

TEMPORARY ORDINANCE NO. 19-19

PERMANENT ORDINANCE NO. 3-20

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 76.877 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, on September 27, 2019, the City of Lancaster received a copy of the Petition for Annexation of 76.877 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, Petitioner and the City have negotiated a Pre-Annexation Agreement which authorizes the City to receive and approve zoning and other development plans, subject to final acceptance of the annexation; and

WHEREAS, the City wishes to finally accept the Petition for Annexation;

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

SECTION 1. That the City of Lancaster hereby accepts a Petition for Annexation of 76.877 +/- acres herein described in Exhibit A.

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 76.877 +/- acres described in Exhibit A, as a boundary conforming regular annexation pursuant to ORC 709.03.

SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare and in the interest of economic development. Therefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: 3/23/2020 after 3rd reading. Vote: Yeas 8 Nays 1

Approved: 3/23/2020

Clerk: Jeresa Lee Sandy

Offered by: R. Hall

Second by: Cory Shearon

Requested by Law Committee

David C. Uel

President of Council

D. Sheple
Mayor

Legal Description

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Township 15, Range 19, Sections 26 & 35.

Being all of the 30.03 acre tract, the 6.87 acre tract, the 6.963 acre tract, the 1.311 acre tract, the 9.25 acre tract, the 8.38 acre tract, and 13.902 acres of the 14.83 acre tract as described in Official Record 1766, Page 2224, and being more fully described as follows:

Beginning at a stone found at the northeast corner of the Woodland Heights Subdivision as recorded in Plat Book 6, Page 18;

Thence North $88^{\circ}42'18''$ West a distance of 863.88 feet to a one inch iron pipe found at the southwest corner of the aforementioned 6.963 acre tract, the southeast corner of Lot 39 in River Valley Highlands Section 1 as recorded in Plat Cabinet 1, Slot 158, and being the northwest corner of the Woodland Heights Subdivision;

Thence North $00^{\circ}54'56''$ East a distance of 903.71 feet to a $5/8$ inch rebar previously set at the northwest corner of the aforementioned 9.25 acre tract and being a corner of Lot 664 in River Valley Highlands Section 9, Phase 2 as recorded in Plat Cabinet 2, Slot 110;

Thence South $88^{\circ}43'32''$ East a distance of 758.34 feet to a $1/2$ inch iron pipe found at the northeast corner of the 9.25 acre tract and being a corner of Lot 672 in River Valley Highlands Section 9, Phase 2;

Thence South $88^{\circ}36'07''$ East a distance of 106.99 feet to a $5/8$ inch rebar previously set at the northeast corner of the aforementioned 1.311 acre tract and being a corner of Lot 1115 in River Valley Highlands Section 13, Phase 1 as recorded in Plat Cabinet 3, Slot 14;

Thence South $83^{\circ}26'09''$ East a distance of 399.84 feet to a $3/4$ inch iron pipe found at the northeast corner of the aforementioned 6.87 acre tract;

Thence South $89^{\circ}15'48''$ East a distance of 525.00 feet to a $5/8$ inch rebar previously set at the northeast corner of the aforementioned 8.38 acre tract;

Thence South $00^{\circ}31'03''$ West, passing a $3/4$ inch iron pipe found at 232.77 feet, a total distance of 681.43 feet to a $5/8$ inch rebar previously set on the north line of the aforementioned 30.03 acre tract and being a corner of the 15.66 acre tract described in Deed Volume 353, Page 180;

Thence South $88^{\circ}57'32''$ East a distance of 371.84 feet to a $3/4$ inch iron pipe found at the northeast corner of the 30.03 acre tract and at a corner of the aforementioned 15.66 acre tract;

Thence with the east line of the 30.03 acre tract South $00^{\circ}28'00''$ West a distance of 1595.76 feet to a $5/8$ inch rebar previously set at the southwest corner of Lot 18 in The Brookdale Addition as recorded in Plat Book 7, Page 70, and on the north line of Columbus Street;

Thence the following five (5) courses with the north line of Columbus Street:

- (1) North $79^{\circ}56'59''$ West a distance of 226.54 feet to a $5/8$ inch rebar previously set;
- (2) With a curve to the right having a radius of 5699.60 feet, a central angle of $01^{\circ}54'26''$, an arc length of 189.73 feet and a chord bearing North $78^{\circ}59'46''$ West a distance of 189.72 feet to a $5/8$ inch rebar previously set;
- (3) North $78^{\circ}02'33''$ West a distance of 432.79 feet to a point;
- (4) North $78^{\circ}15'43''$ West a distance of 474.69 feet to a point;



(5) North $63^{\circ}00'43''$ West a distance of 9.97 feet to a point on the west line of the aforementioned 14.83 acre tract;

Thence North $00^{\circ}46'05''$ East, passing a 5/8 inch rebar previously set at 22.49 feet, a total distance of 1166.28 feet to the point of beginning, containing **76.877 acres** (62.975 acres in Section 26 and 13.902 acres in Section 35) and being subject to all legal easements, restrictions and rights-of-way of record.

Bearings are based on the survey filed in Survey Book 89, Page 19257. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland." For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in December of 2016 by Tobin-McFarland Surveying, Inc., and was prepared by Thomas M. Tobin, Registered Professional Surveyor No. 7674.

PLAT OF TERRITORY FOR ANNEXATION TO THE CITY OF LANCASTER

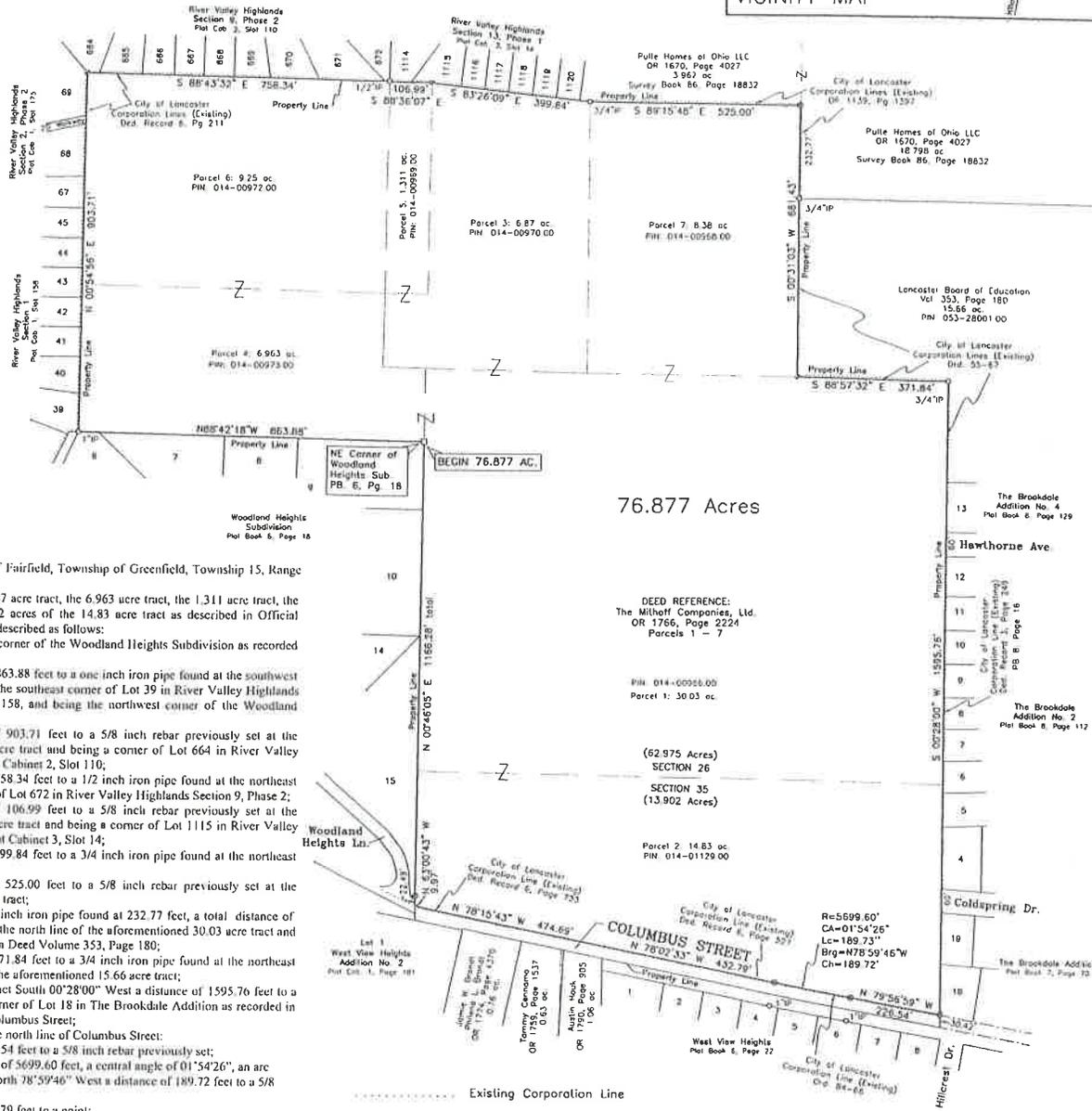
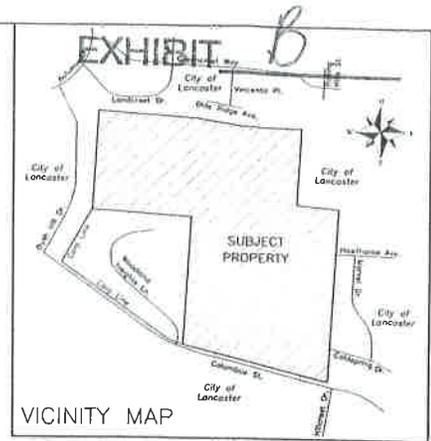
STATE OF OHIO, FAIRFIELD COUNTY, GREENFIELD TOWNSHIP
TOWNSHIP 15, RANGE 19, SECTIONS 26 & 35



LEGEND

- 5/8" X 30" rebar set with a "Tobin-McFarland" ID cap
- + 5/8" X 36" rebar previously set with a "Tobin-McFarland" ID cap
- o 5/8" X 30" rebar previously set with a "Tobin-McFarland" ID cap
- o Iron pipe (or other) found, as labelled
- Stone found

The territory to be annexed has a total perimeter boundary of 8705.78 feet, a minimum of which 6676.62 feet (76.7%) is contiguous to the City of Lancaster's existing corporation line.



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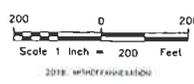
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Resources used that are pertinent to this survey are shown on this plat.

Bearings are based on the survey filed in Survey Book 89, Page 19257.

FEMA Community Panel No. 39045C0232C & 39045C0251G, Zone "X".



Surveyed For: John Walsh, GBC Design
Date: March 27, 2019
Updated: September 25, 2019

BY: Thomas M. Tobin Date Registered Surveyor No. 7674
TOBIN-McFARLAND SURVEYING INC.
111 West Wheeling Street
Lancaster, Ohio 43130
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