

TEMPORARY ORDINANCE NO. 7-18

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ACCEPT THE RIGHT OF WAY DEDICATION ON NORTH COLUMBUS STREET (FOR THE TURN LANE WIDENING PROJECT NEAR THE INTERSECTION OF NORTH COLUMBUS STREET/BUSH HILL DRIVE/FAIRFIELD MEDICAL CENTER – HEALTH AND WELLNESS CENTER ENTRANCE)

WHEREAS, the Fairfield Medical Center is required to construct opposing left hand turn lanes at the intersection of Bush Hill Drive/North Columbus Street/Fairfield Medical Center entrance; and

WHEREAS, the City of Lancaster Planning Commission approved the acceptance of right-of-way dedication on March 8, 2018 (see Planning Commission Case #2018.001); and

WHEREAS, the City of Lancaster required that the turn lane project be built to City standards; and

WHEREAS, the City of Lancaster is requiring that all appropriate public improvements and related items be inspected/approved per City of Lancaster specifications and requirements;

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

SECTION 1. That the right-of-way along North Columbus Street be and the same is hereby approved and accepted.

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 \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

LUTION \_\_\_\_\_

Mayor

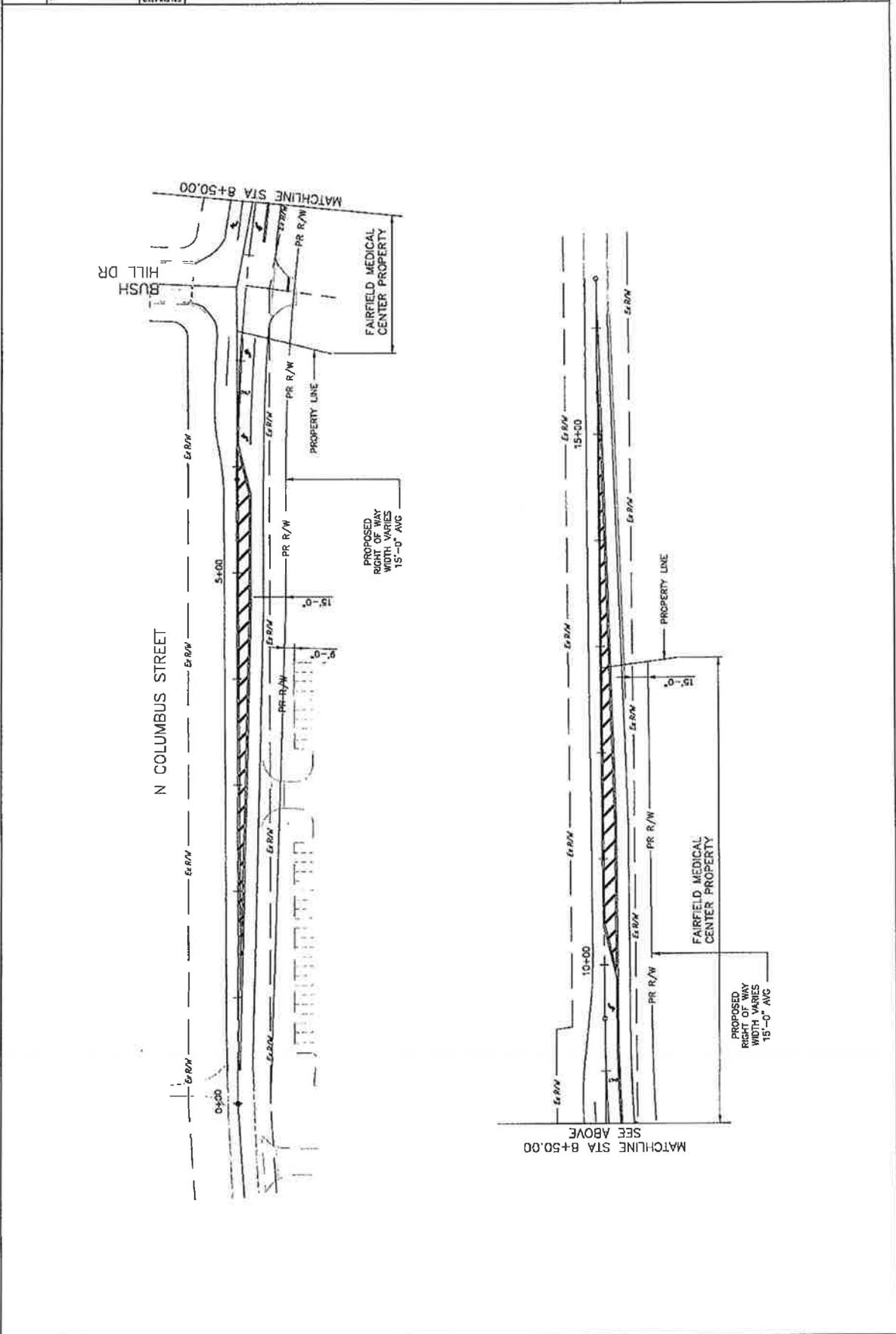
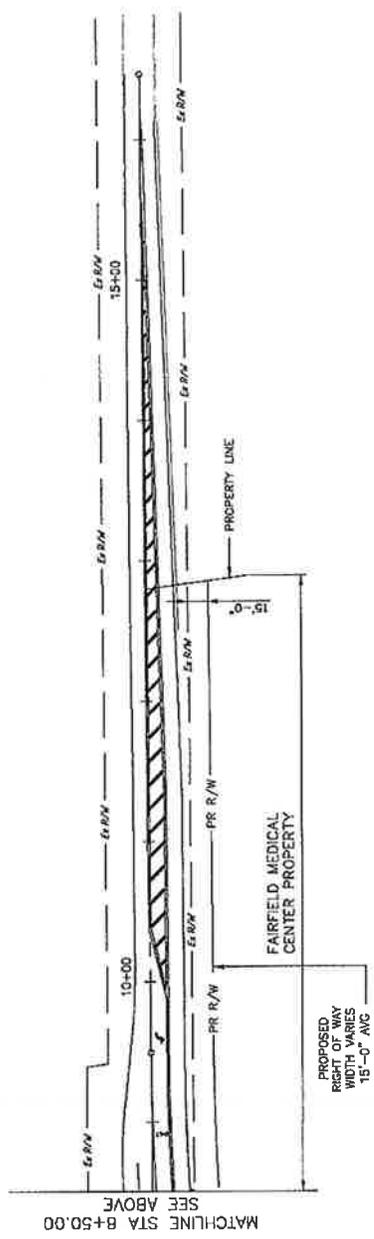
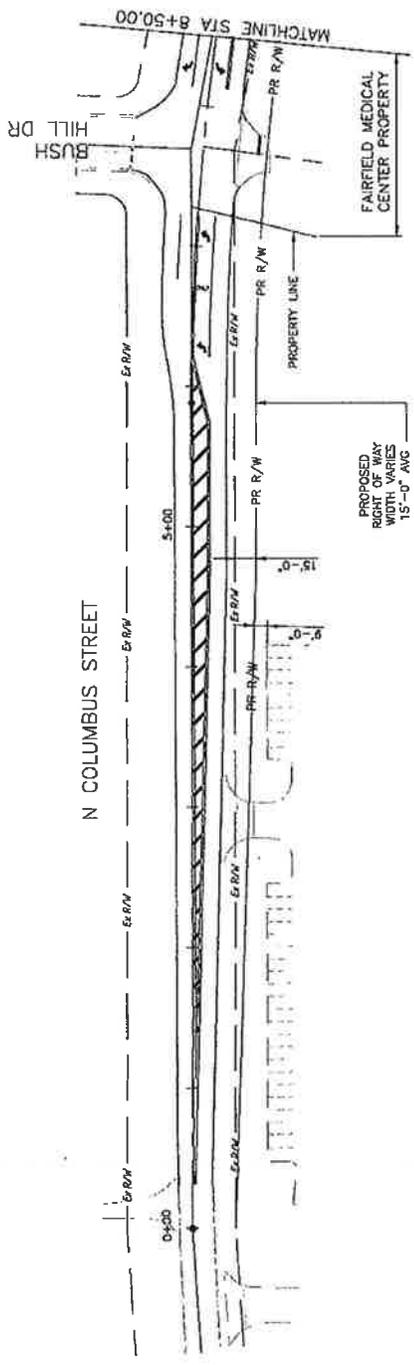
Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Public Works Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 2018, the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council





February 7, 2018

**DESCRIPTION OF A 0.410 ACRE TRACT  
ALONG THE WEST SIDE OF NORTH COLUMBUS STREET,  
CITY OF LANCASTER, FAIRFIELD CO., OHIO**

Situate in the State of Ohio, County of Fairfield, City of Lancaster, in Section 26, Township 15 North, Range 19 West, Congress Lands and being a portion of a 7.617 acre tract conveyed to DOC-2405 North Columbus Street MOB, LLC by deed of record in Official Record 1704, Page 170, all records referenced to the Recorder's Office, Fairfield County, Ohio, and bounded and described as follows:

Beginning, for reference, at a Mag nail set at the intersection of the centerline of North Columbus Street (variable width) with the centerline of Bush Hill Drive (70 feet in width) and at a corner of an 8.097 acre tract of land conveyed to Zane Properties Corporation, by deed of record in Official Record 1719, Page 3888;

thence N 64° 02' 52" W along the centerline of North Columbus Street, along the northeast line of said 8.097 acre tract and along a portion of the northeast line of a 2.004 acre tract of land conveyed to Zane Properties Corporation, by deed of record in Official Record 1705, Page 1602 a distance of 287.37 feet to a Mag nail set at the true place of beginning of the tract herein intended to be described;

thence N 37° 17' 30" W along a portion of the southeast line of said 7.617 acre tract and along a portion of the northwest line of said 2.004 acre tract a distance of 45.67 feet to a 3/4" I.D. iron pipe set (passing a 3/4" I.D., iron pipe found at 30.60 feet);

thence N 62° 15' 12" W crossing a portion of said 7.617 acre tract a distance of 472.30 feet to a 3/4" I.D. iron pipe set in the existing southwesterly right-of-way line of North Columbus Street;

thence N 24° 07' 50" E crossing a portion of said 7.617 acre tract a distance of 30.02 feet to a Mag nail set in the centerline of North Columbus Street;

thence S 64° 02' 52" E along the centerline of North Columbus Street a distance of 482.00 feet to the true place of beginning;

containing 17,868 square feet (= 0.410 acres) of land, more or less, and being subject to all highways, easements and restrictions of record. Of said 0.410 acre, 0.330 acre is within the current right-of-way. Of said 0.410 acre, all is within P.N. 0532238810.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in September, 2017. All 3/4" I.D. iron pipes called out as set are 30" in length and marked with a plastic cap stamped "BIRD & BULL, INC.". Basis of Bearings is the centerline of N. Columbus Street, being S 53° 25' 52" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS\_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

---

Kevin L. Baxter  
Ohio Surveyor No. 7697



February 7, 2018

**DESCRIPTION OF A 0.847 ACRE TRACT  
ALONG THE WEST SIDE OF NORTH COLUMBUS STREET,  
CITY OF LANCASTER, FAIRFIELD CO., OHIO**

Situate in the State of Ohio, County of Fairfield, City of Lancaster, in Section 26, Township 15 North, Range 19 West, Congress Lands and being a portion of a 2.004 acre tract of land conveyed to Zane Properties Corporation, by deed of record in Official Record 1705, Page 1602, a portion of a 8.097 acre tract of land conveyed to Zane Properties Corporation, by deed of record in Official Record 1719, Page 3888 and a portion of a 4.468 acre tract of land conveyed to Zane Properties Corporation, by deed of record in Official Record 1697, Page 2150, all records referenced to the Recorder's Office, Fairfield County, Ohio, and bounded and described as follows:

Beginning at a Mag nail set at the intersection of the centerline of North Columbus Street (variable width) with the centerline of Bush Hill Drive (70 feet in width) and at a corner of said 8.097 acre tract;

thence S 53° 25' 52" W along a portion of the centerline of North Columbus Street, along the northeasterly line of said 8.097 acre tract and along the northeasterly line of said 4.468 acre tract a distance of 511.43 feet to a Mag Nail set at the easterly corner of said 4.468 acre tract and at the northerly corner of a 3.172 acre tract of land conveyed to M&R Investments, LLC by deed of record in Official Record 1530, Page 565;

thence S 29° 29' 00" W along a portion of the southeasterly line of said 4.468 acre tract and along a portion of the northwesterly line of said 3.172 acre tract a distance of 45.12 feet to a 3/4" I.D. iron pipe set (passing a 3/4" I.D. iron pipe found at 30.23 feet);

thence N 53° 25' 52" W crossing a portion of said 4.468 acre tract, crossing a portion of said 8.097 acre tract and parallel with the centerline of North Columbus Street a distance of 335.78 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence northwesterly crossing a portion of said 8.097 acre tract, crossing a portion of said 2.004 acre tract and with a curve to the left, data of which is: radius = 1,905.00 feet, and delta = 10° 37' 00", arc length = 352.99 feet, a chord distance of 352.48 feet bearing N 58° 44' 22" W to a 3/4" I.D. iron pipe set at the point of tangency;

thence N 64° 02' 52" W crossing a portion of said 2.004 acre tract and parallel with the centerline of North Columbus Street a distance of 115.24 feet to a 3/4" I.D. iron pipe set in the northwesterly line of said 2.004 acre tract and in a southeasterly line of a 7.617 acre tract conveyed to DOC-2405 North Columbus Street MOB, LLC by deed of record in Official Record 1704, Page 170;

thence N 37° 17' 30" E along a portion of the northwest line of said 2.004 acre tract and along a portion of the southeast line of said 7.617 acre tract a distance of 45.67 feet to a Mag nail set in the centerline of North Columbus Street, at the northwesterly corner of said 2.004 acre tract and at the northeasterly corner of said 7.617 acre tract (passing a 3/4" I.D. iron pipe found at 15.08 feet);

thence S 64° 02' 52" E along the centerline of North Columbus Street, along the northeast line of said 2.004 acre tract and along a portion of the northeast line of said 8.097 acre tract a distance of 287.37 feet to the place of beginning;

containing 36,876 square feet (= 0.847 acre) of land, more or less, and being subject to all highways, easements and restrictions of record. Of said 0.847 acre, 0.552 acre are within the current right-of-way. Of said 0.847 acre, all is within P.N. 0532003660.

February 7, 2018

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in September, 2017. All 3/4" I.D. iron pipes called out as set are 30" in length and marked with a plastic cap stamped "BIRD & BULL, INC.". Basis of Bearings is the centerline of N. Columbus Street, being S 53° 25' 52" E, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS\_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

---

Kevin L. Baxter  
Ohio Surveyor No. 7697