

TEMPORARY ORDINANCE NO. 1-20

PERMANENT ORDINANCE NO. 10-20

AN ORDINANCE TO VACATE A PORTION OF LOWELL DRIVE AND ALL OF EMERSON BOULEVARD WITHIN JOHN D. VAN GUNDY'S REVISION OF THE COLONIAL HEIGHTS ADDITION AND TO DECLARE AN EMERGENCY

WHEREAS, City personnel have determined that the portion of Lowell Drive and all of Emerson Boulevard, as described in Exhibits A, B, C, and D attached hereto as well as on plats of survey delineated as Exhibits E and F, and requested for vacation is not needed by the City; and

WHEREAS, the City must pass an ordinance to vacate any part of a public roadway; and

WHEREAS, the Planning Commission approved on December 12, 2019, vacating said roadways and/or portions thereof, attached and delineated on Exhibits A, B, C, D, E, and F; and

WHEREAS, pursuant to O.R.C. 723.06, publication, notice, and a public hearing are not required by the Ohio Revised Code when all adjoining property owners sign the petition and written consent to such vacation is filed with the legislative authority by the owners of the property abutting the part of the street or alley proposed to be vacated as evidenced in Exhibit G attached hereto;

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

SECTION 1. That the portion of unimproved public roadway within the John D. Van Gundy's Revision of the Colonial Heights Addition, as described/shown in Exhibits A, B, C, D, E, and F, and consented to, in writing, by all the abutting property owners as set forth in Exhibit G all attached hereto, is hereby vacated for good cause and in the general interest of the City as set forth above subject to the following conditions:

- a. Several sanitary sewer easements were found to have inadequate width for the Water Pollution Control Department (WPCD) to be able to maintenance/repair lines within subject property. The WPCD requests that new easements be established through the platting process so that easement widths of adequate size can be established.
- b. The petitioner shall prepare all documents and surveys needed for legislation, recording documents and any deeds.
- c. The petitioner shall pay all costs associated with the vacation of the right-of-way, including but not limited to survey costs, legal advertising costs, recording costs and/or other related cost involved with this vacation.
- d. The petitioner shall work with the utility owners for relocations of the existing facilities (if necessary); and if relocation becomes necessary, the petitioner shall bear all costs.

- e. The petitioner shall be required to connect a sidewalk from the Lowell Drive (remaining public road section) to the Bridgestone/Firestone store sidewalk that is currently under construction drawing review.
- f. The ROW vacation shall be tabled at City Council until all platting of new easements is submitted, approved, and is accepted by City Council.
- g. The City of Lancaster reserves the right to limit access along the rear of the parcels that have frontage on Memorial Drive. (Depending on final development layout and internal traffic circulation)
- h. The City is requiring that the developer mitigate traffic queuing along the private ingress/egress easement (Sherwin Williams Store) based upon a Traffic Impact Study that was completed by the developer. This mitigation measure will be approved through the City Engineer's Office during the plan development stage.

SECTION 2. That in the interest of economic development and more specifically new development in the City in a timely manner, City Council does hereby declare an emergency so that this ordinance shall take effect and be in full force immediately.

Passed: 6/8/2020 after 3rd reading. Vote: Yeas 9 Nays 0

Approved: 6/8/2020

[Signature]
 President of Council

Clerk: Teresa Lee Sandy

[Signature]
 Mayor

Offered by: Don H. McDaniel

Second by: Greg J. Miller - Downer

Requested by Economic Development Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on _____, 2020 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

 Clerk of Council



Civil & Environmental Consultants, Inc.

DESCRIPTION OF A 0.117 ACRE TRACT

Situated in the State of Ohio, County of Fairfield, City of Lancaster, Section 36, Township 15, Range 19, United States Military Lands, being part of Emerson Boulevard in John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition, of record in Plat Book 8, Page 124, all references to records being on file in the Office of the Recorder, Fairfield County, Ohio, said 0.117 acre tract being more fully described herein;

BEGINNING at the northeast corner of said Lot 2, and the northwest corner of Lot 1 in said Colonial Heights Addition;

Thence, North 23°45'35" East, a distance of 30.66 feet, through said Emerson Boulevard in said John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition, to an iron pin set in the centerline of said Emerson Boulevard;

Thence, with the centerline of said Emerson Boulevard, the following two (2) courses:

1. With a curve to the right, having a radius of 530.08 feet, a delta angle of 09°53'39", an arc length of 91.54 feet, a chord bearing of South 49°42'16" East and a chord distance of 91.42 feet, to an iron pin set;
2. South 44°45'26" East, a distance of 66.90 feet, to an iron pin set;

Thence, South 20°14'33" West, a distance of 74.51 feet, to an iron pin set at the southeast corner of said Lot 1;

Thence, with the north line of said Lot 1, the following Three (3) courses:

1. With a curve to the left, having a radius of 65.00 feet, a delta angle of 64°59'59", an arc length of 73.74 feet, a chord bearing of North 12°15'26" West and a chord distance of 69.85 feet, to an iron pin set;
2. North 44°45'26" West, a distance of 39.48 feet, to an iron pin set;
3. With a curve to the left, having a radius of 500.09 feet, a delta angle of 09°11'18", an arc length of 80.20 feet, a chord bearing of North 49°21'05" West and a chord distance of 80.11 feet, to the **TRUE POINT OF BEGINNING**, containing 0.117 acres, subject to all easements and documents of record.

All iron pins set are 5/8-inch solid rebar, 30 inches in length, with a yellow plastic cap bearing the initials "CEC INC".

For the purpose of this description a bearing of North 73°11'37" West as determined for the south property line of a tract of land conveyed to Fairfield Commercial Properties of record in Official Record Volume 1744, Page 3531, as based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on June 12 of the year 2019.

This document is based from an actual field survey performed by or under my direct supervision in June, 2019.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

Date

10/14/2019



Civil & Environmental Consultants, Inc.

DESCRIPTION OF A 0.162 ACRE TRACT

Situated in the State of Ohio, County of Fairfield, City of Lancaster, Section 36, Township 15, Range 19, United States Military Lands, being part of Emerson Boulevard in John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition, of record in Plat Book 8, Page 124, all references to records being on file in the Office of the Recorder, Fairfield County, Ohio, said 0.162 acre tract being more fully described herein;

BEGINNING at the northeast corner of said Lot 2, and the northwest corner of Lot 1 in said Colonial Heights Addition;

Thence, with the north line of said Lots 2, 3, 4, and part of Lot 5, the following Two (2) courses:

1. With a curve to the left, having a radius of 500.09 feet, a delta angle of 12°10'42", an arc length of 106.30 feet, a chord bearing of North 60°02'06" West and a chord distance of 106.10 feet, to an iron pin set;
2. North 66°07'27" West, a distance of 129.53 feet, to an iron pin set on the south line of Emerson Boulevard, and being the northwest corner of a tract of land, conveyed to Burger King Corporation, in the north line of Lot 5 in said Colonial Heights Addition;

Thence, North 23°43'02" East, a distance of 30.00 feet, through said Emerson Boulevard in said John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition, to an iron pin set on the centerline of said Emerson Boulevard;

Thence, with the centerline of said Emerson Boulevard, the following two (2) courses:

1. South 66°07'27" East, a distance of 129.61 feet, to an iron pin set;
2. With a curve to the right, having a radius of 530.08 feet, a delta angle of 11°28'22", an arc length of 106.14 feet, a chord bearing of South 60°23'16" East and a chord distance of 105.97 feet, to an iron pin set;

Thence, South 23°45'35" West, a distance of 30.66 feet, through said Emerson Boulevard in said John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition, to the **TRUE POINT OF BEGINNING**, containing, 0.162 acres, subject to all easements and documents of record.

All iron pins set are 5/8-inch solid rebar, 30 inches in length, with a yellow plastic cap bearing the initials "CEC INC".

For the purpose of this description a bearing of North 73°11'37" West as determined for the south property line of a tract of land conveyed to Fairfield Commercial Properties of record in Official Record Volume 1744, Page 3531, as based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on June 12 of the year 2019.

This document is based from an actual field survey performed by or under my direct supervision in June, 2019.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

10/14/2019

Date



DESCRIPTION OF A 0.977 ACRE TRACT

Situated in the State of Ohio, County of Fairfield, City of Lancaster, Section 36, Township 15, Range 19, United States Military Lands, and being part of Emerson Boulevard in John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition, of record in Plat Book 8, Page 124, all references to records being on file in the Office of the Recorder, Fairfield County, Ohio, said 0.977 acre tract being more fully described herein;

BEGINNING at a 5/8" rebar found at the northeast corner of Lot 10 in Colonial Heights Addition, of record in Plat Book 6, Page 14, the southeast corner of part of vacated Emerson Boulevard, of record in Ordinance Number 76-55, and also being a common corner of Reserve "A" in said John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition and a 14.751 acre tract of land, conveyed to Fairfield Commercial Properties, LLC, of record in Official Record Volume 1744, Page 3531;

Thence, with a line common to said Reserve "A", and said 14.751 acre tract, the following seven (7) courses:

1. North 20°13'51" East, a distance of 98.24 feet, to an iron pin set;
2. With a curve to the left, having a radius of 649.35 feet, a delta angle of 14°18'46", an arc length of 162.21 feet, a chord bearing of North 81°24'34" East and a chord distance of 161.79 feet, to an iron pin set;
3. South 15°57'58" East, a distance of 60.00 feet, to an iron pin set;
4. With a curve to the left, having a radius of 41.03 feet, a delta angle of 140°21'51", an arc length of 100.52 feet, a chord bearing of South 04°03'52" West and a chord distance of 77.20 feet, to an iron pin set;
5. South 66°07'27" East, a distance of 214.23 feet, to an iron pin set;
6. With a curve to the right, having a radius of 560.08 feet, a delta angle of 21°22'01", an arc length of 208.87 feet, a chord bearing of South 55°26'27" East and a chord distance of 207.66 feet, to a point;
7. With a curve to the left, having a radius of 33.71 feet, a delta angle of 114°59'43", an arc length of 67.66 feet, a chord bearing of North 77°44'33" East and a chord distance of 56.86 feet, to a point at a southeast corner of said 14.751 acre tract, and being on the west right-of-way line of Lowell Road in said John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition;

Thence, through said Emerson Boulevard in said John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition the following five (5) courses:

1. South 20°14'33" West, a distance of 86.01 feet, to an iron pin set;
2. North 44°45'26" West, a distance of 66.90 feet, to an iron pin set;
3. With a curve to the left, having a radius of 530.08 feet, a delta angle of 21°22'01", an arc length of 197.68 feet, a chord bearing of North 55°26'27" West and a chord distance of 196.54 feet, to an iron pin set;
4. North 66°07'27" West, a distance of 129.61 feet, to an iron pin set;

5. South 23°43'02" West, a distance of 30.00 feet, to an iron pin set on the south line of said Emerson Boulevard, and being the northwest corner of a tract of land, conveyed to Burger King Corporation, in the north line of Lot 5 in said Colonial Heights Addition;
6. Thence, North 66°07'22" West, a distance of 72.50 feet, with the south line of said Emerson Boulevard, the north line of Lot 6 in said Colonial Heights Addition of a tract of land, conveyed to Diann L. Helber, Trustee, of record in Official Record Volume 1771, Page 1425, to an iron pin set at the northeast corner of said 14.751 acre tract;

Thence, with a curve to the left, having a radius of 3083.81 feet, a delta angle of 03°50'59", an arc length of 207.20 feet, a chord bearing of North 67°50'14" West and a chord distance of 207.16 feet, with a line common with the south line of said Emerson Boulevard, and said 14.751 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.977 acres, subject to all easements and documents of record.

All iron pins set are 5/8-inch solid rebar, 30 inches in length, with a yellow plastic cap bearing the initials "CEC INC".

For the purpose of this description a bearing of North 73°11'37" West as determined for the south property line of a tract of land conveyed to Fairfield Commercial Properties of record in Official Record Volume 1744, Page 3531, as based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on June 12 of the year 2019.

This document is based from an actual field survey performed by or under my direct supervision in June, 2019.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

10/14/2019

Date



DESCRIPTION OF A 1.051 ACRE TRACT

Situated in the State of Ohio, County of Fairfield, City of Lancaster, Section 36, Township 15, Range 19, United States Military Lands, and being part of Lowell Drive in John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition, of record in Plat Book 8, Page 124, all references to records being on file in the Office of the Recorder, Fairfield County, Ohio, said 1.051 acre tract being more fully described herein;

BEGINNING at a point at the northwest corner of Lot 14 Block 1 in Colonial Heights Addition, of record in Plat Book 6, Page 14, the southwest corner of Reserve "B" in said John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition and a 3.654 acre tract of land, conveyed to Fairfield Commercial Properties, LLC, of record in Official Record Volume 1744, Page 3531;

Thence, North $71^{\circ}28'33''$ West, a distance of 60.03 feet, through said Lowell Drive to a point on the west line of said Lowell Drive, the east line of a 14.751 acre tract of land, conveyed to Fairfield Commercial Properties, LLC, of record in Official Record Volume 1744, Page 3531, and being on the east line of Reserve "A" in said John D. Vangundy's Revision of parts of Blocks 1-9 & 10 and Block 11 in Colonial Heights Addition, of record in Plat Book 8, Page 124;

Thence, with the west line of said Lowell Drive and the east line of said 14.751 acre tract, the following three (3) courses:

1. North $20^{\circ}14'33''$ East, a distance of 377.63 feet, to an iron pin set;
2. With a curve to the right, having a radius of 373.24 feet, a delta angle of $32^{\circ}10'00''$, an arc length of 209.54 feet, a chord bearing of North $36^{\circ}19'33''$ East and a chord distance of 206.80 feet, to a $\frac{1}{2}$ " iron pipe found;
3. North $52^{\circ}24'33''$ East, a distance of 193.32 feet, to an iron pin set at a northeast corner of said 14.751 acre tract, and being on the south line of N. Columbus Street;

Thence, South $38^{\circ}47'19''$ East, a distance of 60.01 feet, with the north right-of-way line of said Lowell Drive, and the south right-of-way line of said N. Columbus Street, to an iron pin set at the northwest corner of said 3.654 acre tract;

Thence, with the east line of said Lowell Drive, and the west line of said 3.654 acre tract the following three (3) courses:

1. South $52^{\circ}24'33''$ West, a distance of 194.58 feet, to an iron pin set;
2. With a curve to the left, having a radius of 313.23 feet, a delta angle of $32^{\circ}10'00''$, an arc length of 175.85 feet, a chord bearing of South $36^{\circ}19'33''$ West and a chord distance of 173.55 feet, to an iron pin set;
3. South $20^{\circ}14'33''$ West, a distance of 375.83 feet, to the **TRUE POINT OF BEGINNING**, containing 1.051 acres, subject to all easements and documents of record.

All iron pins set are 5/8-inch solid rebar, 30 inches in length, with a yellow plastic cap bearing the initials "CEC INC".

For the purpose of this description a bearing of North $73^{\circ}11'37''$ West as determined for the south property line of a tract of land conveyed to Fairfield Commercial Properties of record in Official Record Volume 1744, Page 3531, as based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on June 12 of the year 2019.

This document is based from an actual field survey performed by or under my direct supervision in June, 2019.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Mark Alan Smith

10/14/2019

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

Date

PLAT OF SURVEY
 STATE OF OHIO, COUNTY OF LANCASTER,
 SECTION 36, TOWNSHIP 14 N., RANGE 10 E.,
 UNED STATES PUBLIC LANDS



Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085
 614-540-6633 • 688-599-6808
 www.cecnc.com

**CITY OF LANCASTER
 STATE OF OHIO**

MAJORITY OF BEARINGS:
 THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF MERIDIAN TRUE OF A TRACT OF LAND FOR THE SOUTH PROPERTY LINE OF A TRACT OF LAND CONVEYED TO FARMFIELD COMMERCIAL PROPERTIES OF OHIO BY DEED TO FARMFIELD COMMERCIAL PROPERTIES OF OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011 ADJUSTMENT), SVD BEARING WAS CALCULATED USING MINERAL COORDINATE SURVEY DATA SOURCE PERFORMED ON MARCH 12 OF THE YEAR 2018.

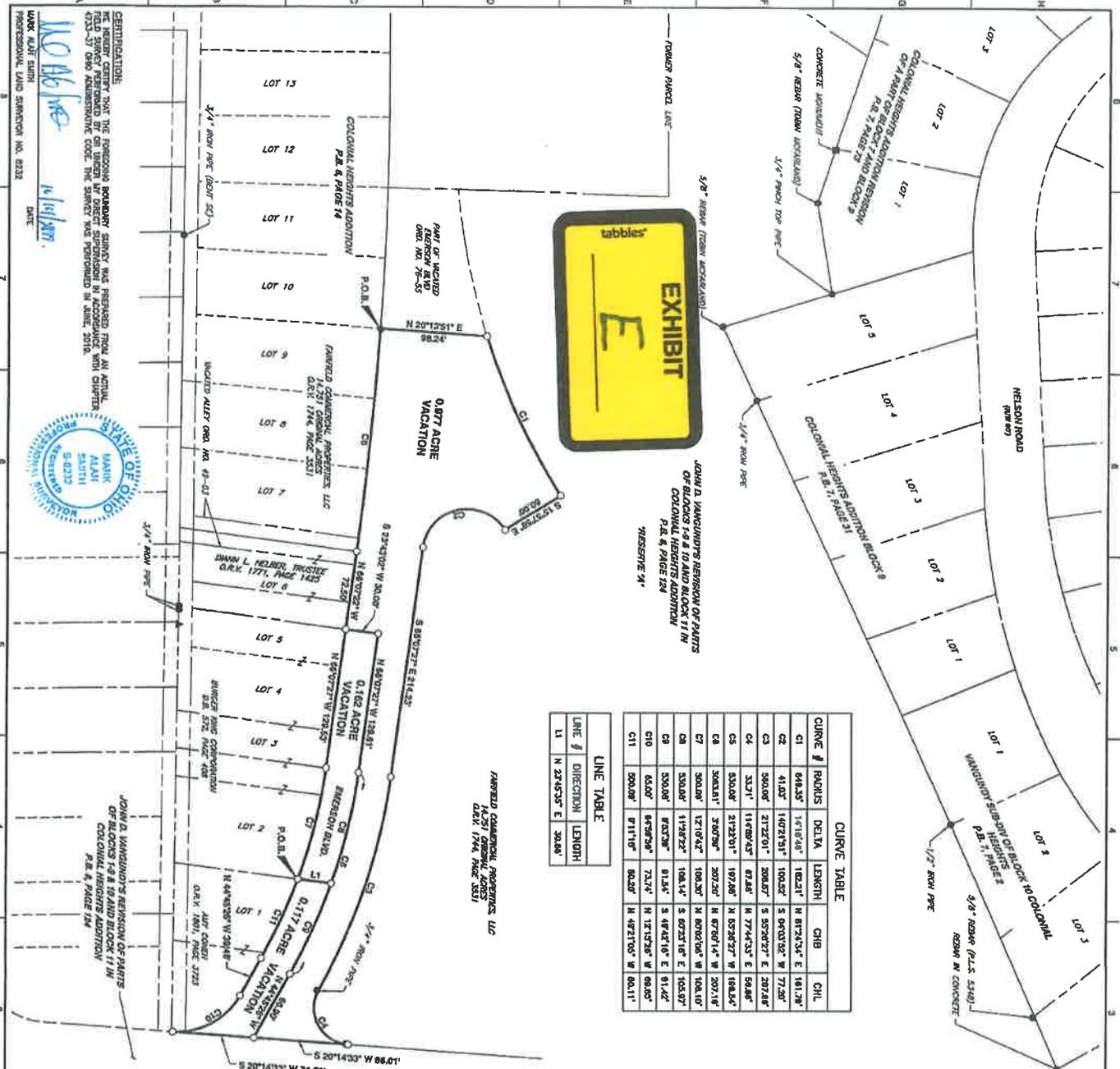
IRON PINS:
 IRON PINS SET ARE 4/8" ROUND IRON, TYPICAL PINS IN LENGTH WITH A YELLOW PAINTING CAP BEARING THE BRAND'S "CEI" INC.

PERTINENT DOCUMENTS:
 DEEDS OF RECORD, ON FILE AT THE FARMFIELD COUNTY RECORDS DEPARTMENT, RECORDS 148 & 149, BLOCK 11 IN OF COLONIAL HEIGHTS ADDITION, P.L. & PAGE 124

LEGEND:
 ▲ 1/4" IRON FOUND
 ● 5/8" REBAR FOUND (MAJORITY OF BEARINGS STATED)
 ○ BEARING SET & CAP (SEE IRON PINS NOTE)
 ■ CONCRETE UNDERLIFT FOUND

CURVE TABLE				
CURVE #	POINTS	DELTA	CHB	CHL
C1	64435	147°18'48"	N 81°24'54" E	181.17'
C2	4107	147°21'51"	S 06°03'42" W	77.20'
C3	590106	212°21'01"	S 59°28'27" E	207.88'
C4	33371	114°58'45"	N 77°44'53" E	58.86'
C5	55008	212°21'01"	N 03°38'37" W	108.84'
C6	306381	37°07'26"	N 67°01'14" W	207.18'
C7	306381	127°10'42"	N 80°28'04" W	108.10'
C8	55008	117°48'22"	S 69°25'18" E	105.97'
C9	55008	85°37'26"	S 48°47'18" E	81.42'
C10	55008	65°59'26"	N 12°17'38" W	98.85'
C11	306381	87°11'18"	N 48°21'05" W	88.11'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 27°45'35" E	38.86'



CERTIFICATION:
 I, THE REGISTERED PROFESSIONAL SURVEYOR, HAVE PREPARED THIS SURVEY FROM AN ACCURATE FIELD SURVEY AND THE INSTRUMENTS USED WERE CALIBRATED AND THE SURVEY WAS PERFORMED IN JUNE, 2018.

MARK ALLEN STUM
 PROFESSIONAL LAND SURVEYOR NO. 62332
 DATE: 6/14/18



DATE:	AUGUST 2018	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	RWM
PROJECT NO.:	192-716	APPROVED BY:	MAS
1 OF 1			



2019.004

PLANNING COMMISSION CASE NO. 200

APPLICATION for VACATING OR NARROWING A PUBLIC RIGHT-OF-WAY



PLANNING COMMISSION
CITY OF LANCASTER
c/o ENGINEERING DEPT.
121 East Chestnut Street
Suite 100
Lancaster, Ohio 43130
Telephone (740) 687-6614
Facsimile (740) 681-5030

Date of Application: October 14th, 2019

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY REQUEST THE VACATION OF THE
(Please check the appropriate box)

- Alley
- Street
- Easement

LOCATED AT: Emerson Boulevard, Lancaster OH

AND AS FURTHER DESCRIBED IN THE ATTACHED SURVEY DESCRIPTION AND AS DELINEATED ON THE ATTACHED MAP. We do hereby agree to have prepared any amended deeds required to include said vacated lands, and to pay any and all costs or fees involved in the recording of said deeds with the County Recorder, of transferring the vacated lands on the Fairfield County Auditor's tax duplicate, and of recording the ordinance vacating said lands with the County Recorder.

<u>Property Owner's Name & Signature</u>	<u>Parcel ID No.</u>	<u>Tax Mailing Address</u>
--	----------------------	----------------------------

<u>Sign -> BK</u> Burger King Corporation	<u>0532144500</u>	<u>C/O Ryan P.O. Box</u> <u>460189 Houston, TX 77056</u>
<u>Sign -> BK</u> Burger King Corporation	<u>0532144600</u>	<u>C/O Ryan P.O. Box 460189</u> <u>Houston, TX 770189</u>
<u>Sign -> BK</u> Burger King Corporation	<u>0532144700</u>	<u>C/O Ryan P.O. Box 460189</u> <u>Houston, TX 770189</u>
<u>Sign -> BK</u> Burger King Corporation	<u>0532144800</u>	<u>C/O Ryan P.O. Box 460189</u> <u>Houston, TX 770189</u>

NOTE: If more signature lines are needed than provided above, use additional copies of this sheet for those signatures and submit all sheets with the required exhibits

Burger King Corp.

Noland, Mitch

From: Ahmar, Hammad <HAhmar@rbi.com>
Sent: Thursday, December 12, 2019 9:48 AM
To: Noland, Mitch
Subject: RE: [External] Right of way vacation

[CAUTION: This message originated from an outside source -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any questions, please contact IT.]

Yes, we have agreed to this.

Best Regards,
Hammad Ahmar
Head, Real Estate Asset Management
Restaurant Brands International Inc.
BURGER KING®, TIM HORTONS® and POPEYES®
hahmar@rbi.com
O:905.339.5029
M:647.915.3985

From: Noland, Mitch <mnoland@ci.lancaster.oh.us>
Sent: Thursday, December 12, 2019 8:53 AM
To: Ahmar, Hammad <HAhmar@rbi.com>
Subject: [External] Right of way vacation

Hammad,

I received email correspondence from RJ Sabatino (T&R Properties) that you are willing to consent to the ROW vacation.

Burger King Corporation would be gaining 0.162 Acres of land.

I just want to verify that Burger King Corporation consents to this ROW vacation.

Thank You,
Mitch Noland

Mitch Noland P.E., S.I.
City Engineer
mnoland@ci.lancaster.oh.us
740-687-6614

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2019-004

PLANNING COMMISSION CASE NO. 200

APPLICATION for VACATING OR NARROWING A PUBLIC RIGHT-OF-WAY



PLANNING COMMISSION
CITY OF LANCASTER
c/o ENGINEERING DEPT.
121 East Chestnut Street
Suite 100
Lancaster, Ohio 43130
Telephone (740) 687-6614
Facsimile (740) 681-5030

Date of Application: October 17th, 2019

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY REQUEST THE VACATION OF THE
(Please check the appropriate box)

Alley Street Easement

LOCATED AT: Emerson Boulevard, Lancaster OH

AND, AS FURTHER DESCRIBED IN THE ATTACHED SURVEY DESCRIPTION AND AS DELINEATED ON THE ATTACHED MAP. We do hereby agree to have prepared any amended deeds required to include said vacated lands, and to pay any and all costs or fees involved in the recording of said deeds with the County Recorder, of transferring the vacated lands on the Fairfield County Auditor's tax duplicate, and of recording the ordinance vacating said lands with the County Recorder.

<u>Property Owner's Name & Signature</u>	<u>Parcel ID No.</u>	<u>Tax Mailing Address</u>
<u>Fairfield Commercial Properties, LLC</u>	<u>0532152400</u>	<u>P.O. BOX 2550</u>
<u>[Signature]</u>	<u>053-2144900 MN</u>	<u>Lancaster, OH 43130</u>
<u>L&D COMMERCIAL PROPERTIES</u>	<u>053-2145000</u>	<u>P.O. BOX 2550</u>
<u>[Signature]</u>	<u>LANCASTER, OHIO</u>	<u>43130</u>

NOTE: If more signature lines are needed than provided above, use additional copies of this sheet for those signatures and submit all sheets with the required exhibits

Heiber Properties

2019-004

PLANNING COMMISSION CASE NO. 200

APPLICATION for VACATING OR NARROWING A PUBLIC RIGHT-OF-WAY



PLANNING COMMISSION CITY OF LANCASTER c/o ENGINEERING DEPT. 121 East Chestnut Street Suite 100 Lancaster, Ohio 43130 Telephone (740) 687-6614 Facsimile (740) 681-5030

Date of Application: October 14th 2019

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY REQUEST THE VACATION OF THE (Please check the appropriate box)

- Alley Street Easement

LOCATED AT: Lowell Drive, Lancaster Ohio

AND, AS FURTHER DESCRIBED IN THE ATTACHED SURVEY DESCRIPTION AND AS DELINEATED ON THE ATTACHED MAP. We do hereby agree to have prepared any amended deeds required to include said vacated lands, and to pay any and all costs or fees involved in the recording of said deeds with the County Recorder, of transferring the vacated lands on the Fairfield County Auditor's tax duplicate, and of recording the ordinance vacating said lands with the County Recorder.

Table with 3 columns: Property Owner's Name & Signature, Parcel ID No., Tax Mailing Address. Contains two entries for Fairfield Commercial Properties, LLC.

NOTE: If more signature lines are needed than provided above, use additional copies of this sheet for those signatures and submit all sheets with the required exhibits

Heiber Properties

Noland, Mitch

From: Lloyd Helber <lloyd.helber@gmail.com> on behalf of Lloyd Helber <lfh@greenapple.com>
Sent: Monday, December 02, 2019 9:24 AM
To: Noland, Mitch
Subject: Re: Right of way vacation - RJ Sabatino

[CAUTION: This message originated from an outside source -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any questions, please contact IT.]

Good Morning, Mitch ,

Yes, I am in favor of the R O W vacation. Thanks Lloyd Helber

On 12/2/2019 9:13 AM, Noland, Mitch wrote:

Good morning Lloyd,

I am following up with you regarding the ROW vacation on the old Van Gundy property.

I believe you have been working with RJ on this.

I want to confirm that you are aware of this ROW vacation and that you are **in support** of the proposed vacation.

A reply to this email would be sufficient.

Thanks,
Mitch

Mitch Noland P.E., S.I.
City Engineer
mnoland@ci.lancaster.oh.us
740-687-6614

2019.004

PLANNING COMMISSION CASE NO. 280

APPLICATION for VACATING OR NARROWING A PUBLIC RIGHT-OF-WAY



PLANNING COMMISSION
CITY OF LANCASTER
c/o ENGINEERING DEPT.
121 East Chestnut Street
Suite 100
Lancaster, Ohio 43130
Telephone (740) 687-6614
Facsimile (740) 681-5030

Date of Application: October 14th, 2019

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY REQUEST THE VACATION OF THE
(Please check the appropriate box)

Alley Street Easement

LOCATED AT: Emerson Boulevard, Lancaster OH

AND AS FURTHER DESCRIBED IN THE ATTACHED SURVEY DESCRIPTION AND AS DELINEATED ON THE ATTACHED MAP. We do hereby agree to have prepared any amended deeds required to include said vacated lands, and to pay any and all costs or fees involved in the recording of said deeds with the County Recorder, of transferring the vacated lands on the Fairfield County Auditor's tax duplicate, and of recording the ordinance vacating said lands with the County Recorder.

<i>Property Owner's Name & Signature</i>	<i>Parcel ID No.</i>	<i>Tax Mailing Address</i>
<u>Amy Cohen</u>	<u>0532144300</u>	<u>1176 Stone Run Ct</u>
<u>Amy Cohen</u>		<u>Lancaster, OH 43130</u>
<u>David Gustavson</u>	<u>0532144400</u>	<u>1176 Stone Run Ct</u>
<u>[Signature]</u>		<u>Lancaster, OH 43130</u>

NOTE: If more signature lines are needed than provided above, use additional copies of this sheet for those signatures and submit all sheets with the required exhibits

Note from Kay G.

We accept the
vacating of
Emerson Rd.

We need curbs
in rear of building
off of the new lower
Rd.