

TEMPORARY ORDINANCE NO. 1-24

PERMANENT ORDINANCE NO. 4-24

AN ORDINANCE TO RELEASE AN EASEMENT FOR PIPELINE K-221 ON FAIRFIELD COUNTY TAX PARCEL NUMBER 0535031610 AND TO DECLARE AN EMERGENCY

WHEREAS, on January 13, 2005, Columbia Gas Transmission Corporation conveyed to the City of Lancaster an abandoned six (6) inch pipeline known as "K-221" that previously served the S. Ewing Street Anchor Hocking plant; and

WHEREAS, Lancaster Municipal Gas has no need for Pipeline K-221, its facilities, or the underlying easement and land rights on Fairfield County Tax Parcel No. 0535031610; and

WHEREAS, LDG Development has a contract to purchase Parcel No. 0535031610 from the current owner and is in the underwriting process to construct a multi-family residential development thereon; and

WHEREAS, LDG Development has requested that the easement for decommissioned pipeline K-221 on Parcel No. 0535031610 be released to satisfy the Ohio Housing Finance Authority ("OHFA") and other potential underwriters; now, therefore,

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

SECTION 1. That the Mayor is hereby authorized to enter into a Partial Release of Easement with the current property owner exclusively for the portion of Pipeline K-221 which runs over, through, under, and across Parcel No. 0535031610 and to execute all documents necessary to complete said Partial Release of Easement.

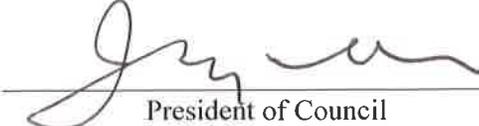
SECTION 2. The Partial Release of Easement (Exhibit 1 – attached hereto) in the form presently on file with the Clerk of Council is hereby approved and authorized with changes therein not inconsistent with this Ordinance and not substantially adverse to the City. This Council further authorizes the Mayor for and in the name of the City, to execute any amendments or changes to the final documents, which amendments are not inconsistent with this Ordinance and not substantially adverse to the City.

SECTION 3. That this ordinance 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 ordinance needs to be enacted for the developer to certify to OHFA that the City's easement and underlying property rights have been released; wherefore, this ordinance shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: January 8, 2024 after 1 reading. Vote: Yeas 9 Nays 0

Date Approved: January 8, 2024

Clerk: Kurt M. Curt


President of Council

Don G. McJannet

Mayor

Offered by: Cory Johnson

Second by: Molly R. Turner

Requested by Council of the Whole

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

Clerk of Council



BILL OF SALE AND ASSIGNMENT

THIS BILL OF SALE AND ASSIGNMENT, made and entered into this 10th day of JANUARY, 2005, by and between COLUMBIA GAS TRANSMISSION CORPORATION, a Delaware corporation, having an address of 1700 MacCorkle Avenue, SE, Charleston, West Virginia, hereinafter referred to as "COLUMBIA", and CITY OF LANCASTER, having an address 1424 Camp Ground Road, Lancaster, Ohio 43130-9503, hereinafter referred to as "CITY".

WHEREAS, COLUMBIA and CITY entered into a certain Purchase and Sale Agreement dated December 23, 2004 (hereinafter "PSA"), whereby COLUMBIA agreed to sell to CITY, and CITY agreed to buy from COLUMBIA, four (4) inch pipeline and related land rights, known as Pipeline K-221; and

305 SIX (6) ft

WHEREAS, by this Bill of Sale and Assignment, the parties intend to consummate the sale as provided by the aforesaid Purchase and Sale Agreement;

NOW, THEREFORE, WITNESSETH; THAT, for and in consideration of the sum of One Dollar (\$1.00) and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, COLUMBIA does hereby SELL, GRANT, CONVEY, ASSIGN, RELEASE and TRANSFER to CITY, its successors and assigns, all of COLUMBIA's right, title and interest in and to the following assets and real property interests situate in Fairfield County, Ohio, known as Pipeline K-221, to wit:

(a) all of COLUMBIA's existing pipeline facilities identified on Exhibit A attached hereto and made a part hereof; and

(b) all of COLUMBIA's rights, title and interest in the right-of-way agreement or other interests in property relating thereto, subject to the limitations, if any, contained in such documents of title, assignment or other documents identified in Exhibit B attached hereto and made a part hereof; and

(c) all of COLUMBIA's rights, title and interest in the lease agreements or other interests in property relating thereto, subject to the limitations, if any, contained in such documents of title, assignment or other documents, identified on Exhibit C attached hereto and made a part hereof.

TO HAVE AND TO HOLD all and singular the assets and property rights hereby sold, assigned, transferred, set-over and delivered unto CITY its successors and assigns.

UNLESS OTHERWISE SET FORTH IN THE PSA, THE ASSETS BEING SOLD AND TRANSFERRED HEREIN ARE BEING SOLD AND TRANSFERRED ON AN "AS IS" BASIS, WITHOUT ANY EXPRESS OR IMPLIED WARRANTY OF TITLE, QUALITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY OF ANY KIND WHATSOEVER.

Effective as of the date of Bill of Sale and Assignment, CITY agrees to perform and observe all the conditions contained in the right-of-way and/or lease agreements transferred herein and assumes and agrees to pay all taxes associated with said property rights sold herein, if any.

COLUMBIA hereby covenants and agrees with CITY, its successors and assigns, to execute, acknowledge and deliver all and every such further assignments and other instruments as may be necessary to more fully assure CITY, its successors and assigns, all interests and rights herein sold, assigned, transferred, set over and delivered.

This conveyance is subject to all covenants, restrictions, conditions, reservations, rights of way and easements contained of record in the Land Records of Meigs County, Ohio.

SM 30
FAIRFIELD

COLUMBIA hereby declares that the total consideration for the facilities and real property interests transferred by this document is One Dollar and No Cents (\$1.00) and other good and valuable consideration.

IN WITNESS WHEREOF, COLUMBIA has caused this Bill of Sale and Assignment to be executed by its duly authorized officer effective as of the date first above written.

WITNESS:

COLUMBIA GAS TRANSMISSION CORPORATION

Tammie L. Snyder
Print: Tammie L. Snyder

Vicky J. Boyd
Print: Vicky J. Boyd

By: *Sherec P. Downey*
Print: Sherec P. Downey
Its: Manager, Field Services

CITY OF LANCASTER

Alena J. Watkins
Print: Alena J. Watkins

Lindel Jackson
Print: Lindel Jackson

By: *Lindel Jackson*
Print: Lindel Jackson
Its: Service Safety Director

200500010297
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOODS
04-29-2005 At 01:59 pm.
BILL OF SALE 96.00
OR Book 1384 Page 3110 - 3116

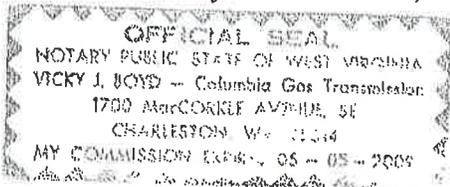
200500010297
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOODS
04-29-2005 At 01:59 pm.
ASSIGN LEA 96.00
OR Book 1384 Page 3110 - 3116

STATE OF WEST VIRGINIA

COUNTY OF KANAWHA, to-wit:

The foregoing instrument was acknowledged before me this 10th day of January 2005, by Sheree P. Downey, Manager, Field Services of Columbia Gas Transmission Corporation, a Delaware corporation, on behalf of the corporation.

My commission expires on 5-5-09.



Vicky J. Boyd
Notary Public

STATE OF OHIO

COUNTY OF FAIRFIELD, to-wit:

The foregoing instrument was acknowledged before me this 10 day of January 2005, by Lindel Jackson, Service Safety Director, of the City of Lancaster, on behalf of the City.

My commission expires on 2-14-2007.



ANN W. PALMER
Notary Public, State of Ohio
My Commission Expires 2-14-2007
Ann W. Palmer
Notary Public

This instrument was prepared by:

NiSource Corporate Services
Legal Department
1700 MacCorkle Avenue, SE
Charleston, West Virginia 25314

Exhibit A

K-221 System Pipelines in Fairfield County

Pipeline	State	County	Twp/Dist	Map Number
K-221	OH	FAIRFIELD	BERNE	4392364
K-221	OH	FAIRFIELD	BERNE	4396364

FULL ASSIGNMENT

EXHIBIT B-1
 ASSIGNMENT AND BILL OF SALE
 RIGHT-OF-WAY EXHIBIT
 K-221 SYSTEM
 FAIRFIELD COUNTY, OHIO

Line Number	Type of Facility	R/W Number	Grantors	Date	Township	Recording	
						Vol/Bk/Liber	Page
K-221	Pipeline	K-221 # 1	Chester R. Emerick, et al	10/21/1955	Berne	257	537
K-221	Pipeline	K-221 # 3	Leroy Ellinger, et ux	10/13/1951	Berne	44	544
K-221	Pipeline	K-221 # 4	Alice Seymore, Widow	08/26/1946	Berne	43	435
K-221	Pipeline	K-221 # 5	W. D. Wright, et ux	11/03/1924	Berne	33	534
K-221	Pipeline	K-221 # 2-A	L. L. C. Inc. by Robert K. Fox	09/04/1959	Berne	291	387
K-221	Pipeline	23-02-32	Anchor Hocking Corporation	01/19/1970	Berne	384	292

53
 54
 55
 56
 57
 58
 59
 60

PARTIAL ASSIGNMENT

EXHIBIT B-2
 ASSIGNMENT AND BILL OF SALE
 RIGHT-OF-WAY EXHIBIT
 K-221 SYSTEM
 FAIRFIELD COUNTY, OHIO

Line Number	Type of Facility	R/W Number	Grantors	Date	Township	Recording	
						Vol/Bk/Liber	Page
K-221*	Pipeline	K-170 # 21	Raymond J. Scholl	01/22/1947	Berne	42	555

*NOTE: Columbia Gas Transmission Corporation (COLUMBIA) is conveying unto Lancaster Municipal Gas (LANCASTER) only those rights for the operation and maintenance of pipeline number K-221. COLUMBIA will be retaining all other rights and interests under said agreement.

1979 VOTER REGISTRATION
 1979 VOTER REGISTRATION
 1979 VOTER REGISTRATION
 1979 VOTER REGISTRATION

FULL ASSIGNMENT

EXHIBIT C
 ASSIGNMENT AND BILL OF SALE
 LEASE EXHIBIT
 K-221 SYSTEM
 FAIRFIELD COUNTY, OHIO

Line Number	Type of Facility	Lease Number	Grantors	Date	Township	Recording	
						Vol/Bk/Liber	Page
K-221	Railroad Crossing	2005453-000	Pennsylvania Railroad Company	11/04/1926	Berne		Not recorded Permit No. 59247
K-221	Railroad Crossing	2005453-000	Chesapeake and Ohio Railway Company	09/20/1978	Berne		Not recorded

Fairfield County, Ohio

PARTIAL RELEASE

THIS PARTIAL RELEASE AND CANCELLATION, made this 30th day of November, 2004, by and between WILMINGTON TRUST COMPANY, a Delaware corporation, with an address of 1100 North Market Street, Wilmington, Delaware 19890, hereinafter called the "TRUSTEE," and COLUMBIA GAS TRANSMISSION CORPORATION, a Delaware corporation, with an address of 12801 Fair Lakes Parkway, Fairfax, Virginia 22030, hereinafter called the "Company";

WITNESSETH:

THAT WHEREAS, by Indenture of Mortgage and Deed of Trust dated August 30, 1985 (hereinafter referred to as the "1985 Mortgage") the Company granted unto Wilmington Trust Company, a Delaware corporation, as Trustee, with an address of Rodney Square North, Wilmington, Delaware 19890 (hereinafter called the "Trustee") a mortgage and deed of trust covering certain of its assets situate in the States of Kentucky, Maryland, Michigan, New York, Ohio, Pennsylvania, Virginia and West Virginia, and by Amended and Restated Indenture of Mortgage and Deed of Trust dated as of November 28, 1995, (hereinafter referred to as the "1995 Mortgage") (the 1985 Mortgage and the 1995 Mortgage both hereinafter referred to as the "Mortgages"), the Company granted unto the Trustee a mortgage and deed of trust covering certain of its assets situate in the States of Delaware, Kentucky, Maryland, New Jersey, New York, Ohio, North Carolina, Pennsylvania, Virginia and West Virginia, both of which Mortgages include assets situate in Fairfield County, Ohio which 1985 Mortgage is recorded in the Recorder's Office of Fairfield County, Ohio, in Book 497, at Page 693; and which 1995 Mortgage is recorded in said Recorder's Office in Book 817, at Page 70;

✓
✓

WHEREAS, the Company desires to sell, free from the lien of the Mortgages, four (4) inch pipeline and related property rights, known as Pipelines K-221 and ^{U.S.} K-222, situate in Fairfield County, Ohio and being more particularly described in Appendix A, attached hereto and made a part hereof; and

NOW THEREFORE, in consideration of the premises, the TRUSTEE and Company do hereby release and cancel the lien of the Mortgages, INSOFAR ONLY as it covers and affects the assets more particularly described in Appendix A; and

Except as hereby partially released and canceled, the Mortgage shall remain in full force and effect according to the terms and tenor thereof.

IN WITNESS WHEREOF, the TRUSTEE and Company have caused this Partial Release to be duly executed all as of the day and year first above written.

Witness:

Kathleen C. Annuzzi
Chambers

WILMINGTON TRUST COMPANY, as Trustee

J. B. Fell

Print: Joseph B. Fell
Its: Assistant Vice President

Witness:

Susan M. Maule
Jamie R. Snyder

COLUMBIA GAS TRANSMISSION CORPORATION

Reed D. Robinson

Reed D. Robinson
Its: Vice President

200500010298
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD
04-29-2005 At 01:59 PM.
PT REL MTG 84.00
OR Book 1384 Page 3117 - 3124

APPENDIX A

All of the Company's right, title and interest in and to the following assets and real property interests, subject to the limitations, if any, contained in such exhibits, situate in Fairfield County, Ohio, known as Pipelines K-221, to wit:

(a) all of TCO's existing pipeline facilities identified on Exhibit A attached hereto and made a part hereof; and

(b) all of TCO's rights, title and interest in the right-of-way agreement or other interests in property relating thereto, subject to the limitations, if any, contained in such documents of title, assignment or other documents identified in Exhibit B attached hereto and made a part hereof; and

(c) all of TCO's rights, title and interest in the lease agreements or other interests in property relating thereto, subject to the limitations, if any, contained in such documents of title, assignment or other documents, identified on Exhibit C attached hereto and made a part hereof.

Exhibit A

K-221 System Pipelines in Fairfield County

Pipeline	State	County	Twp/Dist	Map Number
K-221	OH	FAIRFIELD	BERNE	4392364
K-221	OH	FAIRFIELD	BERNE	4396364

FULL ASSIGNMENT

EXHIBIT B-1
 ASSIGNMENT AND BILL OF SALE
 RIGHT-OF-WAY EXHIBIT
 K-221 SYSTEM
 FAIRFIELD COUNTY, OHIO

DR 1384 PAGE 3 | 21

Line Number	Type of Facility	R/W Number	Grantors	Date	Township	Recording	
						Vol/Bk/Liber	Page
K-221	Pipeline	K-221 # 1	Chester R. Emerick, et al	10/21/1955	Berne	257	537
K-221	Pipeline	K-221 # 3	Leroy Ellinger, et ux	10/13/1951	Berne	44	544
K-221	Pipeline	K-221 # 4	Alice Seymore, Widow	08/26/1946	Berne	43	435
K-221	Pipeline	K-221 # 5	W. D. Wright, et ux	11/03/1924	Berne	33	534
K-221	Pipeline	K-221 # 2-A	L. L. C. Inc. by Robert K. Fox	09/04/1959	Berne	291	387
K-221	Pipeline	23-02-32	Anchor Hocking Corporation	01/19/1970	Berne	384	292

PARTIAL ASSIGNMENT

EXHIBIT B-2
 ASSIGNMENT AND BILL OF SALE
 RIGHT-OF-WAY EXHIBIT
 K-221 SYSTEM
 FAIRFIELD COUNTY, OHIO

Line Number	Type of Facility	R/W Number	Grantors	Date	Township	Recording	
						Vol/Bk/Liber	Page
K-221*	Pipeline	K-170 #21	Raymond J. Schoil	01/22/1947	Berne	42	555

*NOTE: Columbia Gas Transmission Corporation (COLUMBIA) is conveying unto Lancaster Municipal Gas (LANCASTER) only those rights for the operation and maintenance of pipeline number K-221. COLUMBIA will be retaining all other rights and interests under said agreement.

FULL ASSIGNMENT

EXHIBIT C
 ASSIGNMENT AND BILL OF SALE
 LEASE EXHIBIT
 K-221 SYSTEM
 FAIRFIELD COUNTY, OHIO

Line Number	Type of Facility	Lease Number	Grantors	Date	Township	Recording	
						Vol/Bk/Liber	Page
K-221	Railroad Crossing	2005453-000	Pennsylvania Railroad Company	11/04/1926	Berne		Not recorded Permit No. 59247
K-221	Railroad Crossing	2005453-000	Chesapeake and Ohio Railway Company	09/20/1978	Berne		Not recorded

STATE OF DELAWARE,

COUNTY OF NEW CASTLE:

On the 6 day of February 2004, before me, a Notary Public, personally appeared Joseph B. Guil, who acknowledged himself/herself to be a Port-Vice President of the Wilmington Trust Company, a Delaware corporation, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as an act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Patricia W. Zink
Notary Public

PATRICIA W. ZINK
NOTARY PUBLIC

My commission expires: ~~My Commission Expires July 12 2005~~



STATE OF WEST VIRGINIA,

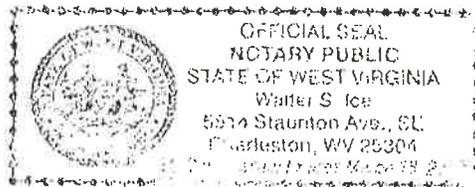
COUNTY OF KANAWHA:

The foregoing instrument was acknowledged before me this 30th day of November, 2004 by Reed D. Robinson, a Vice President of Columbia Gas Transmission Corporation, a Delaware corporation, on behalf of the corporation.

Walter S. Ice
Notary Public

Notary Public

My commission expires: 3-18-2013





PARTIAL RELEASE OF EASEMENT

This PARTIAL RELEASE OF EASEMENT, hereinafter referred to as “Release” is made and entered into this ___ day of _____ 2024, by and between the City of Lancaster, Ohio, a municipal corporation formed under the laws of the State of Ohio and whose mailing address is 104 E. Main Street, Lancaster, Ohio 43130, hereinafter referred to as “CITY”, and Gandee Precision Machine, the listed property owner, and having an address of PO Box 235, Lancaster, Ohio, 43130, hereinafter referred to as “GRANTEE”.

WHEREAS, CITY obtained a six (6) inch steel gas pipeline, known as “Pipeline K-221” as well as pipeline facilities and related land rights across multiple parcels from the Columbia Gas Transmission Corporation, by way of Assignment, on or about January 13, 2005 (Exhibit A);

WHEREAS, a decommissioned portion of Pipeline K-221 lies under Fairfield County Auditor Parcel Number 0535031610, otherwise known as 730 S. Ewing Street, Lancaster, Ohio, 43130, hereinafter referred to as “the Property” (Exhibit B) (Exhibit C); and

WHEREAS, it is mutually beneficial to the parties that CITY release the decommissioned portion of Pipeline K-221 which lies under the Property, along with its pipeline facilities and related land rights to GRANTEE; and

NOW, THEREFORE, for adequate consideration received, the sufficiency of which is hereby acknowledged, CITY and GRANTEE hereby agree as follows:

Section 1. Partial Release of Easement. CITY hereby releases its easement, facilities, and land rights to Pipeline K-221 located on the Property. CITY only releases its easement, facilities, and land rights to Pipeline K-221 under the Property; the City is not releasing any other easements, facilities, and/or land rights to any other property or parcel.

Section 2. Ownership. GRANTEE acknowledges that he or she is the lawful owner of the Property and/or the lawful representative of the owner of the Property.

Section 3. Indemnity. GRANTEE agrees to indemnify, defend, and hold harmless CITY from, against, and in respect of any and all liability, claims, damages, costs, and losses of whatever character (collectively, “Claims”) arising from personal injury, death, or damage to property of GRANTEE, and any and all Claims of whatever character claimed by third parties, to the extent that such Claims result from the action, negligence, or willful misconduct of CITY, its employees, agents, contractors, and/or subcontractors in connection with this Agreement.

IN WITNESS WHEREOF, the parties have executed or have caused this instrument to be executed by their proper officers duly authorized to do so on this ____ day of _____, 2024.

GRANTOR:

GRANTEE:

City of Lancaster, Ohio

Don G. McDaniel

Mayor

Property Owner

State of Ohio :
County of Fairfield : ss

BEFORE ME, a Notary Public in and for said county and state, did personally appear the above-named **Don G. McDaniel**, who acknowledged that he did sign, and had the authority to sign on behalf of the CITY OF LANCASTER, OHIO, the foregoing instrument and that the same was her free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal, at Lancaster, Ohio, this ____ day of _____, 2024.

Notary Public, State of Ohio

My Commission Expires: _____

State of Ohio :
County of Fairfield : ss

BEFORE ME, a Notary Public in and for said county and state, did personally appear the above-named **Laura Romans**, who acknowledged that she did sign or otherwise had the authority to sign on behalf of the property owner, the foregoing instrument and that the same was his free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal, at Lancaster, Ohio, this ____ day of _____, 2024.

Notary Public, State of Ohio

My Commission Expires: _____

This instrument prepared by:
Mitchell R. Harden (0095629)
Assistant Law Director & City Prosecutor
City of Lancaster, Ohio
Lancaster, Ohio 43130
(740) 687-6616

Exhibit B

Legal Description of the Property Which Contains Easement to be Partially Released

Situated in the City of Lancaster, Township of Berne, County of Fairfield, and State of Ohio and being a part of the Northwest Quarter of Section 8, Township 14, Range 18, and bounded and described as follows: beginning at an iron pin found on the North line of Section 8 and also being the Northwest corner of a certain 0.682 acre tract conveyed to C. Straits which bears West 300.00 feet distant from the intersection of said North line and the centerline of South Ewing Street;

Thence with the West line of said 0.682 acre tract S 1 degree 50' W. 648.75 feet to an iron pin on the Southwest corner of a certain 0.688 acre tract;

Thence with the South line of said 0.688 acre tract S 89 degrees 00' E. 300.00 feet to a point in the centerline of South Ewing Street (passing an iron pin set at 270.00 feet);

Thence with the centerline of South Ewing Street S 1 degree 00' W. 375.00 feet to a point;

Thence leaving said street N. 89 degrees 00' W. 369.29 feet to an iron pin set (passing an iron pin set at 30.00 feet);

Thence S. 40 degrees 02' W 152.56 feet to an iron pin set on the North edge of Lawrence Street an on the line of a certain 64.183 acre tract conveyed to the City of Lancaster;

Thence with the line of said 64.183 acre tract the following four courses:

N. 56 degrees 42 minutes W. 88.33 feet to a point;

N. 43 degrees 36' W. 142.32 feet to a point and N.27 degrees 21' 10" W. 777.68 feet to an iron pin found and N. 6 degrees 38' 36" W. 120.67 feet to an iron pin found on the East line of a certain 0.433 acre tract;

Thence with the East line of said 0.443 acre tract the following two courses:

N. 50 degrees 22' E. 124.90 feet to an iron pin found and N. 12 degrees 55' 09" E. 93.57 feet to an iron pin found on the North line of Section 8;

Thence with the north line of Section 8 N. 89 degrees 27' 06" E. 620.90 feet to the place of beginning, Containing 16.1266 acres more or less. Subject to all legal rights of way and easements of record.

It is found and determined that all deliberations and formal actions of Lancaster City Council concerning and relating to the authorization of this Partial Release were taken in meetings open to the public in compliance with the law. This Partial Release was authorized by Permanent Ordinance _____ of Lancaster City Council at its _____, 2024 meeting. Grantor has executed this document as of the ___ day of _____ 2024.

Grantor, City of Lancaster
By: Don G. McDaniel, Mayor

Legal Description of the Property Which Contains Released Easement

Situated in the State of Ohio, County of Fairfield, and in the Township of Berne:

Being a part of the Northwest Quarter of Section 9, Township 14, Range 18, and bounded and described as follows: beginning at an iron pin found on the North line of Section 8 and also being the Northwest corner of a certain 0.682 acre tract conveyed to C. Straits which bears West 300.00 feet distant from the intersection of said North line and the centerline of South Ewing Street;

Thence with the West line of said 0.682 acre tract S 1 degree 50' W. 648.75 feet to an iron pin on the Southwest corner of a certain 0.688 acre tract;

Thence with the South line of said 0.688 acre tract S 89 degrees 00' E. 300.00 feet to a point in the centerline of South Ewing Street (passing an iron pin set at 270.00 feet);

Thence with the centerline of South Ewing Street S 1 degree 00' W. 375.00 feet to a point;

Thence leaving said street N. 89 degrees 00' W. 369.29 feet to an iron pin set (passing an iron pin set at 30.00 feet);

Thence S. 40 degrees 02' W 152.56 feet to an iron pin set on the North edge of Lawrence Street and on the line of a certain 64.183 acre tract conveyed to the City of Lancaster;

Thence with the line of said 64.183 acre tract the following four courses:

N. 56 degrees 42 minutes W. 88.33 feet to a point;

N. 43 degrees 36' W. 142.32 feet to a point and N.27 degrees 21' 10" W. 777.68 feet to an iron pin found and N. 6 degrees 38' 36" W. 120.67 feet to an iron pin found on the East line of a certain 0.433 acre tract;

Thence with the East line of said 0.443 acre tract the following two courses:

N. 50 degrees 22' E. 124.90 feet to an iron pin found and N. 12 degrees 55' 09" E. 93.57 feet to an iron pin found on the North line of Section 8;

Thence with the north line of Section 8 N. 89 degrees 27' 06" E. 620.90 feet to the place of beginning, Containing 16.1266 acres more or less. Subject to all legal rights of way and easements of record.

