

TEMPORARY RESOLUTION NO. 68-24

PERMANENT RESOLUTION NO. 66-24

A RESOLUTION STATING THE SERVICES TO BE PROVIDED BY THE MUNICIPAL CORPORATION TO ANNEXED TERRITORY OF DOUBLE BOGEY HOLDINGS LLC FOR THE EXPEDITED TYPE 2 ANNEXATION OF PARCEL NUMBER 0270035940, CONSISTING OF 5.664 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, the Trustees of the Paul and Clara Shull Revocable Living Trusts ("Petitioner"), for the benefit of Double Bogey Holdings LLC ("Developer") which is in contract to purchase the property, by and through legal counsel at Underhill & Hodge LLC, and, have filed a Petition for Expedited Type 2 Annexation for parcel number 0270035940, including 5.664 +/- acres currently in Pleasant Township, with the Fairfield County Board of County Commissioners ("BCC") and served the City with said Petition on June 5, 2024; 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; and

WHEREAS, Petitioners, by and through Developer and their agents, 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 THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the City hereby intends to provide the following services to the Petitioners' property in Pleasant Township as described in attached Exhibit A for the 5.664 +/- acres, for which a Petition for an Expedited Type 2 Annexation is pending before the BCC upon annexation: Water, Sanitary Sewer, Gas, Stormwater, Sanitation, Police, and Fire/EMS; conditioned, however, upon the annexation being successfully completed and all specific terms and conditions of the Pre-Annexation Agreement being satisfied.

SECTION 2. That if any road maintenance issues are created by or caused by said proposed annexation, the City Engineer and Department of Transportation will address those as agreed upon with the County Engineer.

SECTION 3. That the Petitioners and Developer shall ensure that future development within the area proposed for annexation will not result in the main City utility line capacities being exceeded.

SECTION 4. 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 resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: June 24, 2024 after 1 reading. Vote: Yeas 10 Nays 0

Date Approved: June 24, 2024

Clerk: Kurt M. Curt

  
President of Council

Offered by: Mayra Hoop

Second by: Cony Schoonover

Requested by Economic Development Committee

Jon A. McDaniel

Mayor



**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;

Thence **N 03°38'07" W**, with a west line of said Tract 1 and an east line of said 0.577 acre tract, **41.7± feet** to an angle point of said Tract 1 and the northeast corner of said 0.577 acre tract;

Thence **S 85°17'06" W**, with a south line of said Tract 1 and a north line of said 0.577 acre tract, **137.8± feet** to a point on the common line of said 0.577 acre tract and said Tract 1, and being on the proposed easterly right-of-way line of Sheridan Drive (C.R. 56)(60' R/W);

Thence with the proposed easterly right-of-way line of Sheridan Drive (C.R. 56)(60' R/W) and across said Tract 1, the following three (3) courses and distances:

1. **N 13°39'28" W, 399.4± feet** to a point;
2. With a curve to the right, a central angle of **14°00'46"**, a radius of **1027.96 feet**, an arc length of **251.4± feet**, and a chord bearing and distance of **N 06°39'05" W, 250.8± feet** to a point;

**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.

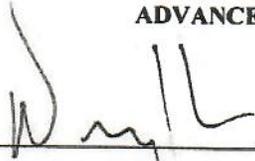
The total length of the annexation perimeter is 2,829± feet, of which 1043± feet are contiguous with existing City of Lancaster Corporation lines, being 37±% contiguous.

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.



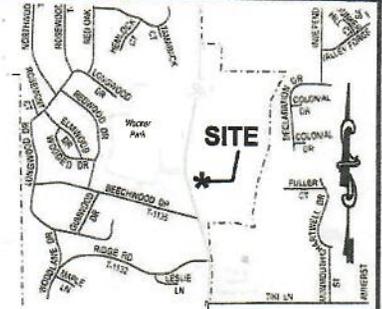
**ADVANCED CIVIL DESIGN, INC.**

 5/14/24

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

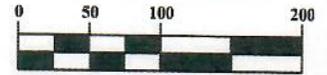
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°37'14"E	129.6'±
L2	N87°59'17"W	20.1'±
L3	N01°32'21"W	95.2'±
L4	N03°38'07"W	41.7'±

**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

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



Douglas R. Hock, P.S. 7661      Date: 5/14/24  
Advanced Civil Design, Inc  
781 Science Boulevard, Suite 100      Job No.: 23-0038-414  
Gahanna, OH 43230      Date: 05/08/2024  
Phone 614-428-7750

**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. 20230008234  
P.N. 0270036000

Tract #1  
0.486 Ac.

S88°01'27"E  
57.0'±

S88°01'27"E  
150.3'±

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

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

Tract #1  
0.22 Ac.

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.  
P.N. 0270035100