

TEMPORARY RESOLUTION NO. 100-23

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION STATING SERVICES TO BE PROVIDED BY THE MUNICIPAL CORPORATION TO ANNEXED TERRITORY OF METRO DEVELOPMENT FOR THE EXPEDITED TYPE 2 ANNEXATION OF PARCEL NUMBER 0140100400, CONSISTING OF 8.9 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, Metro Development ("Petitioner") has notified the City of its intention to file a Petition for Expedited Type 2 Annexation for parcel number 0140100400, including 8.9 +/- acres currently in Greenfield Township, with the Fairfield County Board of County Commissioners ("BCC"); and

WHEREAS, pursuant to the Ohio Revised Code, the City has twenty (20) days after the Petition is filed with the BCC to adopt a statement of services indicating what utilities and other services will be provided to the territory to be annexed;

WHEREAS, Petitioner and the City have negotiated a Pre-Annexation Agreement that sets forth the terms and conditions necessary for the City to provide services to the newly annexed territory; now, therefore,

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. That the City intends to provide the following services to the Petitioner's property in Greenfield Township as described in attached Exhibit A for the 8.9 +/- acres, for which a Petition for an Expedited Type 2 Annexation will be pending before the BCC imminently; conditioned, however, upon the annexation being successfully completed and all specific terms and conditions of the Pre-Annexation Agreement being satisfied: Water, Sanitary Sewer, Natural Gas, Stormwater, Sanitation, Police, and Fire/EMS.

SECTION 2. That the Petitioners shall ensure that future development within the area proposed for annexation will not result in the main City utility line capacities being exceeded.

SECTION 3. That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the further reason that this resolution must be enacted to meet the annexation timeline imposed by the Ohio Revised Code for an Expedited Type 2 Annexation; wherefore, this ordinance shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

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

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Law Committee



**PROPOSED ANNEXATION OF 8.9 ACRES +/-  
FROM GREENFIELD TOWNSHIP  
TO CITY OF LANCASTER**

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Section 27, Township 15, Range 19, and being part of that 9.06 acre tract of land as conveyed to JB 2750, LLC, of record in Official Record 1670, Page 1426 and being PID 0140100400 and more particularly described as follows:

**Beginning** at the southeasterly corner of Reserve "B" of a subdivision entitled "General Sherman Junior High School", of record in Plat Cabinet 3, Slot 46, being a point in the westerly line of a subdivision entitled River Valley Highlands Section 4, Phase 3, of record in Plat Cabinet 1, Slot 190 and being a point in the existing City of Lancaster Corporation Line, of record in Official Record 1463, Page 34, Ordinance Number 25\_07, Resolution Number 6.12.19.B and of record in Dedication Record 6, Page 211, Ordinance Number 09\_92, Resolution Number 91.12.17.D;

Thence, South 0°00'00" East, with said existing City of Lancaster Corporation line, the westerly line of said River Valley Highlands Section 4, Phase 3 and with the westerly line of a subdivision entitled Hubbard Industrial Park, of record in Plat Cabinet 1, Slot 170, and with the westerly line of a 4.8034 acre tract, as conveyed to SCF RC Funding III, LLC, of record in Official Record 1739, Page 3947, a distance of 1627.93 feet to a point in the northerly right of way line of North Columbus Street;

Thence, North 75°00'00" West with said northerly right of way line, a distance of 198.99 feet to a point in the easterly line of a 1.117 acre tract as conveyed to Coughlin Properties of Lancaster, LLC, of record in Instrument Number 202100028733;

Thence, with the easterly line of said 1.117 acre tract and the perimeter of an 11.769 acre tract as conveyed to Coughlin Properties of Lancaster, LLC, of record in Instrument Number 202100028733, the following courses:

North 0°00'00" East, a distance of 851.78 feet to a corner of said 11.769 acre tract;

North 89°30'00" West, a distance of 110.04 feet to a corner of said 11.769 acre tract;

North 0°00'00" East, a distance of 723.69 feet to the northeasterly corner of said 11.769 acre tract and being a point in the southerly line of Lot 1 of said "General Sherman Junior High School", and being a point in said existing City of Lancaster Corporation Line;

Thence, South 89°59'59" East, with said Existing City of Lancaster Corporation Line and the southerly line of said Lot 1, a distance of 302.25 feet to the **Point of Beginning** and containing 8.9 acres of land more or less, the total perimeter of this proposed annexation is 3814.68 feet of which 1930.18 are contiguous with the City of Lancaster giving 51% contiguity;

Subject to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of recording pertaining to the above described tract of land.

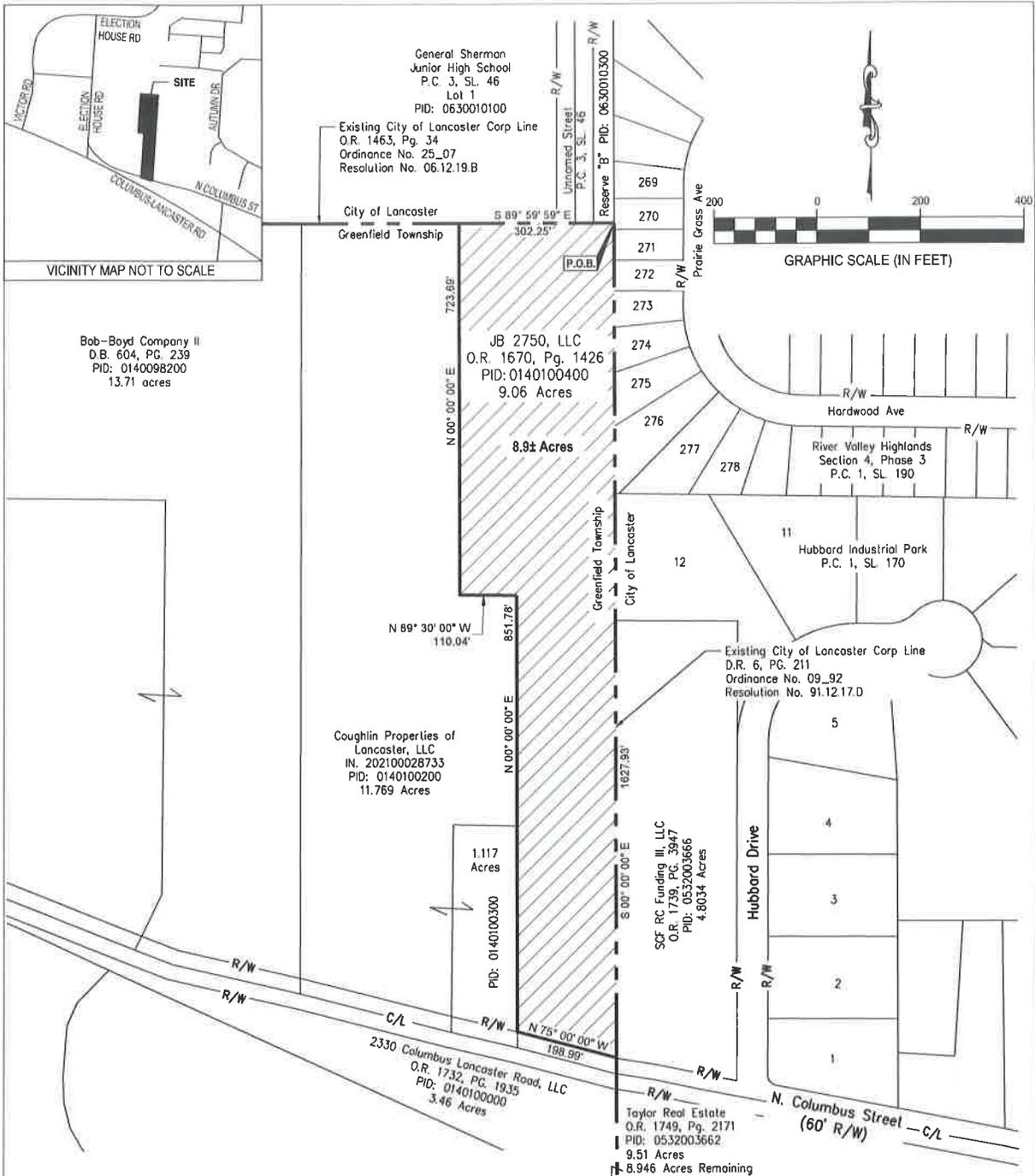
This description was prepared from existing record information and is for annexation purpose only.

CESO Inc

\_\_\_\_\_  
Jeffrey A. Miller, PS  
Registered Surveyor No. 7211

\_\_\_\_\_  
Date





**CONTIGUITY NOTE:**

The total perimeter of annexation area is 3814.68 feet, of which 1930.18 feet are contiguous with the City of Lancaster, giving 51% contiguity.

This exhibit was prepared from record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

LEGEND	
	Exist. City of Lancaster Corp Line
	Exist. Parcel Line
	Prop. Annexation Corp. Line
	Prop. Area to be Annexed (8.9± ACRES)

JEFFREY A. MILLER, OHIO P.S. NO. 7211 DATE

<b>1</b>	Drawing Title:	<b>Proposed Annexation of 8.9± Acres From Greenfield Township To the City of Lancaster</b>
	Project Number:	762826
	Scale:	1" = 200'
	Drawn By:	ABP
	Checked By:	ALB
	Date:	7/14/2023
Issue:		<b>8.9± ACRES</b> State of Ohio, Fairfield County, Greenfield Township Section 27, Township 15, Range 19 © 2023 CESO, INC.

