

TEMPORARY ORDINANCE NO. 21-24

PERMANENT ORDINANCE NO. 23-24

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

Approved: June 24, 2024

Clerk: Kurt M. Curb

[Signature]  
President of Council

Don H. M. Jarvis  
Mayor

Offered by: Mayra Hoop

Second by: [Signature]

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;

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.



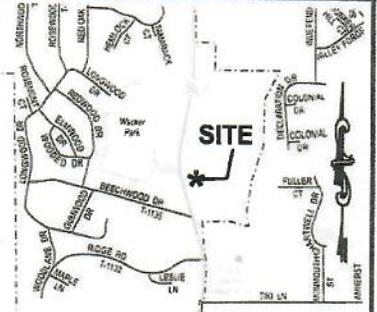
**ADVANCED CIVIL DESIGN, INC.**

*Douglas R. Hock* 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 (0.57 Ac.) P.N. 0270805000 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

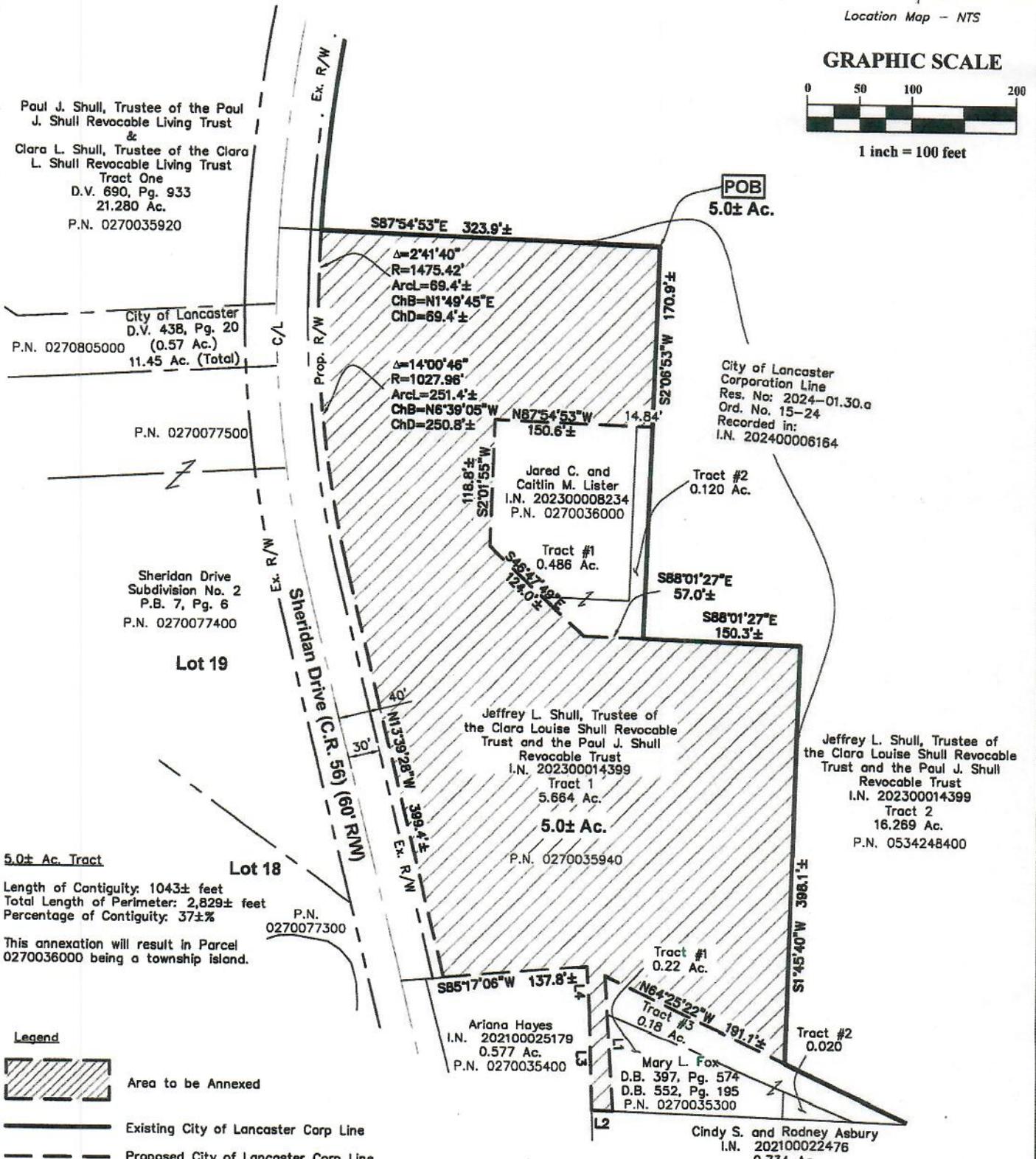
This exhibit is created from information obtained from the Fairfield County Auditor's Office and the Fairfield County Recorder's Office. This exhibit is not to be used for the transfer of land.

Douglas R. Hock, P.S. 7661

Date: 5/14/24

Advanced Civil Design, Inc  
781 Science Boulevard, Suite 100  
Gahanna, OH 43230  
Phone 614-428-7750

Job No.: 23-0038-414  
Date: 05/08/2024



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

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

Tract #1 0.486 Ac.

Tract #2 0.120 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

Tract #1 0.22 Ac.

Tract #3 0.18 Ac.

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

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