

TEMPORARY ORDINANCE NO. 16-20

PERMANENT ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE LAW DIRECTOR & CITY PROSECUTOR TO PROSECUTE THE PROCEEDINGS NECESSARY TO ANNEX CONTIGUOUS TERRITORY INTO THE CITY OF LANCASTER PURSUANT TO OHIO REVISED CODE §709.16, AND TO DECLARE AN EMERGENCY

WHEREAS, the City owns 0 Wilson Road, NW (Parcel No. 0140112530) and more specifically described as approximately 20.611 +/- acres in the State of Ohio, Fairfield County, Township of Greenfield, Township 15, Range 19, Section 33, as further delineated in the legal description and plat of survey attached hereto as Exhibit "A"; and

WHEREAS, this land was deeded to the City in 2019 by the Estate of D. Merrill Bowers to be used specifically for a city park to be known as "Bowers Park"; and

WHEREAS, the Board of County Commissioners own 0 Wilson Road, NW (Parcel No. 0140112520) and more specifically described as approximately 1.68 +/- acres in the State of Ohio, Fairfield County, Township of Greenfield, Township 15N, Range 19W, Section 33, as further delineated in the legal description attached hereto as Exhibit "B"; and

WHEREAS, these properties are contiguous to the City of Lancaster municipal corporation line and City Council wishes to petition the Board of County Commissioners for annexation of these properties into the City pursuant to Ohio Revised Code §709.16 by authorizing the Law Director & City Prosecutor to petition the Board of County Commissioners for such annexations;

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

SECTION 1. That pursuant to Ohio Revised Code §709.14, City Council hereby authorizes the annexation of Parcel No. 0140112530 and Parcel No. 0140112520 as described above and more specifically set forth in Exhibits "A" and "B" respectively attached hereto, and further authorizes the Law Director & City Prosecutor to petition the Board of County Commissioners for such annexations pursuant to Ohio Revised Code §709.16.

SECTION 2. That in the interest of the health, safety, and welfare of the community and more specifically in furtherance of development of the "Bowers Park" project, City Council does hereby declare an emergency so that this ordinance shall take effect and be in full force immediately upon its passage.

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

Date Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Law Committee

92/19744



TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

111 West Wheeling Street
Lancaster, Ohio 43130
Phone (740) 687-1710
Fax. (740) 687-0877

Description of 20.611 Acres

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Township 15, Range 19, Section 33.

Being 20.611 acres of the 113 acre tract as described in Official Record 1783, Page 2482, and being more fully described as follows:

Beginning at a point in Wilson Road, on the south line of the aforementioned 113 acre tract and at the southeast corner of a 1.675 acre tract described in Official Record 1442, Page 391, said point is located South 86°06'49" East a distance of 1078.92 feet from the southwest corner of the northwest quarter of Section 33;

thence North 03°53'11" East, passing a 5/8 inch rebar found at 22.99 feet, a total distance of 62.00 feet to a 3/4 inch rebar found at the northeast corner of the aforementioned 1.675 acre tract;

thence with a line of the 1.675 acre tract North 79°34'45" West a distance of 434.69 feet to a 5/8 inch rebar set;

thence North 15°30'34" East a distance of 338.07 feet to a 5/8 inch rebar set;

thence North 45°47'57" East a distance of 309.30 feet to a 5/8 inch rebar set;

thence North 57°09'15" East a distance of 287.52 feet to a 5/8 inch rebar set;

thence North 66°14'06" East a distance of 180.53 feet to a 5/8 inch rebar set;

thence North 49°52'58" East a distance of 128.96 feet to a 5/8 inch rebar set;

thence North 61°07'08" East a distance of 517.65 feet to a 5/8 inch rebar set;

thence North 81°41'24" East a distance of 86.89 feet to a 5/8 inch rebar set on the east line of the 113 acre tract;

thence South 04°03'58" West a distance of 831.80 feet to a 1/2 inch rebar found at the northeast corner of the 5 acre tract described in Official Record 1516, Page 171;

thence North 86°09'47" West a distance of 450.00 feet to a 1/2 inch rebar found at the northwest corner of the aforementioned 5 acre tract;

thence South 04°03'58" West, passing a 1/2 inch rebar found at 454.25 feet, a total distance of 484.00 feet to a point in Wilson Road, on the south line of the 113 acre tract and being the southwest corner of the 5 acre tract;

thence North 86°10'46" West a distance of 392.04 feet to the point of beginning, containing **20.611 acres.**

Bearings are based on the ODOT right-of-way plan FAI-33-7.31. 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 January of 2019 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

THIS PARCEL IS LOCATED IN THE
IDENTIFIED FEMA FLOOD HAZARD ZONE
CONSISTENT WITH THE FLOOD HAZARD
PREVENTION REGULATIONS
S-2019: Pine IS REQUIRED



Rodney McFarland 1/29/19
Rodney McFarland, P.S. Date
January 29, 2019

originals are signed in blue ink

Exempted from Fairfield County Subdivision Regulations. This exemption does not infer that the parcel in question is consistent with zoning and/or health department regulations.

Lauren K. ...

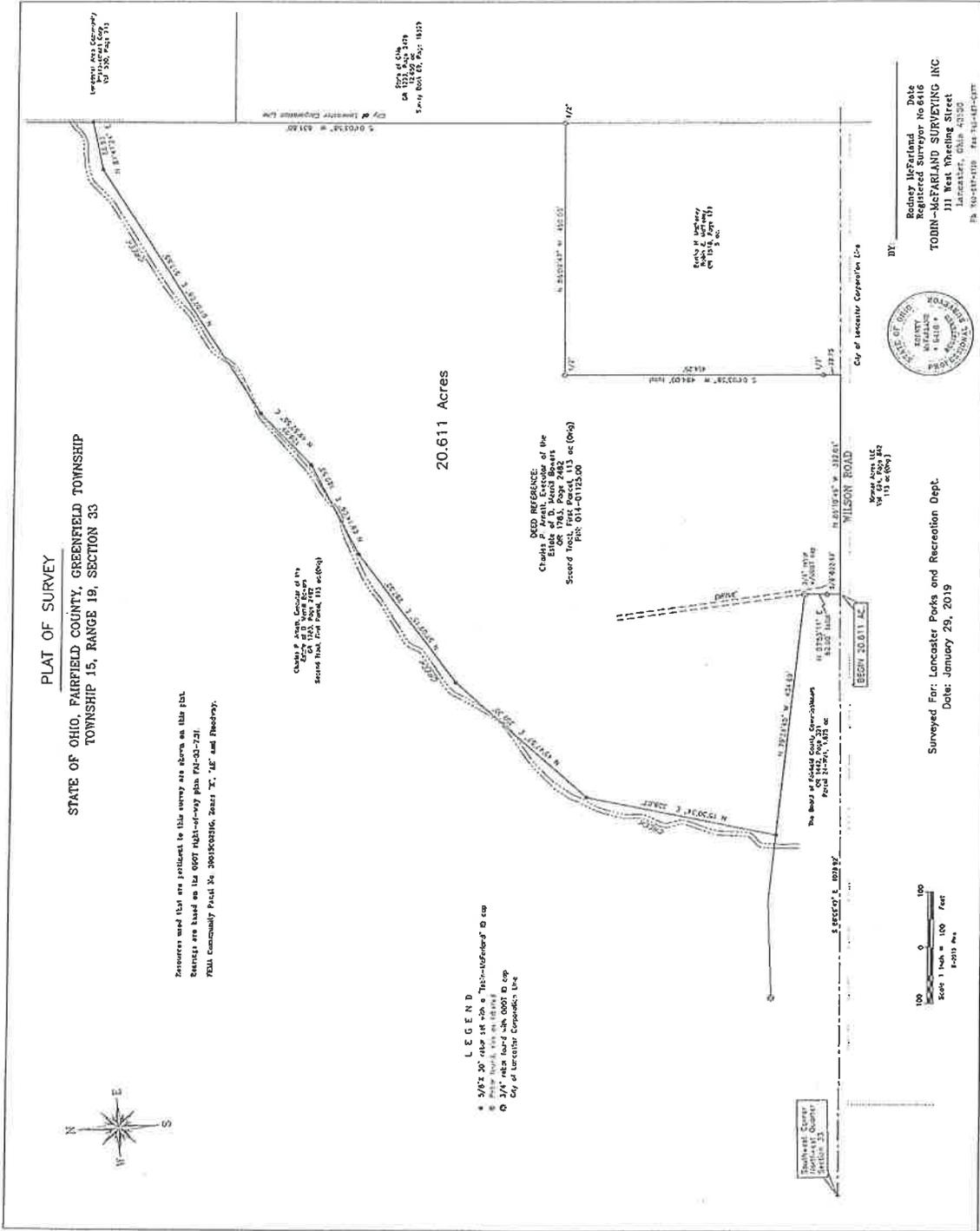
DESCRIPTION REVIEWED AND APPROVED FOR TRANSFER ONLY FAIRFIELD COUNTY AUDITOR/ENGINEER W/M/1/19

BY *LLT* DATE 2-6-19
92/19744

LEGAL DESCRIPTION AND PLAT MEETS MINIMUM STANDARDS FOR BOUNDARY SURVEYING FAIRFIELD COUNTY ENGINEER
BY *LLT* DATE 2/6/19



EXHIBIT C



PLAT OF SURVEY
 STATE OF OHIO, FAIRFIELD COUNTY, GREENFIELD TOWNSHIP
 TOWNSHIP 15, RANGE 19, SECTION 33

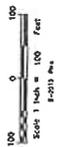
Assessors used this plat are petitioned to this survey are shown on this plat.
 Bearings are based on the 0907 NAD83-4-way path 741-01-721
 7241 Commonly Used X, 3001000000, Zone 17, 'N' and 'E' and 'R'.

Chain of Arrows, Located at the
 East of the Survey
 CA 1725, 842, 219
 5.000000' x 113.000000'
 Record Book, First Parcel, 113 ac (0.9g)

20.611 Acres

DEED REFERENCE:
 Chain of Arrows, Extent of the
 East of the Survey
 CA 1725, 842, 219
 5.000000' x 113.000000'
 Record Book, First Parcel, 113 ac (0.9g)
 PAR: 014-01123.00

- LEGEND
- 4 5/16" 30' (100' x 100') corner of cop
 - 6 3/4" 1/2" (100' x 100') corner of cop
 - 3/4" 1/2" (100' x 100') corner of cop
 - City of Lancaster Corporation line



Surveyed For: Lancaster Parks and Recreation Dept.
 Date: January 29, 2019



BY: Rodney McFarland
 Registered Surveyor No. 11300
 TOBIN-MCFARLAND SURVEYING INC
 311 West Yocum Street
 Lancaster, OH 43030
 Fax: 740-331-1119 Fax: 740-331-1119

City of Lancaster Corporation Co.
 Wilson Road
 West York, OH
 113 ac (0.9g)

Lancaster Area Community
 Improvement Corp.
 10 300, 104, 101

City of Lancaster
 CA 1725, 842, 219
 5.000000' x 113.000000'

Block of Survey
 113 ac (0.9g)

Boundary Corner
 Station 33

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Section 33, Township 15N, Range 19W and bounded and described as follows:

Being a parcel of land lying on the left side of the centerline of a survey for Fai-33-7,31, made by the department of Transportation and being located within the following described points in the boundary thereof:

Beginning at a point on the west line of Section 33, said point being located N 02°12'08" E a distance of 0.83' from a Railroad spike found and being Sta. 8+71.10 of the centerline of proposed Wilson Rd. (C.R. 45) and 183.11' Rt. of Sta. 300+03.13 of the centerline of proposed U.S.R. 33. thence, S 86°06'49" E a distance of 350.24' to a point, said point being Sta. 12+21.34 of the proposed centerline of Wilson Rd. (C.R. 45) and 167.12' Lt. of Sta. 300+00.48 of the centerline of proposed U.S.R. 33 and being THE TRUE POINT OF BEGINNING.

thence, N 06°00'44" E a distance of 119.48 feet along the proposed Right-Of-Way to a set iron pin, said pin being located 170.00 Lt. of Sta. 298+79.25 of the centerline of proposed U.S.R. 33 and 119.40' Lt. of Sta. 12+25.77 of the centerline of proposed Wilson Rd. (C.R. 45).

thence, along the proposed Right-Of-Way S 87°57'22" E a distance of 174.32 feet to a set iron pin, said pin being located 125.00' Lt. of Sta. 14+00.00 of the centerline of proposed Wilson Rd. (C.R. 45).

thence, S 79°34'45" E a distance of 553.60 feet to a set iron pin, said pin being located 62.00' Lt. of Sta. 19+50.00 of the centerline of proposed Wilson Rd. (C.R. 45).

thence, S 03°53'11" W a distance of 62.00 feet passing an iron pin at 45.50' to a point, said point being Sta. 19+50.00 of the centerline of proposed Wilson Rd. (C.R. 45).

thence, along said centerline N 86°06'49" W a distance of 728.66 feet to the place of beginning.

The parcel of land described covers 1.675 acres, more or less.

All set iron pins are 3/4" x 30" rebars with yellow I.D. caps inscribed "O.D.O.T. District 5".

Bearings are based upon an assumed meridian.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Thomas E. Andrews, P.S. #6964, December 10, 1999.

Parcel No.: 0140112520

Address: 0 Wilson Road, Lancaster, Ohio 43130

Prior Instrument Reference: OR 1442 Page 391

