

TEMPORARY ORDINANCE NO. 40-24

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 22.080 +/- ACRES IN GREENFIELD TOWNSHIP, TO CONSENT TO ANNEXATION, AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code (“ORC”) Sections 709.021 and 709.023, on October 16, 2024, the City of Lancaster was served with Petitioner’s Expedited Type 2 Petition for Annexation of 22.080 +/- acres from Greenfield 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 2 Annexation of 22.080 +/- 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 22.080 +/- 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 meet the annexation timeline imposed by the ORC and 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



## LEGAL DESCRIPTION

22.080 +/- Acres

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Township 15, Range 19, Section 27, Congress Lands, being all of a 1.006 acre tract as conveyed to Precision Pain Care Properties LLC, of record in Instrument Number 202400013456, a 3.851 acre tract (Tract A) and a 3.851 acre tract (Tract A-1) as conveyed to MRJJ, LLC, of record in Official Record 1453, Page 2237, part of a 2.135 acre tract as conveyed to West 33 Properties, LLC, of record in Official Record 1504, Page 937, all of a 0.433 acre tract as conveyed to David O. Jones, Trustee, of record in Official Record 1502, Page 1379, all of a 1.492 acre tract as conveyed to David O. Jones, Trustee, of record in Official Record 1467, Page 1970, part of a 1.065 acre tract as conveyed to David O. Jones, of record in Official Record 1619, Page 448, all of a 10.00 acre original tract as conveyed to New Life Christian Center Church, of record in Deed Volume 476, Page 682, and Deed Volume 606, Page 655, part of a 1.527 acre tract as conveyed to The Board of Fairfield County Commissioners, of record in Official Record 1822, Page 3172, all deed references refer to the records of the Recorder's Office, Fairfield County, Ohio and being more particularly described as follows:

**BEGINNING** at the northwesterly corner of said 1.527 acre tract and being in the centerline of Election House Road (County Road 40) (Variable R/W) and the northwest corner of that plat entitled "General Sherman Junior High School Subdivision", of record in Plat Cabinet 3, Slide 46;

Thence South  $87^{\circ}00'25''$  East, with the northerly line of said 1.527 acre tract, a distance of 22.50 feet to a point in the Existing City of Lancaster Corporation Line of record in Official Record 1463, Pg 34;

Thence South  $3^{\circ}01'22''$  West, through said 1.527 acre tract and with said Corporation Line, a distance of 1432.99 feet to a point in the southerly line of said 1.527 acre tract and said General Sherman Junior High School Subdivision;

Thence North  $86^{\circ}30'20''$  West, with said southerly line, a distance of 22.50 feet to a point in said centerline, being the easterly line of said 10.00 acre tract ;

Thence South  $3^{\circ}23'54''$  West, with said centerline and said easterly line, a distance of 78.39 feet, to the northeasterly corner of a 2.201 acre original tract as conveyed to Precision Pain Care Properties, LLC of record in Official Record 1601, Page 3081 and the southeasterly corner of said 10.00 acre tract;

Thence North  $86^{\circ}37'39''$  West, with the northerly line of said 2.201 acre tract, a distance of 346.37 feet to the northeasterly corner of said 1.006 acre tract;

Thence South  $3^{\circ}35'42''$  West, with the easterly line of said 1.006 acre tract, a distance of 149.94 feet to the southeast corner being thereof in the northerly line of said Tract A-1;

Thence South  $86^{\circ}36'47''$  East, with said northerly line, a distance of 346.88 feet to the northeasterly corner thereof and in the centerline of Election House Road;

Thence South  $3^{\circ}23'54''$  West, with said centerline and with the easterly lines of said Tract A-1, Tract A, and 1.492 acre tract, a distance of 749.89 feet to the southeasterly corner of said 1.492 acre tract;

Thence North  $86^{\circ}35'50''$  West, with the southerly line of said 1.492 acre tract, a distance of 160.99 feet to the northeasterly corner of said 1.065 acre tract;

Thence South  $3^{\circ}24'09''$  West, with the easterly line of said 1.065 acre tract, a distance of 186.97 feet to a point in the northerly right of way line of Columbus-Lancaster Road;

Thence with said northerly right of way line and through said 1.065 acre tract and 2.135 acre tract, with a curve to the left with a radius of 8345.02 feet, a delta angle  $03^{\circ}31'16''$ , an arc length of 512.86 feet, a chord distance and bearing of North  $65^{\circ}23'48''$  West, 512.78 feet, to a point in the westerly line of said 2.135 acre tract;

Thence North  $3^{\circ}24'32''$  East, with the westerly lines of said 2.135 acre tract, said Tract A, said Tract A-1 and said 1.006 acre tract, a distance of 901.11 feet, to the northwesterly corner of said 1.006 acre tract, being in the southerly line of said 10.00 acre tract;

Thence North  $86^{\circ}37'39''$  West, with said southerly line, a distance of 489.35 feet, to the southwesterly corner thereof;

Thence North  $4^{\circ}04'12''$  East, with the westerly line of said 10.00 acre tract, a distance of 322.50 feet, to the southerly right of way line of Kull Road (65'), as dedicated in the Kull Subdivision, of record in Plat Cabinet 2, Slot 12;

Thence South 86°37'04" East, with said southerly right of way line, a distance of 1122.86 feet, to the southeasterly corner thereof, being in the centerline and the westerly line of said 1.527 acre tract;

Thence North 3°01'22" East, with said centerline and said westerly line, a distance of 1188.89 feet to the **POINT OF BEGINNING** containing **22.080** acres, more or less.

The total perimeter of annexation area is 8034.99 feet, of which 1432.99 feet are contiguous with the City of Lancaster, giving 17.8% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared from existing record information and is for annexation purposes only.

The bearings shown above are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).



CESO Inc.

A handwritten signature in blue ink, appearing to read "M. Ackroyd", followed by the date "9/17/24".

Matthew J. Ackroyd, PS  
Registered Surveyor No. 8897



CURVE TABLE			
Curve	Data	Radius	Chord
C1	3° 31' 16"	8345.02'	512.86'
		8345.02'	512.86'

**BASIS OF BEARING**  
 The basis of bearing as shown hereon is for a portion of the centerline of Election House Road, having a bearing of South 3° 23' 54" West, as established by GPS observations utilizing the ODOT VRS, Ohio State Plane Coordinate System, Ohio South Zone, NAD 83 (2011)

