

TEMPORARY ORDINANCE NO. 39-17

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ACCEPT APPROXIMATELY TWENTY-SIX (26) ACRES, MORE OR LESS, OF PROPERTY SITUATED IN SECTIONS 27 AND 34, TOWNSHIP 15 NORTH, RANGE 19 WEST, GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, FROM THE FAIRFIELD COUNTY LAND REUTILIZATION CORPORATION

WHEREAS, the Fairfield County Land Reutilization Corporation wishes to transfer three parcels of property in Sections 27 and 34, Township 15 North, Range 19 West, said property being in Greenfield Township, Fairfield County, Ohio consisting of approximately Twenty-Six Acres (26), more or less, to the City of Lancaster for use by the City and Parks Department in the expansion of the bike path;

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

SECTION 1. That the Service-Safety Director is authorized to accept approximately Twenty-Six (26) acres, more or less, from the Fairfield County Land Reutilization Corporation situated in Sections 27 and 34, Township 15 North, Range 19 West, Greenfield Township, Fairfield County, Ohio. The property to be accepted as recorded in OR Book 1739, Page 3527 of the records of the Fairfield County Recorder.

SECTION 2. The following parcels be accepted as shown in the attachment:

<u>PROPERTY OWNER</u>	<u>PARCEL # & ACREAGE</u>	<u>EXHIBIT</u>
Fairfield County Land Reutilization Corporation	0140099800 14.37 Acres	A
Fairfield County Land Reutilization Corporation	0140112700 10.90 Acres	A
Fairfield County Land Reutilization Corporation	0140100100 0.433 Acres	A

SECTION 3. That a real and present emergency exists and this ordinance shall take effect and be in force from the earliest period allowed by law.

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

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Law Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on _____, 2017 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THE FAIRFIELD COUNTY LAND REUTILIZATION CORPORATION of Fairfield County, State of Ohio, for valuable consideration paid, GRANT(S), to the **CITY OF LANCASTER**, an Ohio municipal corporation, whose tax mailing address is 104 E. Main Street, Lancaster, Ohio 43130 the following **REAL PROPERTY**:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

Property Address: 0 Columbus-Lancaster Road NW, Lancaster, Ohio
Parcel Numbers: 014-00998.00, 014-01001.00 and 014-01127.00
Prior Instrument Reference: OR Book 1739, Page 3527

The Grantor herein does hereby remise, release and forever quit-claim unto the said Grantee, its heirs and assigns, all rights of dower in said property.

Subject to all easements, covenants and restrictions of record.

Executed this _____ day of _____, 2017.

Fairfield County Land Reutilization Corporation
By James N. Bahnsen, Authorized Office



STATE OF OHIO, COUNTY OF FAIRFIELD} ss:

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, personally appeared the above-named GRANTOR, **Fairfield County Land Reutilization Corporation by James N. Bahnsen, Authorized Signer**, who represented to me to be said person and who signed the foregoing instrument and acknowledged the same to be his voluntary act and deed.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my seal on this _____ day of _____, 2017.

Notary Public

This Instrument Prepared by:

Michael Kaper
210 E. Main Street, Room 206
Lancaster, Ohio 43130

EXHIBIT A

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Fairfield, and more particularly described as follows: Being that portion of the abandoned Ohio and Erie Canal Lands, known as the Hocking Canal, situated in the State of Ohio, Ohio River Survey, Town 15 North, Range 19 West, Fairfield County, Greenfield Township, Section 27 and 34, and further described as follows:

Commencing for a point of beginning at a point on the center line of Ety Road, said point being at the southeast corner of Section 27 and at the northeast corner of Section 34; thence along the common east-west line of Section 27 and Section 34, North eighty-nine degrees twenty minutes thirty seconds ($89^{\circ} 20' 30''$) West, two thousand seven hundred sixteen and twenty hundredths (2,716.20) feet to an iron pin on the northerly canal property line, passing an iron pin at one thousand three hundred ninety-six and sixty hundredths (1,396.60) feet, the first mentioned iron pin being at the true point of beginning of the parcel herein described; thence continuing along the common east-west line of Section 27 and Section 34, North eighty-nine degrees twenty minutes thirty seconds ($89^{\circ} 20' 30''$) West, sixty-nine and forty-four hundredths (69.44) feet to a point on, or near, the center line of canal property; thence along, or parallel to, the said center line, South forty-nine degrees nine minutes thirty seconds ($49^{\circ} 09' 30''$) East, seven hundred five and four hundredths (705.04) feet to an iron pin; thence leaving the said center line, South forty degrees forty-two minutes forty seconds ($40^{\circ} 42' 40''$) West, forty-three and seven hundredths (43.07) feet, and crossing Canal Station 283+54.00 to an iron pin on the southerly canal property line; thence along the southerly canal property line, North forty-nine degrees seventeen minutes twenty seconds ($49^{\circ} 17' 20''$) West, one thousand two hundred ninety-nine and fifty-seven hundredths (1,299.57) feet to a point, passing an iron pin at seven hundred fifty-eight and eighteen hundredths (758.18) feet; thence continuing along the southerly canal property line, North seventy-six degrees ten minutes thirty seconds ($76^{\circ} 10' 30''$) West, two hundred eight and ninety-six hundredths, (208.96) feet to a point; thence continuing along the southerly canal property line, North sixty-two degrees forty-two minutes thirty seconds ($62^{\circ} 42' 30''$) West, six hundred thirteen and forty-eight hundredths (613.48) feet to a point; thence continuing along the southerly canal property line, North seventy-two degrees twenty-two minutes twenty seconds ($72^{\circ} 22' 20''$) West, two hundred twenty-three and eighty-one hundredths (223.81) feet to a point; thence continuing along the southerly canal property line, North sixty-nine degrees sixteen minutes fifty seconds ($69^{\circ} 16' 50''$) West, eight hundred seventy and sixty-one hundredths (870.61) feet to an iron pin; thence continuing along the southerly canal property line, North sixty-three degrees five minutes no seconds ($63^{\circ} 05' 00''$) West, one hundred twenty-one and sixteen hundredths (121.16) feet to an iron pin; thence leaving the southerly canal property line, North twenty-six degrees fifty-five minutes no seconds ($26^{\circ} 55' 00''$) East, forty-two and thirty hundredths (42.30) feet to an iron pin on, or near, the center line of the canal property; thence along, or parallel to, the center line of the canal property, the following bearings and distances: South sixty-three degrees and thirty-seven minutes forty-five seconds ($63^{\circ} 37' 45''$) East, one hundred

eighteen and eighty-two hundredths (118.82) feet to a point; thence South sixty-nine degrees thirty-nine minutes fifty-five seconds ($69^{\circ} 39' 55''$) East, eight hundred sixty-six and ninety-six hundredths (866.96) feet to a point; thence South seventy-one degrees nineteen minutes twenty-five seconds ($71^{\circ} 19' 25''$) East, two hundred twenty-six and thirty-one hundredths (226.31) feet to a point; and thence South sixty-two degrees twenty-eight minutes twenty seconds ($62^{\circ} 28' 20''$) East, two hundred eighteen and fifty hundredths (218.50) feet to a point; thence North one degree fourteen minutes no seconds ($01^{\circ} 14' 00''$) East, forty-nine and twenty hundredths (49.20) feet to an iron pin on the northerly canal property line; thence along the northerly canal property line, South sixty-two degrees eleven minutes fifty seconds ($62^{\circ} 11' 50''$) East, four hundred ten and fifty-nine hundredths (410.59) feet to an iron pin; thence continuing along the northerly canal property line, South seventy-eight degrees ten minutes no seconds ($78^{\circ} 10' 00''$) East, two hundred twenty-one and nine hundredths (221.09) feet to an iron pin; and thence continuing along the northerly canal property line, South forty-nine degrees one minute forty seconds ($49^{\circ} 01' 40''$) East, six hundred sixty-nine and seventy hundredths (669.70) feet to an iron pin, passing an iron pin at five hundred forty and one hundredths (542.01) feet, said iron pin being the above mentioned true point of beginning, subject to any existing grants, leases, easements, or any other interests heretofore granted "in the property herein described, and containing four and seven hundred thirty-eight thousandths (4.738) acres, more or less, and further described as File No. 0-215, as recorded in the files of the State Canal Land Authority at Columbus, Ohio.

Further reference is made to Hocking Canal Plats Nos. 3 and 4, being plats of a part of the Bruce Doughtan Survey of Hocking Canal Lands, on file in the office of the Ohio Department of Administrative Services, Division of Public Works at Columbus, Ohio. Further reference is made to a "Plat of Survey, Sections 27 and 34, Town 15, Range 19, Greenfield Township, Fairfield County, Ohio", made by Donald El Schultz, Registered Surveyor, dated September 18, 1972.

AND ALSO:

Situated in Fairfield County and State of Ohio and in the Township of Greenfield, and bounded and described as follows:

FIRST TRACT: Being a part of the South West Quarter of Section No. 27 of Township, County, and State aforesaid, bounded by beginning at a stake where the South boundary of said Section 27 intersects the Columbus & Hocking Valley Railroad; thence East 8.72 chains to the middle of the Hocking Canal; thence North 50° West 7.29 chains; thence North $79 \frac{1}{2}^{\circ}$ West 2.40 chains; thence North 62° West 5.66 chains; thence North $63 \frac{1}{2}^{\circ}$ West 4.81 chains; thence North 70° West 16.55 chains; thence North 64° West 8.76 chains; thence South 1.61 chains; thence South 60° East 34.66 chains to the place of beginning, containing 14.37 acres.

SECOND TRACT: Being a part of the North half of Section No. 34 of said Greenfield Township No. 15, Range 19, County and State aforesaid, bounded by beginning at a stake where the Columbus & Hocking Valley Railroad intersects the section line between Sections 27 and 34; thence East 9.28 chains to the Ohio Canal; thence South 50 1/2° East 11.70 chains to a stake; thence West 5.6 chains to the middle of said railroad; thence North 60° West along the middle of said railroad 14.14 chains to the place of beginning, containing 10.90 acres of land.

THIRD TRACT: Being a tract of land 100.0 feet in width, 25.0 feet wide on the Southwest side and 75.0 feet wide on the Northeast side of the former center line of the tract of The Scioto Valley Railway and Power Company extending Southeasterly an average length of 188.5 feet from the East line of the land of Clarence W. Hengst to the section line between Sections 27 and 34, containing 0.433 of an acre of land, more or less, in Section 27, Greenfield Township, Fairfield County, Ohio.

Being a portion of the premises conveyed to Colonial Mobile Home Estates, Inc. by deed recorded in Fairfield County Deed Book 312, page 313. See Deed Book 420, page 575 and Deed Book 420, page 578 for changes in the name of the Grantee in the foregoing deed to the present name of the Defendant, Colonial Insurance Agency, Inc.

Parcel Nos: 0140099800, 0140100100, and 0140112700
Address: 0 Columbus-Lancaster Road NW, Lancaster, Ohio
Prior Instrument References: OR Book 1739, Page 3527