exhibit "A"; and

WHEREAS, the City has complied with all the statutory requirements of ORC Chapter 709 and wishes to accept the Petition for annexation; now, therefore

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

SECTION 1. That the City of Lancaster hereby accepts a petition for annexation of 5.633 +/- acres in Pleasant Township herein described in Exhibit "B" as set forth in the petition filed with the Fairfield County Commissioners attached hereto as Exhibit "C" and approved by the Fairfield County Commissioners by resolution attached hereto as Exhibit "A".

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 5.633 +/- acres described in Exhibit "B".

SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare. Therefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: 11/23/15 after 3rd reading. Vote: Yeas 8 Nays 0

Approved: 11/23/15

Cathy J. Feller
President of Council

Attest: Teresa Lee Sandy

[Signature]
Mayor

Offered by: Jonathan [Signature]

Second by: Shirley M. Butler

Requested by Law Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on _____, 2015 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

2015-08.25.c

**A resolution to approve the annexation of 5.633 Acres, more or less, of Pleasant Township into the City of Lancaster, Pursuant to ORC 709.03, 709.031, 709.032, and 709.033 Petition of Annexation of Land by Somerford Square Purchase Co. LLC; Ida Anne Austin, Trustee; Jill Allen, Trustee; Anna L. Hay; Lana I. Cozzens; Vernon Bright; Slater Inter Vivos Trust; Thomas Douglas, Trustee; Thomas Householder, Trustee; Cynthia S. Cook, Trustee; and the City of Lancaster, Ohio.
[Commissioners]**

WHEREAS, a petition for annexation of 5.633 acres, more or less, from Pleasant Township into the City of Lancaster was filed with the Fairfield County Board of Commissioners on May 13, 2015 and amended on June 30, 2015, under the annexation process outlined in Sections 709.03, 709.031, 709.032, and 709.033 of the Revised Code; and

WHEREAS, a legal description and survey of the property to be annexed is attached hereto and incorporated herein; and

WHEREAS, after a hearing on the foregoing petition for annexation held on August 4, 2015, the Board of Commissioners finds, based upon a preponderance of the substantial, reliable, and probative evidence on the whole record, that each of the following conditions has been met:

- (1) That the petition meets all the requirements set forth in, and was filed in the manner provided in, section 709.02 of the Revised Code.
- (2) That the persons who signed the petition are owners of real estate located in the territory proposed to be annexed in the petition, and, as of the time the petition was filed with the board of county commissioners, the number of valid signatures on the petition constituted a majority of the owners of real estate in that territory.
- (3) That the municipal corporation to which the territory is proposed to be annexed has complied with division (D) of section 709.03 of the Revised Code.
- (4) That the territory proposed to be annexed is not unreasonably large.
- (5) That on balance, the general good of the territory proposed to be annexed will be served, and the benefits to the territory proposed to

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[Commissioners]**

be annexed and the surrounding area will outweigh the detriments to the territory proposed to be annexed and the surrounding area, if the annexation petition is granted. As used herein, "surrounding area" means the territory within the unincorporated area of any township located one-half mile or less from any of the territory proposed to be annexed.

(6) That no street or highway will be divided or segmented by the boundary line between a township and the municipal corporation as to create a road maintenance problem, or, if a street or highway will be so divided or segmented, the municipal corporation has agreed, as a condition of the annexation, that it will assume the maintenance of that street or highway. As used herein, "street" or "highway" has the same meaning as in section 4511.01 of the Revised Code.

WHEREAS, the City of Lancaster, Ohio has adopted the municipal services ordinance to provide city services to the property to be annexed and has adopted a resolution of consent for the annexation of the territory.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. That the Board of Commissioners incorporates all of the foregoing into this resolution and finds, after a hearing, based upon a preponderance of the substantial, reliable, and probative evidence on the whole record, that the foregoing petition for annexation is a valid petition to annex and that it meets all the requirements set forth in and was filed in a manner provided in ORC 709.03, 709.031, 709.032, and 709.033.

A resolution to approve the annexation of 5.633 Acres, more or less, of Pleasant Township into the City of Lancaster, Pursuant to ORC 709.03, 709.031, 709.032, and 709.033 Petition of Annexation of Land by Somerford Square Purchase Co. LLC; Ida Anne Austin, Trustee; Jill Allen, Trustee; Anna L. Hay; Lana I. Cozzens; Vernon Bright; Slater Inter Vivos Trust; Thomas Douglas, Trustee; Thomas Householder, Trustee; Cynthia S. Cook, Trustee; and the City of Lancaster, Ohio.

[Commissioners]

Section 2. Pursuant to ORC 709.03, 709.031, 709.032, and 709.033, the Board of Commissioners hereby grants the petition to annex 5.633 acres, more or less, of Pleasant Township into the City of Lancaster, Ohio.

Section 3. That the Clerk of the Board of Commissioners is instructed upon journalization of this resolution to send a certified copy of this to the agent for the petitioners, the clerk of the legislative authority of the municipal corporation to which annexation is proposed, the fiscal officer of each township in which the territory proposed for annexation is located, and the clerk of the board of county commissioners of each county in which the territory proposed for annexation is located other than the county in which the petition is filed. The clerk of the board shall take no further action until the expiration of thirty days after the date of journalization.

Section 4. After the expiration of that thirty-day period, if no appeal has been timely filed under section 709.07 of the Revised Code, the clerk of the board of county commissioners shall deliver a certified copy of the entire record of the annexation proceedings, including all resolutions of the board, signed by a majority of the members of the board, the petition, map, and all other papers on file, the recording of the proceedings, if a copy is available, and exhibits presented at the hearing relating to the annexation proceedings, to the auditor or clerk of the municipal corporation to which annexation is proposed. If an appeal is filed in a timely manner under section 709.07 of the Revised Code from the determination of the board of county commissioners granting or denying the petition for annexation, the clerk of the board shall take further action only in accordance with that section.

Prepared by: Rachel Elsea

Resolution No. 2015-08.25.c

A resolution to approve the annexation of 5.633 Acres, more or less, of Pleasant Township into the City of Lancaster, Pursuant to ORC 709.03, 709.031, 709.032, and 709.033 Petition of Annexation of Land by Somerford Square Purchase Co. LLC; Ida Anne Austin, Trustee; Jill Allen, Trustee; Anna L. Hay; Lana I. Cozzens; Vernon Bright; Slater Inter Vivos Trust; Thomas Douglas, Trustee; Thomas Householder, Trustee; Cynthia S. Cook, Trustee; and the City of Lancaster, Ohio.

(Fairfield County Commissioners)

Upon the motion of Commissioner David L. Levacy, seconded by Commissioner Mike Kiger, this resolution has been Adopted:

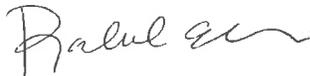
Voting:

Steven A. Davis, President	Aye
David L. Levacy, Vice President	Aye
Mike Kiger	Aye

Board of County Commissioners
Fairfield County, Ohio

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.



Rachel Elsea, Clerk
Board of County Commissioners
Fairfield County, Ohio

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

LEGEND

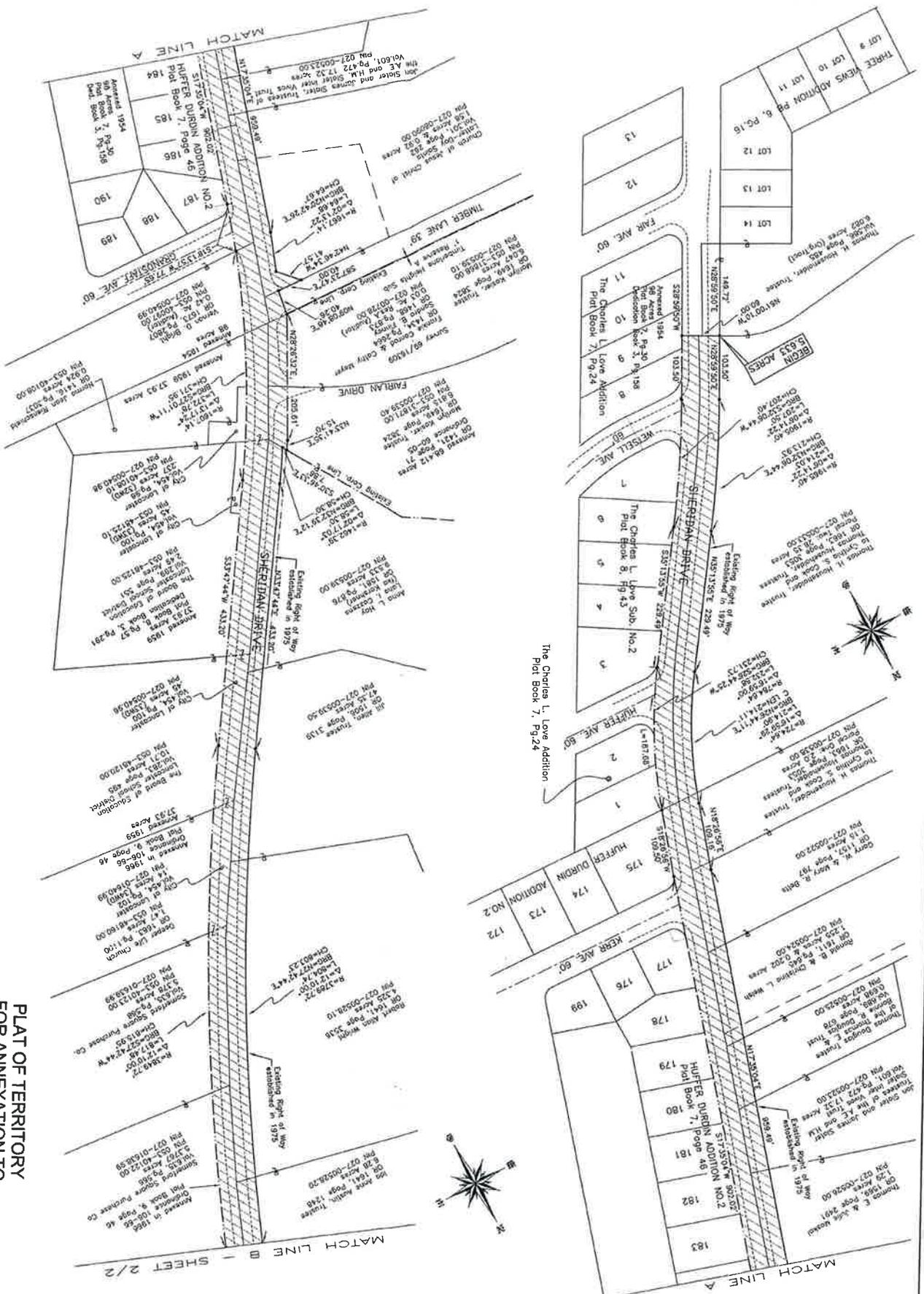
- Proposed Corporation Line
- Existing Corporation Line
- Property Line
- Iron pipe (or other) found
- Angle point in description



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

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



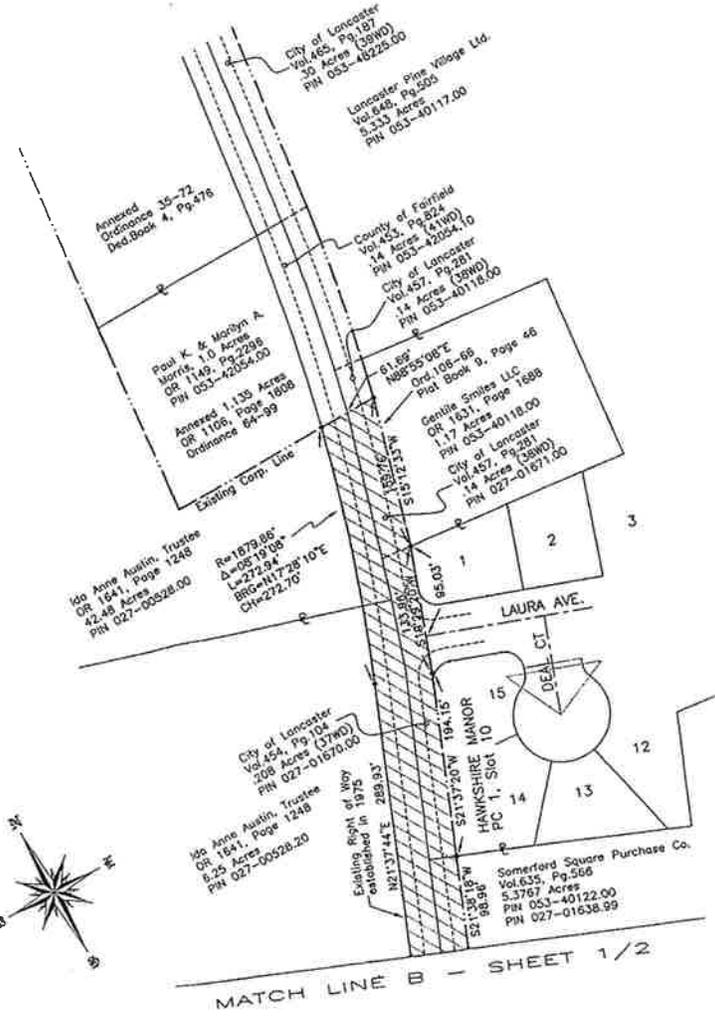
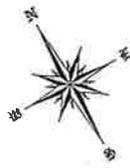
**PLAT OF TERRITORY
FOR ANNEXATION TO
THE CITY OF LANCASTER
5.633 ACRES**

PROPERTY OWNER	PARCEL NUMBER	ACREAGE *
City of Lancaster	EN 022-01621.00	0.110 ACRES
City of Lancaster	EN 022-01670.00	0.208 ACRES
Ida Anne Austin, Trustee	EN 027-00528.20	0.157 ACRES
Robert Alton, Trustee	EN 027-00528.20	0.157 ACRES
Somerford Square Purchase Co.	EN 022-01633.00	0.156 ACRES
Somerford Square Purchase Co.	EN 022-01633.00	0.156 ACRES
Ida Anne Austin, Trustee	EN 027-00530.60	0.145 ACRES
City of Lancaster	EN 022-00540.36	0.134 ACRES
Anna L. Hoyle, Trustee	EN 022-00538.00	0.201 ACRES
Mildred Koester, Trustee	EN 022-00539.40	0.065 ACRES
Marilyn Koester, Trustee	EN 022-00539.10	0.076 ACRES
City of Lancaster	EN 022-00540.68	0.120 ACRES
Vernon D. Bishop	EN 022-00540.93	0.109 ACRES
Church of Jesus Christ of Latter-Day Saints	EN 022-00538.00	0.212 ACRES
Jon Stoler and James Stoler	EN 022-00533.00	0.041 ACRES
Thomas F. & Julie Moskal	EN 022-00524.00	0.141 ACRES
Jon Stoler and James Stoler	EN 022-00524.00	0.072 ACRES
Thomas Douglas, Trustee	EN 022-00525.00	0.107 ACRES
Ronald B. & Christina I. Welsh	EN 022-00524.00	0.107 ACRES
Darryl W. & Myrle B. Belts	EN 022-00529.00	0.083 ACRES
Thomas H. Householder, Trustee	EN 022-00533.00	0.078 ACRES
Thomas H. Householder, Trustee	EN 022-00533.00	0.502 ACRES

* Acreage of the parcel within the area to be Annexed



LOCATION MAP



LEGEND

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

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.
Date of Drawing: Oct. 14, 2008

The territory to be annexed has a total perimeter boundary of 8296 feet, a minimum of which 4415 feet (53%) is contiguous to the City of Lancaster's existing corporation line.

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

By: *Robyn McFarland* 5/15
Registered Surveyor No. 6418 Date
TOBIN-MCFARLAND SURVEYING INC.
111 West Wheeling Street
Lancaster, Ohio 43130



23-15
B

DESCRIPTION OF 5.633 ACRES

Situated in the State of Ohio, County of Fairfield, Township of Pleasant, 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 59'30" East a distance of 149.72 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 59'30" East a distance of 103.50 feet to a point;
2. with a curve to the right having a radius of 1905.40 feet, a central angle of 06 degrees 14'22", an arc length of 214.03 feet and a chord bearing North 32 degrees 06'44" East a distance of 229.49 feet to a point;
3. North 35 degrees 13'55" East a distance of 724.64 feet, a central angle of 16 degrees 59'29", an arc length of 214.90 feet and a chord bearing North 36 degrees 44'11" East a distance of 214.11 feet to a point;
4. with a curve to the left having a radius of 109.16 feet to a point;
5. North 17 degrees 35'04" East a distance of 109.16 feet to a point;
6. North 18 degrees 26'56" East a distance of 109.16 feet to a point;
7. with a curve to the right having a radius of 1667.14 feet, a central angle of 02 degrees 13'22", an arc length of 64.68 feet and a chord bearing North 20 degrees 46'54" West a distance of 64.67 feet to a point;
8. North 42 degrees 23'47" West a distance of 41.57 feet to a point on the south line of Timber Lane;
9. South 87 degrees 08'48" East a distance of 40.26 feet to a point on the south line of Timber Lane;
10. North 09 degrees 08'48" East a distance of 40.26 feet to a point on the north line of Timber Lane and on the City of Lancaster corporation line as recorded in Ordinance 60-05 and Official Record 1421, Page 71;
11. with the City of Lancaster corporation line North 28 degrees 26'32" East a distance of 205.61 feet to a point;
12. with the City of Lancaster corporation line North 33 degrees 26'32" East a distance of 15.70 feet to a point;
13. South 30 degrees 49'33" East a distance of 07.36 feet to a point;
14. with a curve to the right having a radius of 1462.39 feet, a central angle of 02 degrees 17'03", an arc length of 38.30 feet and a chord bearing North 32 degrees 39'12" East a distance of 38.30 feet to a point, said point being 30.00 feet left of P.T. Station 43-07-83 (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.C. Station 47-41-03;
16. with a curve to the left having a radius of 3789.72 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 55-52-14;
17. North 21 degrees 37'44" East a distance of 289.93 feet to a point, said point being 30.00 feet left of P.C. Station 58-42-07;
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 272.94 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 64-59 and Official Record 1106, Page 1808;
- thence with the City of Lancaster corporation line North 88 degrees 45'08" 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 Hawkshire Manor as recorded in Plat Cabinet 1, Slot 10;
- thence continuing with the City of Lancaster corporation line South 19 degrees 29'27" West, passing the centerline of Laura Avenue at 94.03 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 Hawkshire Manor;
- thence continuing with the City of Lancaster corporation line South 21 degrees 38'18" 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 and 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 817.48 feet and a chord bearing South 27 degrees 42'44" West a distance of 813.95 feet to a point, said point being 30.00 feet right of P.C. Station 47-41-03;
- 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 right of P.T. Station 43-07-83;
- thence continuing with the City of Lancaster corporation line and 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 371.95 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 13'57" West a distance of 77.65 feet to a point on the west line of Lot 187 in the Hurter Durbin Addition No. 2 as recorded in Plat Book 7, Page 46;
- thence continuing with the City of Lancaster corporation line South 17 degrees 39'04" West a distance of 902.02 feet to a point on the west line of Lot 175 in the Hurter Durbin Addition No. 2;
- thence continuing with the City of Lancaster corporation line South 18 degrees 28'56" West a distance of 109.50 feet to a point at the southeast corner of Lot 1 in The Chantles L. Love Addition as recorded in Plat Book 7, Page 24;
- thence continuing with the City of Lancaster corporation line and with a curve to the right having a radius of 784.64 feet, a central angle of 16 degrees 59'00", an arc length of 232.38 feet and a chord bearing South 26 degrees 44'25" West, passing the centerline of Huffler Drive at an arc length of 187.68 feet, a total distance of 231.73 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 6 in The Chantles L. Love Subdivision No. 2 as recorded in Plat Book 8, Page 43;
- thence continuing with the City of Lancaster corporation line and with a curve to the left having a radius of 1905.40 feet, a central angle of 06 degrees 14'22", an arc length of 214.03 feet and a chord bearing South 32 degrees 06'44" West a distance of 207.40 feet to a point in Westell Avenue;
- thence continuing with the City of Lancaster corporation line South 28 degrees 59'50" West a distance of 103.50 feet to a point on the west line of Lot 9 in The Chantles L. Love Addition;
- thence North 61 degrees 00'10" West a distance of 60.00 feet to the point of beginning, containing 5.633 acres.

Bearings are based on a survey of 68.412 acres for annexation recorded in Official Record 1421, Page 71. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

23-15
C



CITY OF LANCASTER, OHIO
LAW DIRECTOR AND CITY PROSECUTOR
RANDALL T. ULLOM

May 13, 2015

Clerk of Fairfield County Commissioners
210 E. Main Street, Room 301
Lancaster, Ohio 43130

**RE: Petition for Annexation
Sheridan Drive No. 1**

Dear Commissioners:

I am by this letter forwarding you a Petition for Annexation to the City of Lancaster, Ohio, of that portion of Sheridan Drive which runs from just south of Wetsell Avenue in a northerly direction to the southerly boundary of property owned by Dr. and Mrs. Morris (1371 Sheridan Drive).

There are 15 property owners whose property will be annexed to the City of Lancaster if the annexation is approved by the County and the City. Pursuant to the Ohio Revised Code at least 51% of the property owners within the territory proposed to be annexed must sign the petition. The petition, in counterparts, has been signed by 9 of the 15 affected property owners. (See Exhibits D, E, F, G, H, I, J, K, L below)

Currently, part of Sheridan Drive is in the City and part of Sheridan Drive is in the County. This situation has caused jurisdictional issues and confusion as to which governmental entity is to supply governmental service. Once the subject property is annexed to the City of Lancaster, the City of Lancaster will be responsible for governmental service (street, fire, police, ems, etc.) in the annexed area.

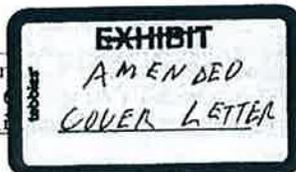
The annexation of the subject property will not adversely affect those property owners whose property is in the County. Their property, except the portion in the roadway, will continue to be in the county and continue to receive county services.

Because of the number of property owners involved, the Petition has been prepared in counterparts.

Please find attached hereto the following:

1. Plat of Territory for Annexation to the City of Lancaster for 5.633 acres, prepared by Tobin-McFarland Surveying Inc. (consists of 2 pages - 12" X 18" each. Plat includes map and legal description.
2. List of all tracts, lots and parcels in the territory to be annexed. (Exhibit A)
3. List of all tracts, lots and parcels adjacent to that territory or directly across the road including the name and tax mailing address of each owner and the corresponding permanent parcel number. (Exhibit B1 and B2)

123 East Chestnut Street, Lancaster, Ohio 43130
Telephone: (740) 681-5024
lawd

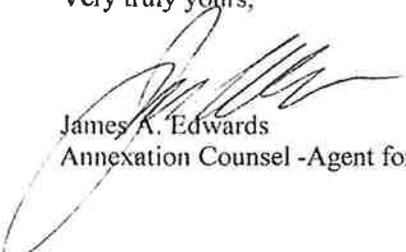


4. Certified copy of township zoning classification from township zoning inspector. **(Exhibit C)**
5. Petition signed in counterparts as follows:
 - a. Ida Ann Austin, Trustee **(Exhibit D)**
 - b. Somerford Square Purchase Co. LLC **(Exhibit E)**
 - c. Jill Allen, Trustee **(Exhibit F)**
 - d. Anna Hay and Lana I. Cozzens **(Exhibit G)**
 - e. Vernon D. Bright **(Exhibit H)**
 - f. Jon and James Slater, Trustees **(Exhibit I)**
 - g. Thomas Douglas, Trustee **(Exhibit J)**
 - h. Thomas Householder and Cynthia S. Cook, Trustees **(Exhibit K1 and K2)**
 - i. City of Lancaster, Ohio **(Exhibit L)**

Please advise me when the Commissioners have scheduled a date for the public hearing.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



James A. Edwards
Annexation Counsel -Agent for Petitioners

Letter Filing Petition for Sheridan Drive #1

Property Owners Whose Property is Contained in the Proposed Annexation
Sheridan Drive #1

Thomas Householder & Cynthia S. Cook, Trustee
8370 Wingate Dr., #714
Sarasota, FL 32438
Parcel Numbers: 027-00538-00; 027-00533-00

Marilyn Kosier, Trustee
1520 Sheridan Drive
Lancaster, OH 43130
Parcel Numbers: 027-00539-10; 027-00539-40;

Gary W. & Mary R. Betts
1001 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 027-00522-00

Anna L. Hay & Lana I Cozzens
1159 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 027-00539-00

Ronald B. & Christina L. Welsh
1003 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 027-00524-00

Jill Allen, Trustee
1281 Granville Pike
Lancaster, OH 43130
Parcel Number: 027-00539-50

Thomas & Bonnie Douglas, Trustee
1775 Glenmar Drive
Lancaster, OH 43130
Parcel Number: 027-00525-00

Somerford Square Purchase Co., LLC
1605 Main Street, Suite 606
Sarasota, FL 34237
Parcel Numbers: 027-01639-99; 027-01638-99;

Jon Slater, Trustee
P.O. Box 489
Lancaster, OH 43130
Parcel Number: 027-00523-00

Robert Allan Wright
1211 Sheridan Drive NE
Lancaster, OH 43130
Parcel Number: 027-00528-10

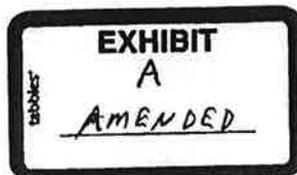
Thomas E. & Julie A. Moskal
1055 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 027-00526-00

Ida Anne Austin, Trustee
1291 Sheridan Drive
Lancaster, OH 43130
Parcel Numbers: 027-00528-20; 027-00528-00

Mr. Augustus D. Sanches
Real Estate Division, Special Projects Dept.
The Church of Jesus Christ of Latter Day Saints
50 East North Temple St., 12th FL
Salt Lake City, UT 84150-0012
Parcel Number: 027-08090-00

City of Lancaster
104 East Main Street
Lancaster, OH 4310
Parcel Numbers: 027-01670-00; 027-01640-99;
027-00540-96; 027-01671-00; 027-00540-98

Vernon D. Bright
154 Peters Avenue
Lancaster, OH 43130
Parcel Number: 027-00540-99



Adjoining Property Owners Whose Property is Adjacent to or Directly Across
The Road from the Property Proposed to be Annexed
Sheridan Drive #1

Ronald L. Hawk
P.O. Box 851
Lancaster, OH 43130
Parcel Numbers: 053-41623-00; 053-41624-00;
053-41610-00

Gentile Smiles, LLC
1334 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-40118-00

Christopher J. Hayman
920 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-40843-00

Elizabeth L. Sullivan
1232 Wetsell Avenue
Lancaster, OH 43130
Parcel Number: 053-40841-00

William H. & Robin Gambill
944 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-40852-00

Ryan M. Bosscawen
952 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-40851-00

Marilou Poling, Trustee
280 Whittier Drive
Lancaster, OH 43130
Parcel Number: 053-40850-00

Michael H. Wical, Trustee
968 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-40849-00

Amy M. Stuart
972 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-40848-00

JTSLAS Properties, LLC
1384 Leslie Lane
Lancaster, OH 43130
Parcel Number: 053-40840-00

Hal L. & Sandra Lilly
980 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-40839-00

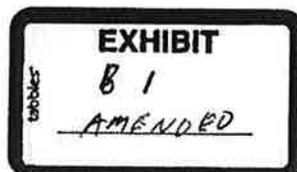
Donald M. & Jackie A. Nunley
990 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-41031-00

Joseph E. & Marcy J. Boyer
1002 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-41034-00

Carolyn B. Sadler
6885 Lancaster Thornville Road
Rushville, OH 43150
Parcel Number: 053-41035-00

Susan S. Oxenrider, Trustee
1020 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-41036-00

John F. & Eileen E. Kirby
1026 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-41037-00



Jason A. & T. Roxanne Donofrio
1032 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-41038-00

Lancaster Pine Village LDT
130 S. Columbia Avenue
Columbus, OH 43209
Parcel Number: 053-40117-00

Mary Ann Lape, Trustee
29840 Stage Coach Road
Logan, OH 43138
Parcel Number: 053-41039-00

Norma J. Rienschild
1120 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-40108-00

Eric A. & Rita M. Crow
1050 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-41040-00

Steve Wigton, Superintendent
Lancaster City Schools
345 E. Mulberry Street
Lancaster, OH 43130
Parcel Numbers: 053-48125-00; 053-48120-00

Gregory S. & M. Angela Wright
1058 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-41041-00

Deeper Life Church
c/o Pastor Charles O'Bryan
1210 Sheridan Drive
Lancaster, Ohio 43130
Parcel Number: 053-48160-00

E & J Property Management of Central OH LLC
7260 Basil Western Road
Canal Winchester, OH 43110
Parcel Number: 053-41042-00

Frankie L. Conrad & Cathy Jo Meyer, Trustee
315 Timber Lane
Lancaster, Ohio 43130
Parcel Number: 027-00728-00

Donna Lee Hoelscher
1072 Sheridan Drive
Lancaster, OH 43130
Parcel Number: 053-41043-00

John R. & William T. Anderson
499 Lynwood Lane
Lancaster, OH 43130
Parcel Number: 053-41044-00

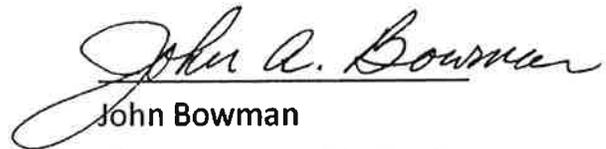
Dogwood Terrance Apts of Lancaster LTD
c/o Elon Property Management
590 West Kennedy Blvd., 2nd FL
Lakewood, NJ 08701
Parcel Number: 053-40116-00



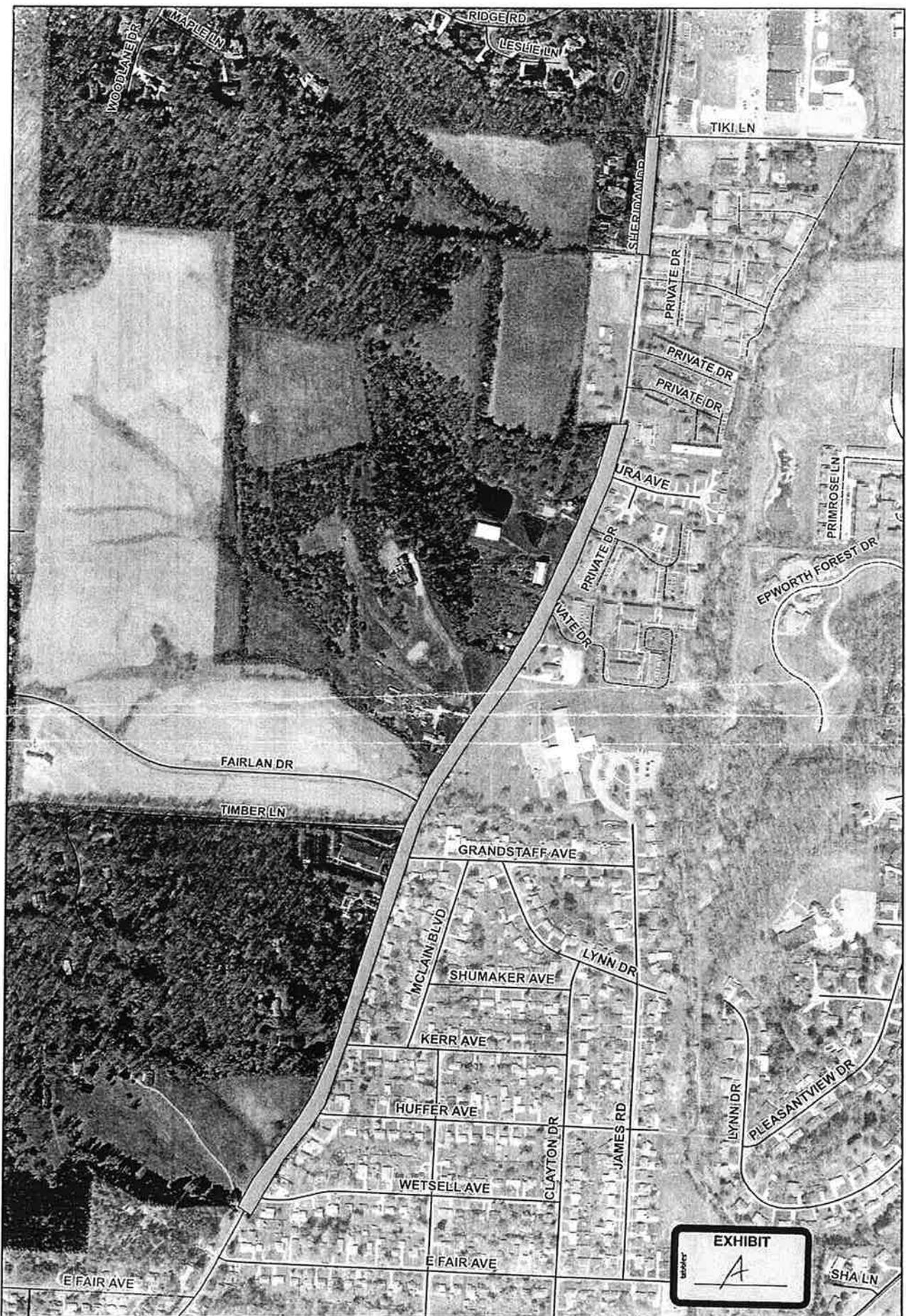
Certificate of Township Zoning Classification

This is to certify that that portion of Pleasant Township, Fairfield County, Ohio which is in the right-of-way of Sheridan Drive, which is proposed to be annexed into the City of Lancaster, Ohio as shown in light blue on the Sheridan Drive Annexation aerial map which is attached hereto as **Exhibit A**, is currently zoned R-1, as shown in yellow on the attached zoning map which is attached hereto as **Exhibit B**.

Dated: December 15, 2014


John Bowman
Pleasant Township Zoning
Inspector





Sheridan Drive Annexation

- Private
- Municipal Roads
- Township Roads
- County Roads
- State Routes
- US Routes
- Interstate Roads
- Ramps
- Corp Lines
- Annexion Area (approx.)



U.S. 2014
 1 inch = 392 feet
 8/25/2014

EXHIBIT
A

AFFIDAVIT REGARDING SHERIDAN DRIVE ANNEXATION #1

State of Ohio

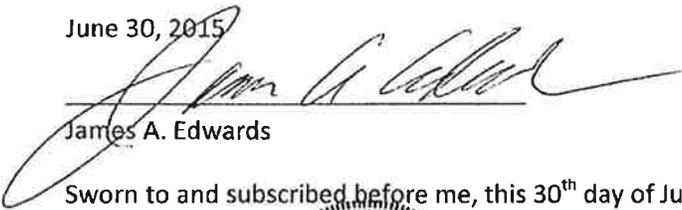
County of Fairfield: ss

James A. Edwards, being first duly sworn, deposes and says:

1. That I am the agent of the petitioners who have petitioned that a portion of Sheridan Drive be annexed into the City of Lancaster, Ohio.
2. That I personally sent petitions to each of the property owners whose property was proposed to be annexed into the City of Lancaster, Ohio.
3. That an Exhibit A, containing the legal description of the property to be annexed to the City of Lancaster, Ohio, was attached to each petition when it was sent to each affected property owner.
4. That an Exhibit B, which was a map that outlined in Blue the portion of Sheridan Drive which was to be annexed into the City of Lancaster, Ohio, was attached to each petition when it was sent to each affected property owner.
5. That many of the property owners returned the signed petition for annexation without Exhibit A and Exhibit B.
6. The purpose of this affidavit is to clarify that although the petitions for annexation filed with the County Commissioners did not include Exhibit A or Exhibit B, said Exhibits were in fact attached to the petitions for annexation when they were provided to each affected property owner.

Further affiant sayeth not.

June 30, 2015


James A. Edwards

Sworn to and subscribed before me, this 30th day of June, 2015.



TERESA LEE SANDY
Notary Public, State of Ohio
My Commission Expires 10/9/19


Notary Public, State of Ohio
My Commission expires 10/9/19

PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: April _____, 2015

The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, the 5.633 acres, more or less of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

Name	Parcel Number	Acres	Signature	Date
Ida Anne Austin, Trustee	027-00528-20	0.35	<i>Ida Anne Austin</i>	
Ida Anne Austin, Trustee	027-00528-00	0.127	<i>Ida Anne Austin</i> Trustee	

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

Apr 28, 2015
Date

By: *Ida Anne Austin*
Agent Trustee



PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: ~~October~~ ^{Feb} 9, 2014⁵

The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, ~~5.750~~ ^{5.633} acres, more or less of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

Name	Parcel Number	Acres	Signature	Date
Somerford Square Purchase Co. LLC	027-01639-99	0.175	<i>Somerford Sq. Purchase Co</i>	
Somerford Square Purchase Co. LLC	027-01638-99	0.236	<i>Somerford Sq. Purchase Co</i>	

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

Date 2/9/15

By: [Signature]
Agent
Somerford Sq. Purchase Co.
Edwards



PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: ~~April~~ ^{May 5} _____, 2015

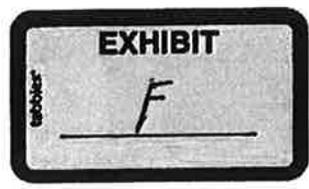
The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, the 5.633 acres, more or of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

Name	Parcel Number	Acres	Signature	Date
Jill Allen, Trustee	027-00539-50	0.188	Jill Allen Trustee	May 5 2015

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

May 5, 2015
Date

By: Jill Allen, Trustee
Agent



PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: ~~April~~ ^{May 5} 2015

The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, the 5.633 acres, more or of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

Name	Parcel Number	Acres	Signature	Date
Anna L. Hay	027-00539-00	0.201	<i>Anna L. Hay</i>	5/5/15
Lana I. Coggens <i>COZZENS</i>	027-00539-00	0.201	<i>Lana I. Coggens</i>	5/5/15

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

5/5/15
Date

By: *Anna L. Hay*
Agent
Lana I. Coggens



PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: October _____, 2014

The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, the 5.750 acres, more or less of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

5.633 JH 2

Name	Parcel Number	Acres	Signature	Date
Vernon D. Bright	027-00540-99	0.109	<i>[Signature]</i>	12/21/14

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

12/21/14
Date _____

By: *[Signature]*
Agent _____



PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: October ____, 2014

The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, the ~~5.750~~^{5.633} acres, more or less of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

Name	Parcel Number	Acres	Signature	Date
Slater Inter Vivos Trust	027-00523-00	0.075 0.041	<i>[Signature]</i>	12/15/2014
			<i>[Signature]</i>	12/24/2014

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

12/14/2014 By *[Signature]*
Date _____

Slater Inter Vivos Trust
By: *[Signature]*
Jon Slater, Trustee
By: *[Signature]*
James Slater, Trustee



PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: October ____, 2014

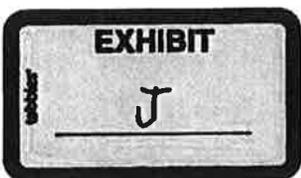
The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, the 5.633 acres, more or of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

Name	Parcel Number	Acres	Signature	Date
Thomas Douglas, Trustee	027-00525-00	0.072	<i>Thomas E. Douglas</i>	5/26/15

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

Date 1/26/15

By: *Thomas E. Douglas*
Agent



PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: Novmeber _____, 2014

The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, the 5.750 acres, more or less of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

5.633 for

Name	Parcel Number	Acres	Signature	Date
Cynthia S. Cook, Trustee	027-00538-00 027-00533-00	0.196 0.562	<i>[Signature]</i>	
Thomas Householder, Trustee	027-00538-00	0.196 0.562	<i>[Signature]</i>	11/28/14

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

Date

By: _____
Cynthia S. Cook, Trustee
By: _____
Thomas Householder, Trustee



PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: October ____, 2014

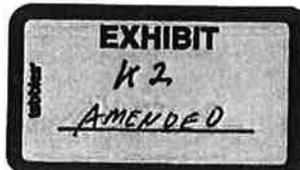
The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, the ~~5.750~~ ^{5.633} acres, more or less of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

Name	Parcel Number	Acres	Signature	Date
Cynthia S. Cook, Trustee	027-00538-00 027-00533-00	0.196 0.562	Cynthia S. Cook Trustee	11-27-14
Thomas Household	"	0.079 0.562		

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

11-27-14
Date

By: Cynthia S. Cook Trustee



PETITION FOR "REGULAR ANNEXATION"
(ORC 709.03)

TO: Fairfield County Commissioners

DATE: April _____, 2015

The undersigned, being owners of the real estate described in this petition, do hereby petition the County Commissioners for Fairfield County to annex to the City of Lancaster, Ohio, from Pleasant Township, Fairfield County, Ohio, the 5.633 acres, more or less of real estate, the legal description of which is attached hereto and incorporated herein as Exhibit "A" and shown on the attached map of said real estate labeled Exhibit "B" (highlighted in blue). Said property is contiguous to the City of Lancaster. Said real estate is owned by the following parties as indicated below:

Name	Parcel Number	Acres	Signature	Date
City of Lancaster, Ohio	027-01670.00	0.110	<i>0.208 [Signature]</i>	
	027-01640-99	0.145	<i>[Signature]</i>	4-10-15
	027-00540.96	0.194		
	027-01671-00	0.14	<i>0.110 [Signature]</i>	
	027-00540.98	0.110		
	027-00540.98	0.120	<i>[Signature]</i>	

James A. Edwards, c/o Office of the Law Director, 121 E. Chestnut Street, Lancaster, Ohio 43130 shall act as agent for the petitioners. Said agent is hereby authorized to make any amendment and/or deletion which is in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the board of County Commissioners on, or after the date set for hearing on this Petition.

4-10-15
Date

By: [Signature]
Agent

