

TEMPORARY ORDINANCE NO. 24-14

PERMANENT ORDINANCE NO. 22-14

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: 12/8/14 after 3<sup>rd</sup> reading. Vote: Yeas 9 Nays 0

Date Approved: 12/8/14

Clerk: Teresa Lee Sandy

Cathy J. Piller  
President of Council

[Signature]  
Mayor

Offered by: Bob Hayes

Second by: Mary R. Tener

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 Jobs 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



A handwritten signature in blue ink, appearing to read "Jeremy L. Van Ostran", written over a horizontal line.

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 Jobs Henderson and Associates, Inc. in September of 2014.

**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

*[Handwritten Signature]*

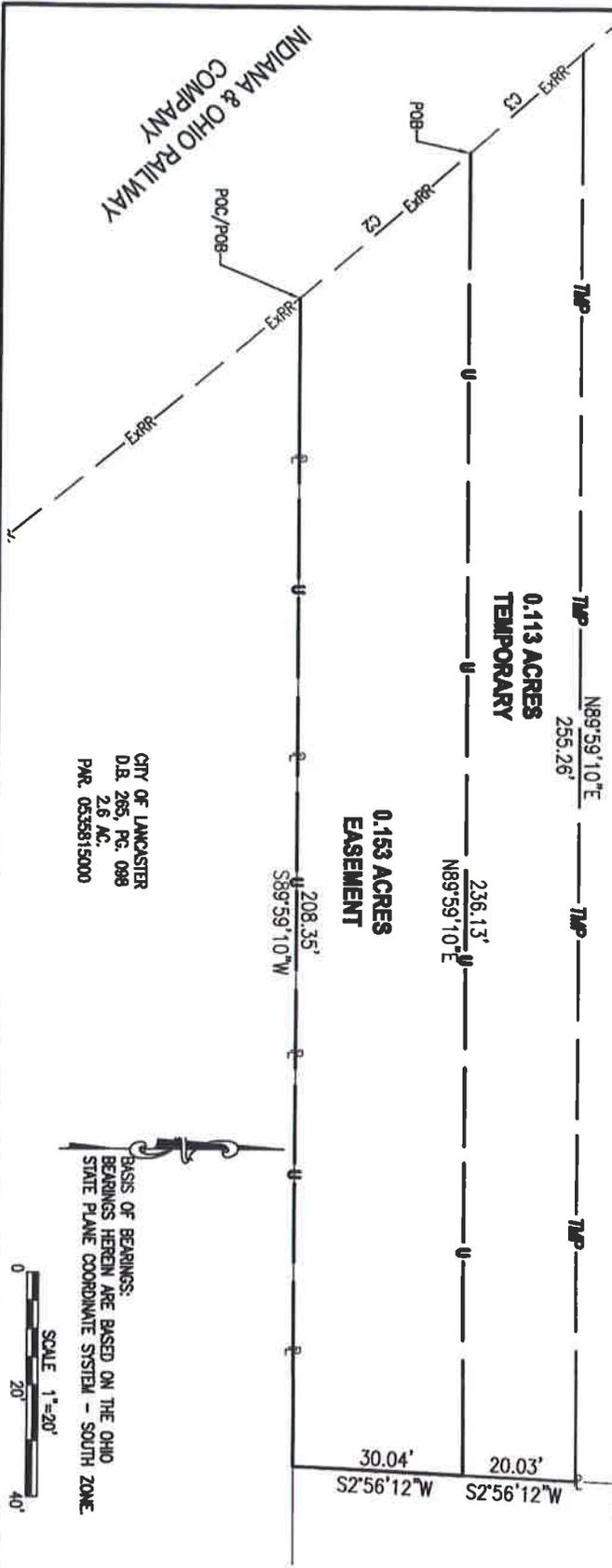
Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283

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. 564, PG. 512  
 3.567 AC.  
 PAR. 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 Table					
Curve #	Length	Radius	Data	CH. BEARING	CH. LENGTH
C2	39.85	1966.20	001°00'41"	N41°10'58"W	39.85'
C3	26.97	1966.20	000°47'10"	N42°09'25"W	26.97'



CITY OF LANCASTER  
 D.B. 285, PG. 098  
 2.6 AC.  
 PAR. 0535615000

**LEGEND**  
 POC : POINT OF COMMENCEMENT  
 POB : POINT OF BEGINNING  
 --- : NON PPE FOUND  
 --- : NON PPE FOUND  
 --- : NON PPE SET 9/8' BEARER WITH  
 RED LD. CAP "JH" P54/0205

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

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



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



JEREMY L. VAN OSTRAN P.S. 8263

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



Breaking Ground | Breaking Boundaries

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

www.jobshenderson.com

DATE: 10/06/14

ORDER NO. 13140.01