

TEMPORARY ORDINANCE NO. 21-24

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 5.664 +/- ACRES IN PLEASANT TOWNSHIP, TO CONSENT TO ANNEXATION, AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code ("ORC") Sections 709.021 and 709.023, on June 5, 2024, the City of Lancaster was served with Petitioner's Expedited Type II Petition for Annexation of 5.664 +/- acres from Pleasant Township to the City of Lancaster; and

WHEREAS, Petitioner and the City have negotiated a Pre-Annexation Agreement which authorizes the City to receive and approve zoning and other development plans, subject to final acceptance of the annexation; and

WHEREAS, the City wishes to accept the Petition for Annexation and consent to the annexation pursuant to ORC Section 709.023(D); now, therefore,

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

SECTION 1. That the City of Lancaster hereby accepts the Petition for Expedited Type II Annexation of 5.664 +/- acres herein described in Exhibit A, and consents to the annexation thereof.

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 5.664 +/- acres described in Exhibit A, as an Expedited Type II annexation pursuant to ORC Sections 709.021 and 709.023.

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 Economic Development Committee

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



**Proposed 5.0± 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 5.0± acres of land, more or less, being part of a 5.664 acre tract of land 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 1, said 5.0± acres more particularly described as follows:

Beginning at the northeast corner of said Tract 1, an angle point 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, and being on an angle point of a City of Lancaster Corporation Line (Resolution No. 2024-01.30.a, Ordinance No. 15-24, and recorded in Instrument No. 202400006164);

Thence **S 02°06'53" W**, with the common line of said Tract 1 and said Tract 2, and said westerly City of Lancaster Corporation Line, **170.9± feet** to the northeast corner of a 0.120 acre tract of land conveyed to Jared C. and Caitlin M. Lister in Instrument No. 202300008234 as Tract #2, an angle point of said Tract 1, being on the west line of said Tract 2, and said westerly City of Lancaster Corporation Line;

Thence **N 87°54'53" W**, with a north line of said 0.120 acre tract, the north line of a 0.486 acre tract of land also conveyed to Jared C. and Caitlin M. Lister in Instrument No. 202300008234 as Tract #2, and a south line of said Tract 1 and leaving said City of Lancaster Corporation Line, **150.6± feet** to the northwest corner of said 0.486 acre tract and an angle point of said Tract 1;

Thence **S 02°01'55" W**, with a west line of said 0.486 acre tract and an east line of said Tract 1, **118.8± feet** to an angle point of said 0.486 acre tract and said Tract 1;

Thence **S 46°47'49 E**, with an east line of said 0.486 acre tract and a west line of said Tract 1, **124.0± feet** to a southwest corner of said 0.120 acre tract and an angle point of said Tract 1;

Thence **S 88°01'27" E**, with the south line of said 0.120 acre tract, and a north line of said Tract 1, **57.0± feet** to the southeast corner of said 0.120 acre tract, an angle point of said Tract 1 and said Tract 2, and an angle point of said City of Lancaster Corporation Line;

Thence continuing **S 88°01'27" E**, with the common line of said Tract 1 and said Tract 2 and said southerly City of Lancaster Corporation Line, **150.3± feet** to an angle point of said Tract 1 and Tract 2, and an angle point of said City of Lancaster Corporation Line;

Thence **S 01°45'40" W**, with the common line of said Tract 1 and said Tract 2 and with said westerly City of Lancaster Corporation Line, **398.1± feet** to a southeast corner of said Tract 1, a southwest corner of said Tract 2, being on the north line of a 0.18 acre tract of land conveyed to Mary L. Fox in Deed Book 397, Pg. 574 and Deed Book 552, Pg. 195 as Tract #3, and on an angle point of said City of Lancaster Corporation Line;

Thence **N 64°25'22" W**, with the north line of said 0.18 acre tract and the south line of said Tract 1, **191.1± feet** to an angle point of said Tract 1, and the northwest corner of said 0.18 acre tract;

Thence **S 03°37'14" E**, with an easterly line of said Tract 1, a westerly line of said 0.18 acre tract, and the westerly line of a 0.22 acre tract of land also conveyed to Mary L. Fox in Deed Book 397, Pg. 574 and Deed Book 552, Pg. 195, as Tract #1, **129.6± feet** to an angle point of said Tract 1, the southwest corner of said 0.22 acre tract, and being on the north line of a 0.734 acre tract of land conveyed to Cindy S. and Rodney Asbury in Instrument No. 202100022476;

Thence **N 87°59'17" W**, with a south line of said Tract 1 and the north line of said 0.734 acre tract, **20.1± feet** to an angle point of said Tract 1, the northwest corner of said 0.734 acre tract, and being on the east line of a 0.577 acre tract of land conveyed to Ariana Hayes in Instrument No. 202100025179;

Thence **N 01°32'21" W**, with a west line of said Tract 1, and the east line of said 0.577 tract, **95.2± feet** to an angle point of said Tract 1 and said 0.577 acre tract;

**Proposed 5.0± Acre Annexation
from Pleasant Township
to the City of Lancaster**

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3. With a curve to the right, a central angle of $2^{\circ}41'40''$, a radius of 1475.42 feet, an arc length of 69.4± feet, and a chord bearing and distance of $N 1^{\circ}49'45'' E$, 69.4± feet to a point on the proposed right-of-way, the common line of said Tract 1 and said Tract 2, and being on said southerly City of Lancaster Corporation Line;

Thence $S 87^{\circ}54'53'' E$, with the common line of said Tract 1 and said Tract 2 and with said southerly City of Lancaster Corporation Line, 323.9± feet to the **Point of Beginning**, containing 5.0± acres.

The above description was prepared by Advanced Civil Design Inc. on May 8, 2024 and is based on existing Fairfield County Auditor and Recorder records.

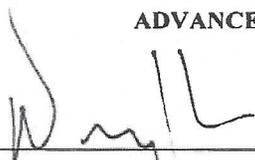
The total length of the annexation perimeter is 2,829± feet, of which 1043± feet are contiguous with existing City of Lancaster Corporation lines, being 37±% contiguous.

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.

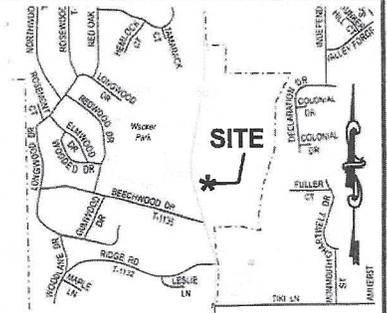
 5/14/24

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°37'14"E	129.6'±
L2	N87°59'17"W	20.1'±
L3	N01°32'21"W	95.2'±
L4	N03°38'07"W	41.7'±

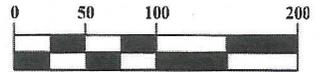
5.0± ACRE ANNEXATION FROM THE TOWNSHIP OF PLEASANT TO THE CITY OF LANCASTER

Section 29, Township 15
Range 18, Congress Lands
Township of Pleasant
County of Fairfield, State of Ohio



Location Map - NTS

GRAPHIC SCALE



1 inch = 100 feet

Paul J. Shull, Trustee of the Paul J. Shull Revocable Living Trust & Clara L. Shull, Trustee of the Clara L. Shull Revocable Living Trust
Tract One
D.V. 690, Pg. 933
21.280 Ac.
P.N. 0270035920

City of Lancaster
D.V. 438, Pg. 20
P.N. 0270805000
(0.57 Ac.)
11.45 Ac. (Total)

P.N. 0270077500

Sheridan Drive
Subdivision No. 2
P.B. 7, Pg. 6
P.N. 0270077400

Lot 19

Lot 18

5.0± Ac. Tract

Length of Contiguity: 1043± feet
Total Length of Perimeter: 2,829± feet
Percentage of Contiguity: 37±%

This annexation will result in Parcel 0270036000 being a township island.

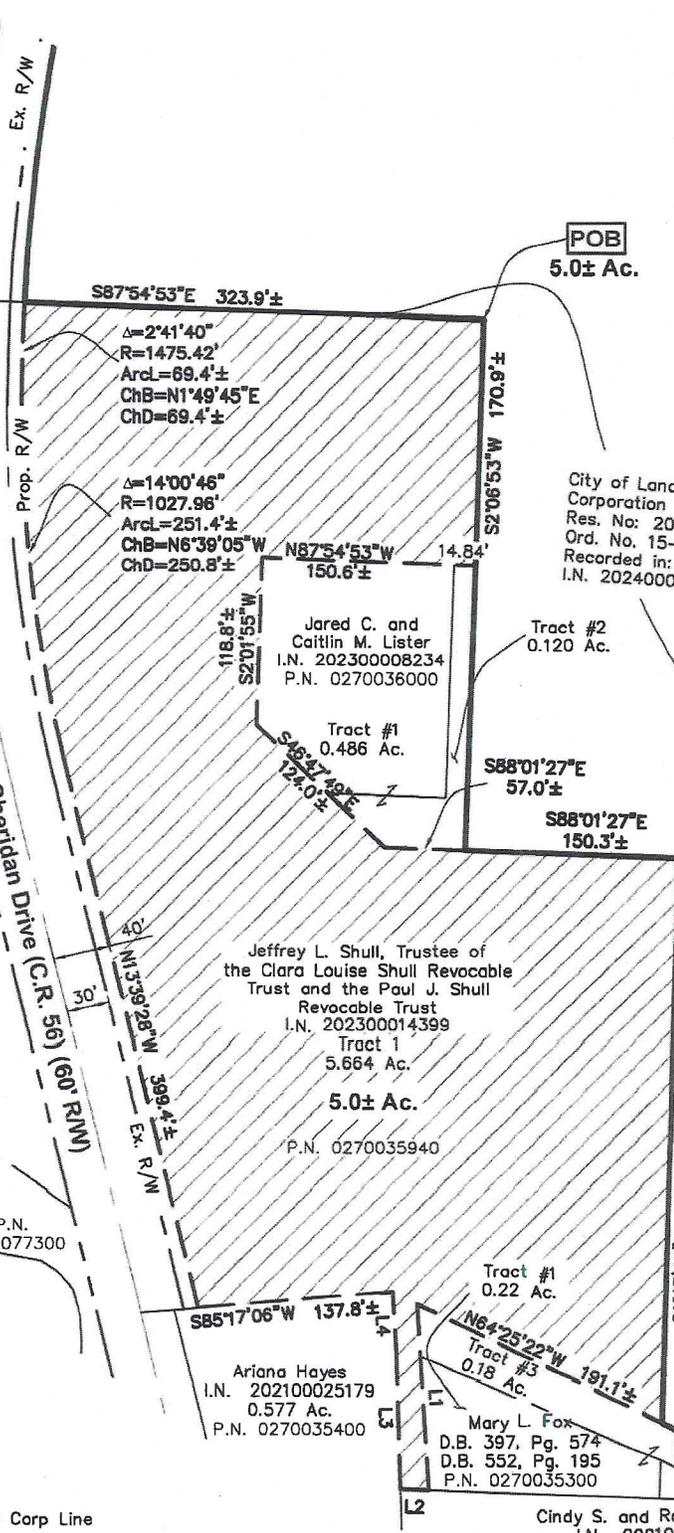
Legend



Area to be Annexed

Existing City of Lancaster Corp Line

Proposed City of Lancaster Corp Line



POB
5.0± Ac.

City of Lancaster
Corporation Line
Res. No: 2024-01.30.a
Ord. No. 15-24
Recorded in:
I.N. 202400006164

Tract #2
0.120 Ac.

Jared C. and
Caitlin M. Lister
I.N. 202300008234
P.N. 0270036000

Tract #1
0.486 Ac.

Jeffrey L. Shull, Trustee of
the Clara Louise Shull Revocable
Trust and the Paul J. Shull
Revocable Trust
I.N. 202300014399
Tract 1
5.664 Ac.
5.0± Ac.
P.N. 0270035940

Jeffrey L. Shull, Trustee of
the Clara Louise Shull Revocable
Trust and the Paul J. Shull
Revocable Trust
I.N. 202300014399
Tract 2
18.269 Ac.
P.N. 0534248400

Ariana Hayes
I.N. 202100025179
0.577 Ac.
P.N. 0270035400

Mary L. Fox
D.B. 397, Pg. 574
D.B. 552, Pg. 195
P.N. 0270035300

Cindy S. and Rodney Asbury
I.N. 202100022476
0.734 Ac.