

TEMPORARY ORDINANCE NO. 6-19

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ACCEPT APPROXIMATELY TEN (10) ACRES, MORE OR LESS, OF PROPERTY SITUATED IN TOWNSHIP 14, RANGE 19, SECTIONS 2 & 3, CITY OF LANCASTER, FAIRFIELD COUNTY, FROM FAIRFIELD HOMES INC.

WHEREAS, Fairfield Homes Inc. wishes to transfer a parcel of property in Sections 2 & 3, Township 14, Range 19, said property being in the City of Lancaster, Fairfield County, Ohio consisting of approximately Ten (10) acres, more or less, to the City of Lancaster for use by the City and Parks Department;

WHEREAS, The City of Lancaster Park Board has formally approved this transfer;

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 Ten (10) acres, more or less, from Fairfield Homes Inc. situated in Sections 2 & 3, Township 14, Range 19, said property being in the City of Lancaster, Fairfield County, Ohio. The property to be accepted is that previously recorded in OR Book 1670, Page 4435 and Book 1141, Page 1028 of the records of the Fairfield County Recorder.

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

<u>PROPERTY OWNER</u>	<u>PARCEL #</u>	<u>ACREAGE</u>	<u>EXHIBIT</u>
Fairfield Homes Inc.	053-10016-00	9.6796 Acres	A

SECTION 3. 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: _____

Mayor

Offered by: _____

Second by: _____

Requested by Law Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on _____, 2019 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council



GENERAL WARRANTY DEED

FAIRFIELD HOMES INC., an Ohio corporation, of Fairfield County, Ohio, the Grantor, for valuable consideration paid, grant(s) with general warranty covenants, to

THE CITY OF LANCASTER, OHIO, an Ohio municipal corporation, the Grantee, whose tax mailing address is: **104 E. Main Street, Lancaster, Ohio 43130**, the following REAL PROPERTY:

Situated in the State of Ohio, Fairfield County, and in the City of Lancaster, and being described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions, conditions of record, real estate taxes and assessments, if any, and zoning laws and legal highways.

Subject Parcel Number: **053-10016-00**

Property Address: **9.6796 Acres of vacant land, 0 Fair Avenue, Lancaster, Ohio 43130**

Prior Instrument Reference: Official Records Volume **291** page **670** and Volume **1141**, Page **1020** of the Deed Records of **Fairfield County, Ohio**.

General Warranty Deed
Fairfield Homes Inc. to
The City of Lancaster, Ohio

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative, hereby executes this instrument this ____ day of _____, 2019.

FAIRFIELD HOMES INC.,
an Ohio corporation
By: _____
Print Name: Jennifer L. Walters
Its: President

State of Ohio,

County of _____ ss.

BE IT REMEMBERED, that on this ____ day of _____, 2019, before me, the subscriber, a notary public in and for said state, personally came, **Jennifer L. Walters, President of Fairfield Homes Inc., an Ohio corporation**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be **her and its** voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary seal on the day and year last aforesaid.

Notary Public
My commission expires: _____

This instrument prepared by:
Stephanie L. Hall
Assistant Law Director
City of Lancaster
Law Director & City Prosecutor's Office
136 W. Main Street, P. O. Box 1008
Lancaster, Ohio 43130
Tel.: (740) 687-6616

9.679 Acre Parcel

Situated in the City of Lancaster, County of Fairfield, State of Ohio, and being a part of the northwest quarter of Section 2 and part of the northeast quarter of Section 3, Township 14, Range 19, also known as all of the parcels of land conveyed to Fairfield Homes, Inc. as recorded in O.R. 1141, Page 1028 and O.R. 1670, Page 4435 of said County's Records, and being further bounded and described as follows:

COMMENCING at the northeast corner of said Section 3 and the northwest corner of said Section 2, said northeast corner also being on the centerline of Fair Ave. (60 feet wide), thence along the east line of said Section 3, the west line of said Section 2, the east line of a parcel of land conveyed to John A. Coen as recorded in O.R. 1536, Page 1381 and the west line of a parcel of land conveyed to John D. Smith as recorded in O.R. 1607, Page 3607, S 4° 24' 25" W for a distance of 436.60 feet to a 5/8 inch rebar with cap "GPD" set at the southwest corner of said John D. Smith, said rebar set also being the **POINT OF BEGINNING** of the parcel of land hereinafter described:

1. Thence along the south line of said John D. Smith and the south lines of parcels of land conveyed to U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust as recorded in O.R. 1780, Page 367, and Patricia Arlene Probasco and David Lee Probasco as recorded in Volume 616, Page 357, S 86° 00' 08" E for a distance of **282.79** feet to a 5/8 inch rebar with cap "GPD" set;
2. Thence continuing along the south line of said Patricia Arlene Probasco and David Lee Probasco and the south lines of parcels of land conveyed to Samuel C. Strawn as recorded in O.R. 1143, Page 508 and Harry E. Tipple and Florence E. Tipple as recorded in O.R. 1141, Page 3487, N 65° 14' 25" E for a distance of **334.54** feet to a 3/4 inch pipe found at the southeast corner of said and Harry E. Tipple and Florence E. Tipple;
3. Thence along the east line of said Harry E. Tipple and Florence E. Tipple, N 32° 06' 51" W for a distance of **48.96** feet to a 5/8 inch capped pin "TOBIN MCFARLAND" found at the south corner of a parcel of land conveyed to Jamie M. James as recorded in O.R. 1775, Page 338;
4. Thence along the east line of said Jamie M. James, N 3° 19' 56" E for a distance of **53.75** feet to a 5/8 inch rebar found at the southwest corner of a parcel of land conveyed to Fairfield Homes, Inc. as recorded in O.R. 1141, Page 1024;
5. Thence along the south line of said Fairfield Homes, Inc., S 85° 51' 01" E for a distance of **139.55** feet to a 5/8 inch rebar found at the southeast corner of said Fairfield Homes, Inc. and on the west right of way line of Shasta Dr. (60 feet wide);
6. Thence along said west right of way line, S 3° 53' 22" W for a distance of **146.83** feet to a 5/8 inch rebar with cap "GPD" set at the northeast corner of a parcel of land conveyed to Donna Karoscik as recorded in O.R. 1660, Page 2653;
7. Thence along the north line of said Donna Karoscik, S 65° 09' 46" W for a distance of **157.65** feet to the northwest corner of said Donna Karoscik;
8. Thence along the west line of said Donna Karoscik and the west line of a parcel of land conveyed to Kimberly Ann Perry as recorded in O.R. 1725, Page 4595, S 4° 09' 35" W for a distance of **90.01** feet to a 3/4 inch pipe found at the southwest corner of said Kimberly Ann Perry and at the northwest corner of Lot 482 of the Lenmar Subdivision No. 7 as recorded in Plat Book 9, Page 85, passing over a 3/4 inch pipe found at 20.00 feet;
9. Thence along the west line of said Lot 482, S 4° 49' 50" W for a distance of **46.79** feet to a 5/8 inch rebar with cap "GPD" set at the southwest corner of said Lot 482 and the northwest corner of Lot 483 in said Lenmar Subdivision No. 7;

10. Thence along the west line of said Lot 483 and the west lines of Lots 484 and 485 in said Lenmar Subdivision No. 7, **S 39° 49' 44" W** for a distance of **190.39** feet to a 1/2 inch rebar found at the southwest corner of said Lot 485, the north corner of Lot 486 and the northeast corner of Lot 488 in said Lenmar Subdivision No. 7;

11. Thence along the north line of said Lot 488 and the north lines of Lots 489, 490, 491 and 492 in said Lenmar Subdivision No. 7, **N 85° 57' 55" W** for a distance of **437.78** feet to a 1 inch pipe found at the northwest corner of the Lenmar Subdivision No. 7 and the northeast corner of the Lenmar Subdivision No. 8 as recorded in Plat Book 10, Page 50;

12. Thence along the north line of said Lenmar Subdivision No. 8 and the north line of Lenmar Subdivision No. 9 as recorded in Plat Book 10, Page 66, **N 85° 58' 17" W** for a distance of **452.68** feet to a 5/8 inch capped pin "2LMN" found at an angle break in the north line of said Lenmar Subdivision No. 9;

13. Thence continuing along the north line of said Lenmar Subdivision No. 9, **S 62° 16' 11" W** for a distance of **14.57** feet to a 5/8 inch capped pin "Lockwood & Assoc" found at an angle break in said north line;

14. Thence continuing along the north line of said Lenmar Subdivision No. 9 and a north line of the Roxton Ravine Common Area as recorded in Plat Cabinet 2, Slot 182, **N 63° 28' 03" W** for a distance of **265.80** feet to a 5/8 inch capped pin "2LMN" found at the southeast corner of a parcel of land conveyed to Villas at Roxton Ravine Condominium Association, Inc. as recorded in O.R. 1776, Page 3772;

15. Thence along the east line of said Villas at Roxton Ravine Condominium Association, Inc., **N 4° 08' 02" E** for a distance of **71.90** feet to a 5/8 inch rebar with cap "GPD" found at a southwest corner of a parcel of land as conveyed to Fairfield Avenue Development, LLC as recorded in O.R. 1670, Page 4445;

Thence along said Fairfield Avenue Development, LLC along the following courses 16 thru 30:

16. **S 52° 03' 44" E** for a distance of **48.11** feet to a 5/8 inch rebar with cap "GPD" found;

17. **N 59° 24' 17" E** for a distance of **27.15** feet to a 5/8 inch rebar with cap "GPD" found;

18. **N 25° 24' 50" E** for a distance of **32.74** feet to a 5/8 inch rebar with cap "GPD" found;

19. **N 14° 12' 37" E** for a distance of **33.48** feet to a 5/8 inch rebar with cap "GPD" found;

20. **N 13° 27' 11" E** for a distance of **21.00** feet to a 5/8 inch rebar with cap "GPD" found;

21. **N 17° 01' 15" E** for a distance of **21.39** feet to a 5/8 inch rebar with cap "GPD" found;

22. **N 18° 24' 47" E** for a distance of **34.76** feet to a 5/8 inch rebar with cap "GPD" found;

23. **N 19° 32' 01" E** for a distance of **16.81** feet to a 5/8 inch rebar with cap "GPD" found;

24. **N 12° 16' 28" E** for a distance of **101.14** feet to a 5/8 inch rebar with cap "GPD" found;

25. **N 37° 23' 33" E** for a distance of **22.56** feet to a 5/8 inch rebar with cap "GPD" found;

26. **S 78° 54' 40" E** for a distance of **137.37** feet to a 5/8 inch rebar with cap "GPD" found;

27. **S 87° 03' 54" E** for a distance of **284.11** feet to a 5/8 inch rebar with cap "GPD" found;

28. **N 65° 40' 35" E** for a distance of **52.56** feet to a 5/8 inch rebar with cap "GPD" found;

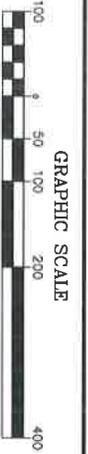
29. N 28° 16' 50" E for a distance of 57.63 feet to a 5/8 inch rebar with cap "GPD" found;
30. S 85° 24' 42" E for a distance of 15.03 feet a 5/8 inch rebar with cap "GPD" found on the west line of said John A. Coen;
31. Thence along said west line, S 4° 24' 25" W for a distance of 334.74 feet to a 5/8 inch capped rebar "2LMN" found at the southwest corner of said John A. Coen;
32. Thence along the south line of said John A. Coen, S 85° 45' 20" E for a distance of 80.00 feet to a 5/8 inch rebar with cap "GPD" set at the southeast corner of said John A. Coen, on the east line of said Section 3 and the west line of said Section 2;
33. Thence along said Section line, N 4° 24' 25" E for a distance of 100.64 feet to the Point of Beginning and containing 9.679 acres (421,642 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in February of 2019.

All bearings referred to herein, are relative to grid north of the Ohio State Plane Coordinate System, North Zone, NAD83 (2011), as determined from GNSS measurements tied to the Ohio Department of Transportation's VRS system.



Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
dba GPD Group

 03/28/19
Steven L. Mullaney, P.S.
Ohio Professional Surveyor No. 7900

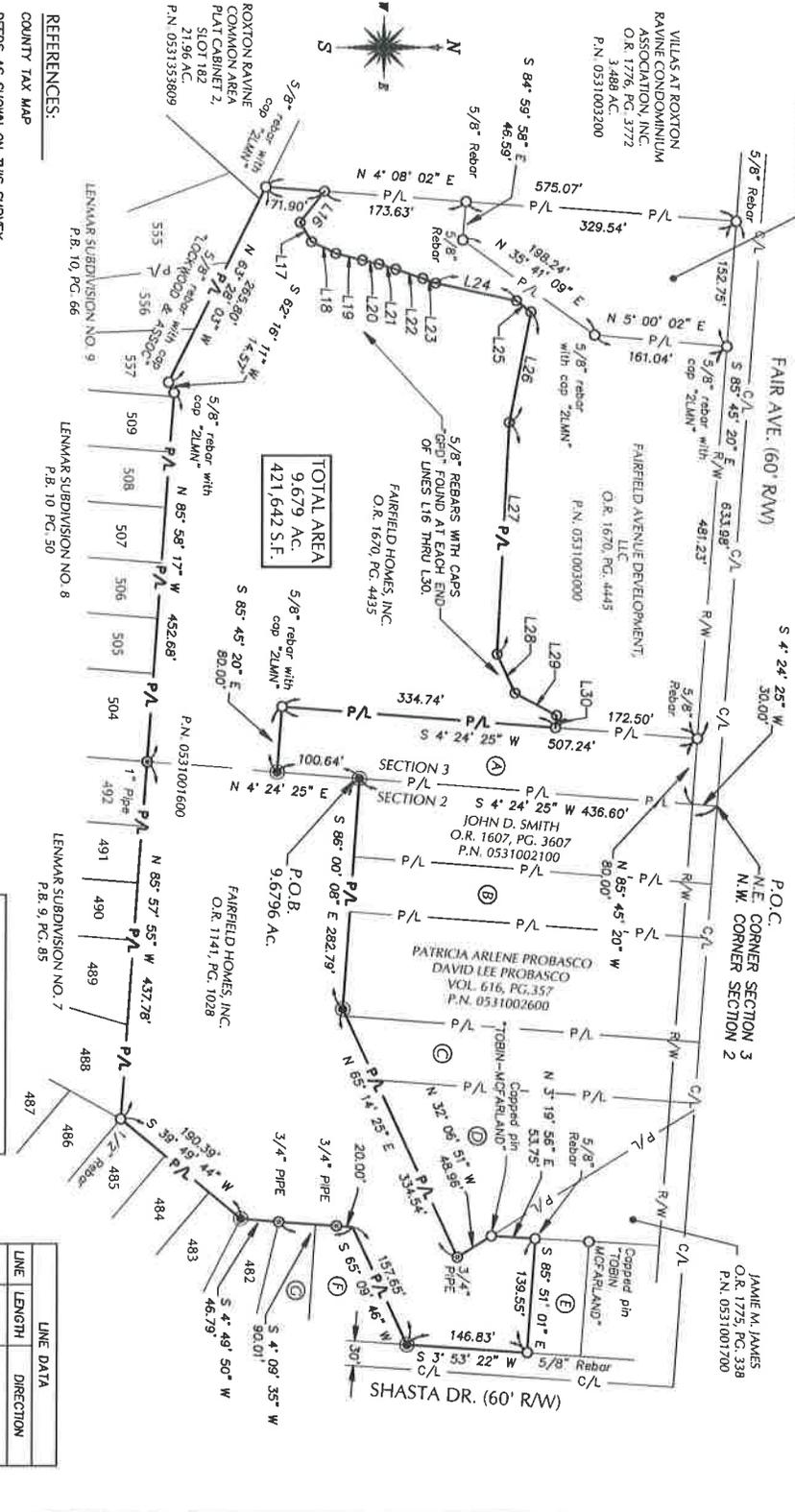


LITTLE BLUE HOUSE, LLC O.R.
 1736, PG. 135
 P.N. 0531003010

BASIS OF BEARING IS STATE PLANE
 GRID NORTH, NAD 83 (2011), OHIO
 SOUTH ZONE.
 TIED BY GPS TO THE 0.0.0.1 MRS.

CONSOLIDATION PLAT
 PART OF THE N.W. QUARTER OF SECTION 2 AND
 PART OF THE N.E. QUARTER OF SECTION 3
 T 14, R 19
 CITY OF LANCASTER
 COUNTY OF FAIRFIELD
 STATE OF OHIO

LEGEND:
 ○ IRON PIN FOUND AS NOTED
 —●— 5/8" x 30" REBAR WITH CAP "GPO" SET
 —P/L— EXISTING PROPERTY LINE
 —R/W— EXISTING RIGHT OF WAY LINE
 —C/L— EXISTING CENTER LINE
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING



REFERENCES:
 COUNTY TAX MAP
 DEEDS AS SHOWN ON THIS SURVEY
 THIRD AMENDMENT FOR VILLAS AT ROXTON RAVINE P.B. CAB. 2, PG. 41
 LENMAR SUB. NO. 7 - P.B. 9, PG. 85
 LENMAR SUB. NO. 8 - P.B. 10, PG. 85
 LENMAR SUB. NO. 9 - P.B. 10, PG. 86
 SURVEY No. 63-15459
 SURVEY No. 69-16291
 SURVEY No. 71-16665

CERTIFICATION:
 I hereby certify that this plat represents a true and complete survey made by me or under my supervision in February of 2019, and that all markers and monuments indicated are in place or will be in place by the time of recording and are correctly shown as to materials, locations and meets the latest provision of Ohio Administrative Code Chapter 4733-37 - Minimum Standards for Boundary Surveys in the State of Ohio.

STEVEN L. MULLANEY, P.S. 7900
 DATE 03/28/19



No.	Owner
(A)	JOHN A. OREN 0.94 AC. O.R. 1536, PG. 1361 P.N. 0531002600
(B)	U.S. BANK TRUST, N.A., AS TRUSTEE FOR LST10 MASTER PARTICIPATION TRUST 0.55 AC. O.R. 1780, PG. 367 P.N. 0531001900
(C)	SAMUEL C. STRAWN 0.66 AC. O.R. 1143, PG. 508 P.N. 0531002200
(D)	HARRY E. TIPPLE & FLORENCE E. TIPPLE 0.94 AC. O.R. 1141, PG. 3487 P.N. 0531002400
(E)	FAIRFIELD HOMES, INC. 0.21 AC. O.R. 1141, PG. 1024 P.N. 0531001640
(F)	BOJANA KARASCOK 0.24 AC. O.R. 1650, PG. 2833 P.N. 0531001620
(G)	KIMBERLY ANN PERRY 0.19 AC. O.R. 1423, PG. 4395 P.N. 0531001610

LINE	LENGTH	DIRECTION
L16	48.11	S 82° 03' 44" E
L17	27.15	N 99° 24' 17" E
L18	32.74	N 25° 24' 50" E
L19	33.48	N 14° 12' 37" E
L20	21.00	N 13° 27' 11" E
L21	21.39	N 17° 01' 15" E
L22	34.76	N 18° 24' 47" E
L23	16.81	N 19° 32' 01" E
L24	101.14	N 12° 16' 28" E
L25	22.56	N 37° 23' 33" E
L26	137.37	S 78° 54' 40" E
L27	284.11	S 87° 03' 54" E
L28	52.56	N 65° 40' 35" E
L29	57.63	N 28° 16' 50" E
L30	15.03	S 85° 24' 42" E

**SHASTA DRIVE
 LANCASTER, OHIO 43130**

ISSUED FOR: PERMIT
 BID
 CONSTRUCTION

RECORD

PROJECT MANAGER: SJM
 DESIGNER: JEK

JOB NO. 2019072.16

1 OF 1

GPD GROUP
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 Lancaster, Ohio 43130
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