

TEMPORARY ORDINANCE NO. 24-14

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT AN EASEMENT NECESSARY FOR THE CONSTRUCTION OF A SANITARY SEWER

WHEREAS, the engineering improvement plans are approved prior to acceptance;

BE IT ORDAINED BY COUNCIL OF THE CITY OF LANCASTER, FAIRFIELD COUNTY, STATE OF OHIO

SECTION 1. The following easement be accepted as shown in the attachment:

<u>PROPERTY OWNER</u>	<u>PERMANENT EASEMENT</u>	<u>EXHIBIT</u>
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Lancaster Motor Speedway Inc	0.153 Acres	A & C
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<u>PROPERTY OWNER</u>	<u>TEMPORARY EASEMENT</u>	<u>EXHIBIT</u>
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Lancaster Motor Speedway Inc	0.113 Acres	B & C
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SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Water/Water Pollution Control Committee

I, Teresa L. Sandy, Clerk of Council do hereby certify that on _____, 2014 and _____, 2014 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

SEWER EASEMENT - 0.153 ACRE PARCEL

Situated in the State of Ohio, County of Fairfield, City of Lancaster, located in Section 7, Township 14, Range 18 and being part of a 3.587 acre tract (Parcel Number 0535023300) conveyed to Lancaster Motor Speedway Inc. as recorded in Deed Book 564, Page 512, all references being to those of record in the Recorder's Office, Fairfield County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the easterly right-of-way line of Indiana and Ohio Railroad Company marking the southwesterly corner of said 3.587 acre tract;

Thence along said right-of-way line, northwesterly along the arc of a curve to the left (**Radius=1966.20'**, **Delta=01°09'41"**, **Arc length=39.85'**) a chord bearing and distance of **North 41°10'59" West, 39.85 feet** to a point;

Thence leaving the easterly right-of-way line of Indiana and Ohio Railroad Company across said 3.587 acre tract, **North 89°59'10" East, 236.13 feet** to a point in the easterly line of said 3.587 acre tract;

Thence along said easterly line, **South 02°56'12" West, 30.04 feet** to a point marking the southeasterly corner of said 3.587 acre tract;

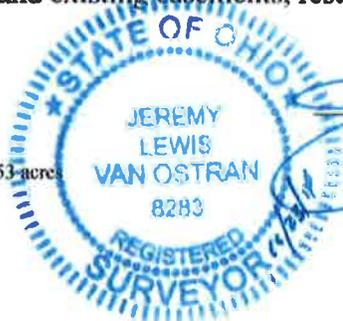
Thence along the southerly line of said 3.587 acre tract, **South 89°59'10" West, 208.35 feet** to the **Point of Beginning** and containing **0.153 acres**, according to a previous survey conducted by Jobes Henderson and Associates, Inc. in September of 2014.

The bearings in the above description are based the Ohio State Plane Coordinate System, South Zone.

Subject to all valid and existing easements, restrictions and conditions of record.

October 6, 2013

P:\13140\01\survey\legal\0.153-acre



Jeremy L. Van Ostran, P.S.

Surveyor No.8283

TEMPORARY EASEMENT - 0.113 ACRE PARCEL

Situated in the State of Ohio, County of Fairfield, City of Lancaster, located in Section 7, Township 14, Range 18 and being part of a 3.587 acre tract (Parcel Number 0535023300) conveyed to Lancaster Motor Speedway Inc. as recorded in Deed Book 564, Page 512, all references being to those of record in the Recorder's Office, Fairfield County, Ohio, and being more particularly bounded and described as follows:

Commencing at a point in the easterly right-of-way line of Indiana and Ohio Railroad Company marking the southwesterly corner of said 3.587 acre tract;

Thence along said right-of-way line, northwesterly along the arc of a curve to the left (**Radius= 1966.20'**, **Delta=01°09'41"**, **Arc length=39.85'**) a chord bearing and distance of **North 41°10'59" West, 39.85 feet** to a point and being the **Point of Beginning** for the **0.113 acre Temporary Easement** herein to be described;

Thence continuing along said right-of-way line, northwesterly along the arc of a curve to the left (**Radius= 1966.20'**, **Delta=00°47'10"**, **Arc length=26.97'**) a chord bearing and distance of **North 42°09'25" West, 26.97 feet** to a point;

Thence leaving the easterly right-of-way line of Indiana and Ohio Railroad Company across said 3.587 acre tract, **North 89°59'10" East, 255.26 feet** to a point in the easterly line of said 3.587 acre tract;

Thence along said easterly line, **South 02°56'12" West, 20.03 feet** to a point;

Thence leaving the easterly line across said 3.587 acre tract, **South 89°59'10" West, 236.13 feet** to the **Point of Beginning** and containing **0.113 acres**, according to a previous survey conducted by Jobes Henderson and Associates, Inc. in September of 2014.

Exhibit B
Continued

TEMPORARY EASEMENT - 0.113 ACRE PARCEL

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The bearings in the above description are based the Ohio State Plane Coordinate System, South Zone.

Subject to all valid and existing easements, restrictions and conditions of record.



October 6, 2013

P:\13140\01\survey\legal\0.113 acres

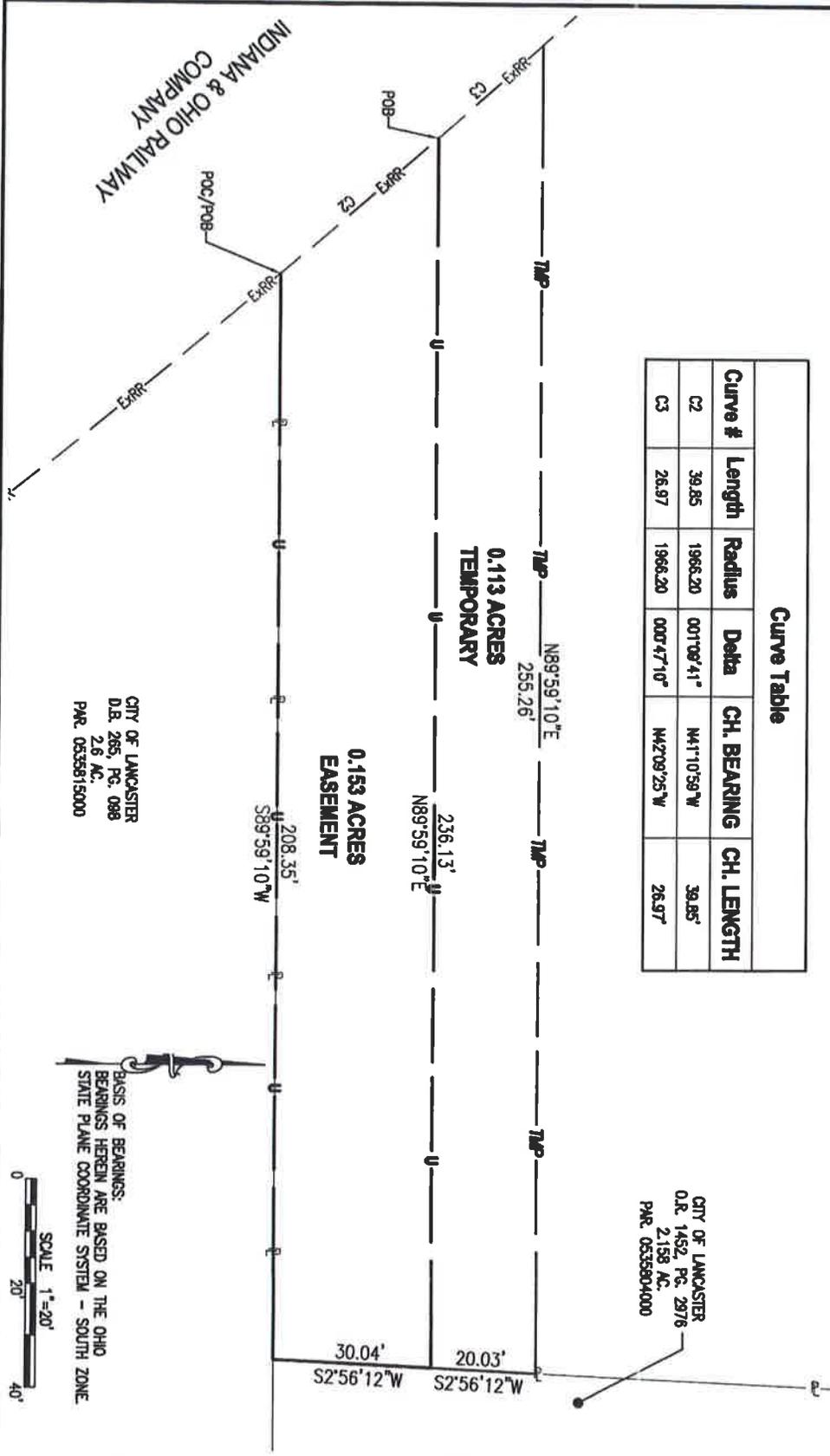
Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

RECORD DOCUMENTS USED
 FAIRFIELD COUNTY TAX MAPS
 FAIRFIELD COUNTY PLAT RECORDS
 ALL RECORDED INFORMATION SHOWN
 HERE USED AS SOURCE DOCUMENTS

LANCASTER MOTOR SPEEDWAY, INC.
 D.B. 584, PG. 512
 3.587 AC.
 P.M.R. 0535023300

EXHIBIT
SEWER AND TEMPORARY EASEMENT
 SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF LANCASTER,
 BEING LOCATED IN SECTION 7, TOWNSHIP-14, RANGE-18

Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C2	39.85	1966.20	001°08'41"	N41°10'59"W	39.85'
C3	26.97	1966.20	000°47'10"	N42°09'25"W	26.97'



CITY OF LANCASTER
 D.B. 285, PG. 088
 2.6 AC.
 P.M.R. 0535615000

LEGEND
 --- POINT OF COMMENCEMENT
 --- POINT OF BEGINNING
 --- BORN FREE ROAD
 --- BORN FREE FOUND
 --- BORN FREE SET 5/8" BEARING WITH
 RED I.D. CAP "JH1 P29283"

CITY OF LANCASTER
 O.R. 1452, PG. 2976
 2.158 AC.
 P.M.R. 0535804000

BASIS OF BEARINGS:
 BEARINGS HEREIN ARE BASED ON THE OHIO
 STATE PLANE COORDINATE SYSTEM - SOUTH ZONE

SCALE 1"=20'
 0 20' 40'

This Survey Prepared For: **CITY OF LANCASTER**



JEREMY L. VAN OSTRAN P.S. 8283

RECORDED	
Foundation Survey Ord. No. Date:	Final Survey Ord. No. Date:
Drawing 4/2013/13140/01/dwg/ basemap/13140.dwg	
REVISED	DRAWN: JLK
	CHECKED: JLV
	F.B.



Tel: 740.344.5451
 Fax: 740.344.5746
 59 Grant Street
 Newark, Ohio 43055

Breaking Ground | Breaking Boundaries

www.jobshenderson.com

DATE: 10/06/14 ORDER NO. 13140.01