

TEMPORARY ORDINANCE NO. 5-24

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 45.1 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster was served with an Expedited Type II Petition to annex 45.1 +/- acres from Pleasant Township to the City of Lancaster; and

WHEREAS, the Lancaster City Council is currently considering Temporary Ordinance 3-24 to consent to the annexation; and

WHEREAS, the City must pass an ordinance to establish zoning for any newly annexed territory; and

WHEREAS, the negotiated Pre-Annexation Agreement contemplates the territory to be annexed will be zoned as RM – Residential Multi-Family; now, therefore,

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

SECTION 1. That the zoning ordinance and map of the City of Lancaster, Ohio are hereby revised upon successful passage of the Ordinance to Accept the Annexation to establish the City Boundaries and to establish zoning for the 45.1 +/- acres, pursuant to Exhibit A, as follows:

a. RM (Residential Multi-Family District)

SECTION 2. The City Engineer is directed to make the changes on the Zoning Map.

SECTION 3. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to further economic development and remediate the City's acute housing shortage; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

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

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by _____

I, _____, Clerk of Council do hereby certify that on _____, 2024 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

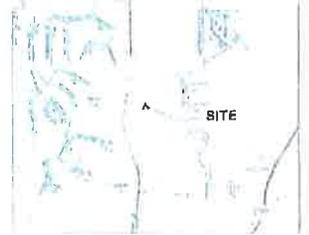
GRAPHIC SCALE



45.1± Ac. Tract
Length of Contour: 23,200 feet
Total Length of Parcels: 27,217 feet
Percentage of Contiguity: ±40%
No islands of township property are created by this annexation.

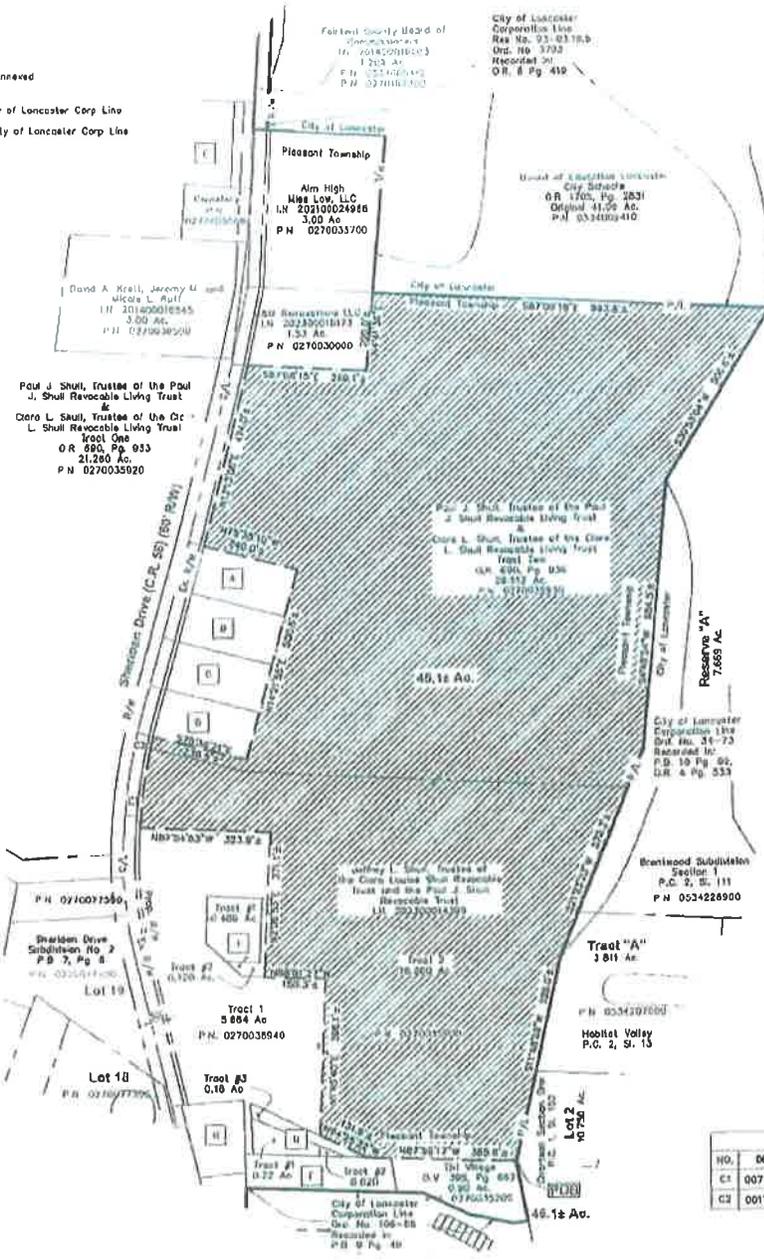
45.1± ACRE
ANNEXATION FROM THE
TOWNSHIP OF PLEASANT
TO THE CITY OF LANCASTER

Section 23, Township 15
Range 18, Congress Lands
Township of Pleasant
County of Fairleigh, State of Ohio



Legend

- Area to be Annexed
- Existing City of Lancaster Corp Line
- Proposed City of Lancaster Corp Line



- A. Amy A. and John B. Mowbray
LN 20130031823
0.83 Ac.
P.N. 0270035010
- B. Sandra Sue Larkin
LN 20050023300
0.00 Ac.
P.N. 0270035010
- C. Brandon Brinkley, LLC
LN 20160010552
0.85 Ac.
P.N. 0270035020
- D. Richard J. and Amber M. Shugart
LN 20220020740
0.80 Ac.
P.N. 0270035100
- E. Bruce D. Baughman, Trustee of the Bruce D. Baughman Revocable Trust
LN 20210022243
1.18 (1.240 Ac Total)
P.N. 0270033200
- F. Andy S. and Ramay Anthony
LN 20210022473
0.754 Ac.
P.N. 0270035100
- G. Mory L. Fox
O.R. 397, Pg. 574
O.R. 552, Pg. 105
P.N. 0270035300
- H. Arlene Hayes
LN 20210022279
0.577 Ac.
P.N. 0270035100
- I. James C. and Corina M. Lister
LN 201900058234
P.N. 0232035000

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	007°53'40"	1470.43'	303.37'	N07°07'25"E	203.12'
C2	001°00'36"	1477.11'	28.54'	N11°28'17"E	29.62'

ADVANCED CIVIL DESIGN
281 Holmes Road, Suite 200
Columbus, Ohio 43230
PH 614-488-7130
FAX 614-488-7133

This exhibit is created from information obtained from the Fairleigh County Auditor's Office and the Fairleigh County Recorder's Office. This exhibit is not to be used for the transfer of land.

ADVANCED CIVIL DESIGN, INC
Doug R. Hack
Reg. No. 7661
Date

EXHIBIT
A

**Proposed 45.1± Acre Annexation
from Pleasant Township
to the City of Lancaster**

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Situated in the State of Ohio, County of Fairfield, Township of Pleasant, being part of Section 29, Township 15, Range 18, Congress Lands and containing 45.1± acres of land, more or less, said 45.1± acres being part of a 29.512 acre tract of land conveyed to Paul J. Shull, Trustee of the Paul J. Shull Revocable Living Trust and Clara L. Shull, Trustee of the Clara L. Shull Revocable Living Trust in Official Record 690, Pg. 936 as Tract Two and part of a 16.269 acre tract of land also conveyed to Jeffrey L. Shull, Trustee of the Clara Louise Shull Revocable Trust and the Paul J. Shull Revocable Trust in Instrument No. 202300014399 as Tract 2, said 45.1± acres more particularly described as follows:

Beginning at the southeast corner of said 16.269 acre tract, the northeast corner of a 0.90 acre tract conveyed to Tiki Village in D.V. 395, Pg. 662, an angle point of Lot 2 as numbered and delineated for the Chartwell Section One subdivision in Plat Cabinet 1, Sl. 152, and being on a westerly City of Lancaster Corporation Line (Ordinance No 34-73, recorded in Plat Book 10, Pg. 99 and D.R. 4, Pg. 533);

Thence **N 87°59'17" W**, with the south line of said 16.269 acre tract, the north line of said 0.90 acre tract, and the north line of a 0.734 acre tract of land conveyed to Cindy S. and Rodney Asbury in Instrument No. 202100022476, 369.6± feet to an angle point of said 16.269 acre tract, the southeast corner of a 0.18 acre tract of land conveyed to Jeffrey A. Fox in Instrument No. 202000020772 as Tract #3, and being on the north line of said 0.734 acre tract;

Thence **N 64°25'22" W**, with the south line of said 16.269 acre tract and the northerly line of said 0.18 acre tract, 131.6± feet to a point on said 0.18 acre tract and the southeast corner of a 5.664 acre tract also conveyed to Paul J. Shull, Trustee of the Paul J. Shull Revocable Living Trust and Clara L. Shull, Trustee of the Clara L. Shull Revocable Living Trust in Instrument No. 202300014399 as Tract 1;

Thence with the east line of said 5.664 acre tract and the west line of said 16.269 acre tract, the following two (2) courses and distances:

1. **N 01°45'40" E, 398.1± feet** to a point;
2. **N 88°01'27" W, 150.3± feet** to an angle point of said 5.664 acre tract and said original 16.269 acre tract and the southeast corner of a 0.120 acre tract of land conveyed to Jared C. and Caitlin M. Lister in Instrument No. 202300008234 as Tract #2;

Thence **N 02°06'53" E**, with the east line of said 0.120 acre tract, the east line of said 5.664 acre tract, and the current west line of said 16.269 acre tract, 371.1± feet to a point;

Thence **N 87°44'53" W**, with the north line of said 5.664 acre tract and a south line of said 16.269 acre tract, 323.9± feet to a point on the easterly right-of-way of Sheridan Drive (C.R. 56) (60' R/W);

Thence across said 16.269 acre tract and with the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W), with a curve to the right, a central angle of 07°53'40", a radius of 1475.42 feet, an arc length of 203.3± feet, and a chord bearing and distance of **N 07°07'25" E, 203.1± feet** to a point on the north line of said 16.269 acre tract, the south line of said Tract Two, and being on the easterly right-of-way of said Sheridan Drive (C.R. 56)(60' R/W);

Thence across said 29.512 acre tract and with the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W), with a curve to the right, a central angle of 01°08'34", a radius of 1477.11 feet, an arc length of 29.5± feet, and a chord bearing and distance of **N 11°38'13" E, 29.5± feet** to an angle point of said 29.512 acre tract, being on the south line of a 0.80 acre tract of land conveyed to Richard J. and Amber M. Shugert in Instrument No. 202200020745, and the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence **S 75°38'21" E**, with a south line of said 29.512 acre tract and the south line of said 0.80 acre tract, 239.5± feet to the southeast corner of said Shugert tract and an angle point of said 29.512 acre tract;

Thence **N 14° 21' 55" E**, with a west line of said 29.512 acre tract, the east line of said Shugert tract, the east line of a 0.80 acre tract conveyed to Sheridan Rentals, LLC in Instrument No. 201600010552, the east line of a 0.80 acre tract of land conveyed to Sandra Sue Larkin in Instrument No. 200800005350, and the east line of a 0.80 acre tract of land conveyed to Julia A. and John B. Moonan in Instrument No. 201300021662, 500.6± feet to an angle point of said 29.512 acre tract and the northeast corner of said Moonan tract;

Thence **N 75° 35' 10" W**, with the north line of said Moonan tract and a south line of said 29.512 acre tract, 240.0± feet to a point on the north line of said Moonan tract, a south line of said 29.512 acre tract, and being on the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence **N 13°13'06" E**, across said 29.512 acre tract and with the easterly right-of-way of said Sheridan Drive (C.R. 56)(60' R/W), 474.0± feet to point on a north line of said 29.512 acre tract, the south line of a 1.53 acre tract of land conveyed to Hazel F. Poston in Deed Book 546, Pg. 806, and being on the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence **S 87°08'15" E**, with a north line of said 29.512 acre tract and the south line of said 1.53 acre tract, 299.1± feet to an angle point of said 29.512 acre tract and the southeast corner of said 1.53 acre tract;

**Proposed 45.1± Acre Annexation
from Pleasant Township
to the City of Lancaster**

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Thence **N 04°41'36" E**, with a west line of said 29.512 acre tract and the east line of said 1.53 acre tract, **200.0± feet** to the northwest corner of said 29.512 acre tract, the northeast corner of said 1.53 acre tract, the southeast corner of a 3.00 acre tract of land conveyed to Aim High Miss Low, LLC in Instrument No. 202100024966, a southwest corner of an original 41.09 acre tract of land conveyed to the Board of Education Lancaster City Schools in Official Record 1705, Pg. 2831, and being on a southerly City of Lancaster Corporation Line (Resolution No. 93-03, Ordinance No. 3793, and recorded in D.R. 6, Pg. 419);

Thence **S 87°08'19" E**, with the south line of said original 41.09 acre tract, the north line of said 29.512 acre tract, and said City of Lancaster Corporation Line, **993.8± feet** to the southeast corner of said original 41.09 acre tract, the northeast corner of said 29.512 acre tract, a northwest corner of Reserve "A" as dedicated for the Brentwood Subdivision Section 1 in Plat Cabinet 2, Sl. 111, the southwest corner of a 3.097 acre tract of land conveyed to Plum Hollow, LLC in Official Record 1783, Pg. 2987, and the intersection of said City of Lancaster Corporation Line (Resolution No. 93_03, Ordinance No. 3793, and recorded in D.R. 6, Pg. 419) and said City of Lancaster Corporation Line (Ordinance No. 34-73, recorded in Plat Book 10, Pg. 99 and D.R. 4, Pg. 533);

Thence with the east line of said 29.512 acre tract, the west line of said Reserve "A", and said southerly City of Lancaster Corporation Line, the following two (2) courses and distances:

1. **S 30° 53' 04" W, 506.6± feet** to a point;
2. **S 04° 49' 54" W of 684.5± feet** to a point;

Thence **S 21° 23' 23" W**, with the east line of said 29.512 acre tract, the east line of said 16.269 acre tract, the west line of said Reserve "A", the west line of Tract "A" as dedicated for the Habitat Valley subdivision in Plat Cabinet 2, Sl. 13, and said City of Lancaster Corporation Line, **573.3± feet** to an angle point of said 16.269 acre tract and Tract "A";

Thence **S 11° 48' 59" W**, with the east line of said 16.269 acre tract, the west line of Tract "A", and the west line of said Lot 2, **528.0± feet** to the **Point of Beginning**, containing **45.1± acres**.

The above description was prepared by Advanced Civil Design Inc. on October 30, 2023 and is based on existing Fairfield County Auditor and Recorder records.

The total length of the annexation perimeter is 7,217± feet, of which 3,286± feet are contiguous with existing City of Lancaster Corporation lines, being 46±% contiguous.

All references used in this description can be found at the Fairfield Recorder's Office, Fairfield County, Ohio.

This is not to be used for the transfer of land and is for annexation purposes only

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661 Date: