

TEMPORARY ORDINANCE NO. 20-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 5.08 +/- ACRES IN PLEASANT TOWNSHIP AND TO DECLARE AN EMERGENCY

WHEREAS, on December 31, 2024, the City of Lancaster was served with Petitioner's Petition for Annexation of 5.08 +/- acres in Pleasant Township to the City; and

WHEREAS, City Council subsequently passed all necessary legislation to consent to and serve the annexed territory; and

WHEREAS, on February 4, 2025, the Fairfield County Board of County Commissioners unanimously passed Resolution 2025-02.04.a which granted the Petition to annex 5.08 +/- acres from Pleasant Township to the City of Lancaster; and

WHEREAS, the City wishes to finally accept this annexation; 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 annexation of 5.08 +/- acres herein described in Exhibit "A."

SECTION 2. That the City Engineer is hereby authorized to change the municipal corporation limits of the City accordingly.

SECTION 3. That Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law.

SECTION 4. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and its inhabitants and for the further reason that this ordinance is necessary to further economic development within the City; 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, Anitra Scott, Clerk of Council do hereby certify that on _____, 2025 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council



**DESCRIPTION OF 5.08 ACRES
FOR ANNEXATION FROM THE TOWNSHIP OF PLEASANT
INTO THE CITY OF LANCASTER
02/01/2024
Page 1 of 2**

Situated in the State of Ohio, County of Fairfield, Township of Pleasant, Section 34, Township 15, Range 18, Congress Lands, being a portion of those tracts conveyed to Blue Label Packaging Company, by Instrument Numbers 202300006535, and 202300006337 (Auditor's Parcel Nos. 0270061100, 0270060800, 0270063600), references being of the Fairfield County Recorder's Office, and described as follows:

Beginning at the southeast corner of said Blue Label Packaging Company Property (Auditor's Parcel No. 0270061100), the same being the southwest corner of property conveyed to Blue Label Packaging Company by Deed Volume 621, Page 803 (Auditor's Parcel No. 0535011982), being in the common line with Post Consumer Brands, LLC in Instrument Number 202100016608 (Auditors Parcel No. 0535000310), said corner being in the centerline of Lancaster – New Lexington Rd. (S.R.37), and being in an existing corporation line for the City of Lancaster as recorded in Official Record 1333 Page 3397 (Ord. #53-03) and Plat Book 9 Page 32 (Ord. #27-66), of said Fairfield County Recorder's Office, said corner also being the **True Point of Beginning**;

Thence, with the common line of said Post Consumer Brands property and said Blue Label Packaging Company property, and along said centerline and existing corporation line, the following two (2) courses:

North 90 degrees 00 minutes 00 seconds West, 180.67 feet to a point in said centerline of State Route 37,

North 89 degrees 29 minutes 57 seconds West, 430.98 feet to a point being on the southern line of said Blue Label Packaging Company property (Auditors Parcel No. 0270063600) and in the centerline of State Route 37;

Thence, through said Blue Label Packaging Company property (Auditor's Parcel No. 0270063600, **North 00 degrees 30 minutes 03 seconds East, 30.00 feet** to a point being on the intersection of the existing S.R. 37 and US. 22 Right-Of-Way;

Thence, through said Blue Label Packaging Company (Auditor's Parcel Nos. 0270061100, 0270060800, 0270063600) property, and along US 22 Right-of-Way line per ODOT Plan FAI-22-16.42 Dated 1971, the following five (5) courses:

North 70 degrees 15 minutes 27 seconds West, 147.55 feet to a point;

North 40 degrees 59 minutes 45 seconds East, 49.24 feet to a point;

North 62 degrees 03 minutes 49 seconds East, 395.65 feet to a point;

North 00 degrees 25 minutes 23 seconds East, 16.79 feet to a point;

North 64 degrees 30 minutes 54 seconds East, 412.06 feet to a point, being on the east line of said Blue Label Packaging Company (Auditor's Parcel No. 0270061100) property and the west line of said Blue Label Packaging Company (Auditor's Parcel No. 0535011982) property, also being a corner for said existing corporation line;

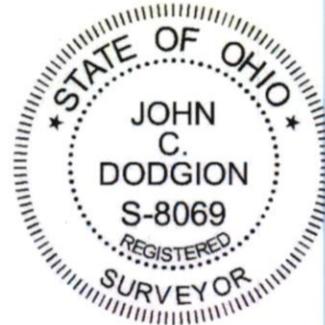
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Thence, with the common line of said Blue Label Packaging Company (Auditors Parcel No. 0270061100) property, and said Blue Label Packaging Company (Auditor's Parcel No. 0535011982) property, and long said existing corporation line, **South 00 degrees 25 minutes 23 seconds West, 500.24 feet to the True Point of Beginning** containing 5.08 acres, more or less.

Subject to all, legal, easements, right-of-ways, conditions and restrictions. This description is based on existing Auditor's and Recorder's, Fairfield County, Ohio, record information and is to be used for annexation purposes only.



A handwritten signature in cursive script that reads "John C. Dodgion". The signature is written in black ink and is positioned above a horizontal line.

John C. Dodgion, P.S. 8069

**PLAT OF TERRITORY TO BE ANNEXED FROM THE TOWNSHIP OF PLEASANT
TO THE CITY OF LANCASTER**
~ **EXHIBIT "A"** ~

LOCATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF PLEASANT, PART OF SECTION 34, TOWNSHIP 15, RANGE 16, CONGRESS LANDS, AND BEING PART OF THOSE TRACTS LISTED BELOW FROM THE RECORDS OF FAIRFIELD COUNTY, OHIO.

OWNER: BLUE LABEL PACKAGING COMPANY
PARCEL NUMBERS: 027-00636.00, 027-00606.00, 027-00611.00
PROPERTY ADDRESS: 3011 CINCINNATI-ZANESVILLE RD. NE (5.08 ACRES)

IN WITNESS THERE OF THIS ___ DAY OF _____, 202__

SIGNATORY FOR BLUE LABEL PACKAGING CO:

STATE OF OHIO, COUNTY OF FAIRFIELD
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED WHO
ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES
AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL THIS ___ DAY OF ___
202__

BY: _____
MY COMMISSION EXPIRES _____

THE WITHIN MAP MARKED EXHIBIT "A" AND MADE A PART OF THE PETITION OF ANNEXATION FILED WITH THE BOARD
OF COMMISSIONERS OF FAIRFIELD COUNTY, OHIO, ON _____, 202__, UNDER CHAPTER 709 OF THE
OHIO REVISED CODE, IS SUBMITTED AS AN ACCURATE MAP OF THE TERRITORY IN SAID PETITION DESCRIBED THE
REQUIREMENTS OF SAID CHAPTER 709 OF THE OHIO REVISED CODE.

AGENT FOR PETITIONERS

THE BOARD OF COUNTY COMMISSIONERS OF FAIRFIELD COUNTY, OHIO, HAVING RECEIVED A PETITION BEARING THE
SIGNED NAMES AND ADDRESS OF THE PARTIES INTERESTED IN THE ANNEXATION, TO THE CITY OF LANCASTER, OHIO,
OF THE TERRITORY SHOWN HEREON AND HAVING GIVEN DUE CONSIDERATION TO THE PRAYER OF SAID PETITION, DO
HEREBY GRANT THE SAME.

PETITION RECEIVED _____, 202__

PETITION GRANTED _____, 202__

APPROVED THIS ___ DAY OF _____, 202__

FAIRFIELD COUNTY COMMISSIONER _____ FAIRFIELD COUNTY COMMISSIONER _____

FAIRFIELD COUNTY COMMISSIONER _____

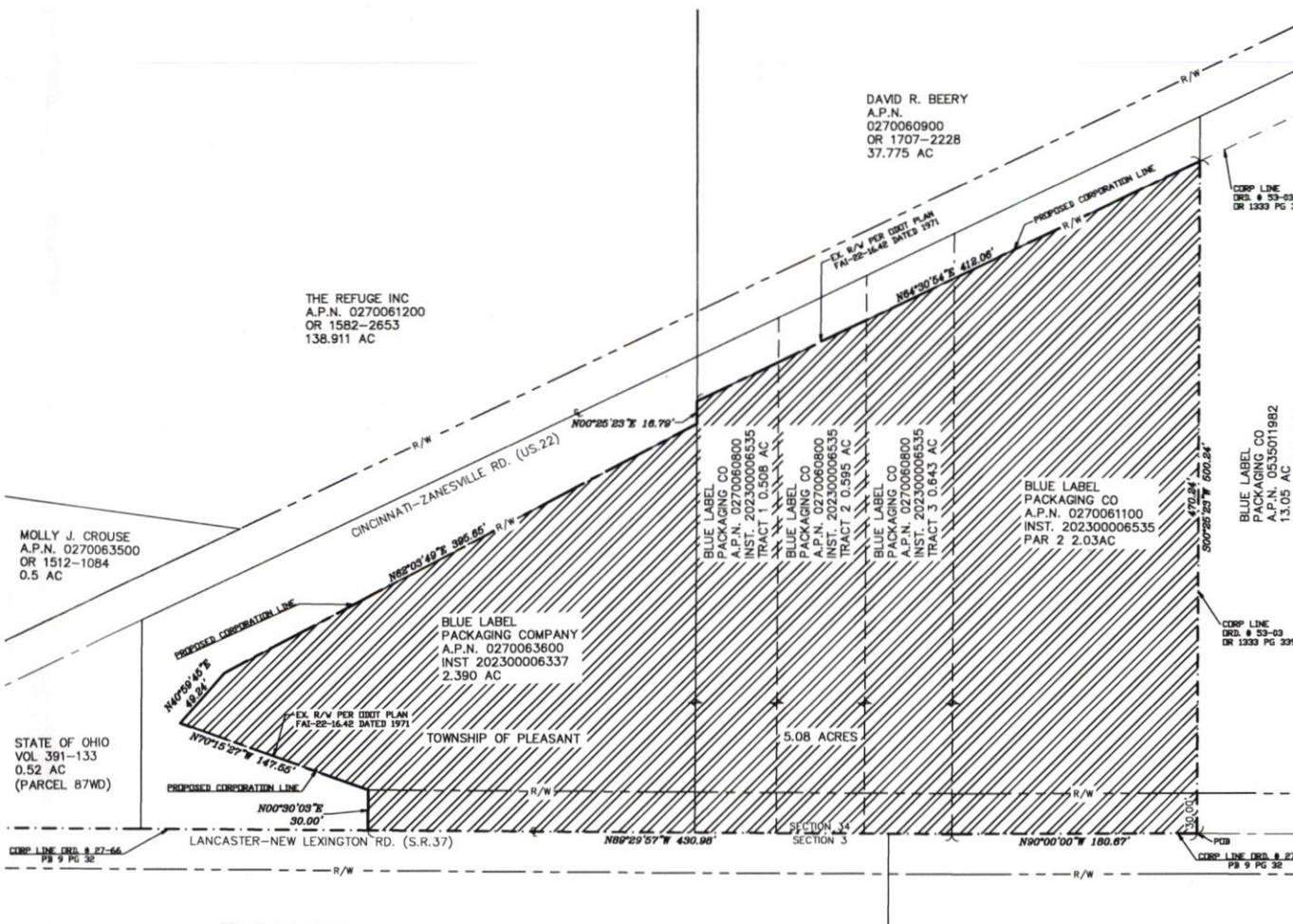
THE COUNCIL FOR THE CITY OF LANCASTER, OHIO, BY ORDINANCE NO. _____ PASSED THIS ___ DAY OF
_____, 202__, AND APPROVED BY THE MAYOR ON THIS ___ DAY OF _____, 202__,
DID ACCEPT THE TERRITORY SHOWN HEREON FOR ANNEXATION TO THE CITY OF LANCASTER, OHIO, A MUNICIPAL
CORPORATION.

MAYOR, CITY OF LANCASTER _____ ATTEST _____ CLERK, CITY OF LANCASTER _____

TRANSFERRED THIS ___ DAY OF _____, 202__, UPON THE DUPLICATES OF THIS OFFICE, CONTAINING _____
ACRES.

TRANSFER FEE _____ FAIRFIELD COUNTY AUDITOR _____
RECEIVED FOR RECORD _____, 202__, AT _____ (AM/PM) AND RECORDED _____, 202__
IN PLAT ORDINANCE, PETITION, ECT. IN INSTRUMENT NO. _____

PLAT FEE: _____ FAIRFIELD COUNTY RECORDER _____
ORDINANCE, ETC. FEE: _____



MOLLY J. CROUSE
A.P.N. 0270063500
OR 1512-1084
0.5 AC

THE REFUGE INC
A.P.N. 0270061200
OR 1582-2653
138.911 AC

DAVID R. BEERY
A.P.N.
0270060900
OR 1707-2228
37.775 AC

STATE OF OHIO
VOL 391-133
0.52 AC
(PARCEL B7WD)

BLUE LABEL
PACKAGING COMPANY
A.P.N. 0270063600
INST 202300006337
2.390 AC

BLUE LABEL
PACKAGING CO
A.P.N. 0270060800
INST. 202300006535
TRACT 1 0.508 AC

BLUE LABEL
PACKAGING CO
A.P.N. 0270060800
INST. 202300006535
TRACT 2 0.595 AC

BLUE LABEL
PACKAGING CO
A.P.N. 0270060800
INST. 202300006535
TRACT 3 0.643 AC

BLUE LABEL
PACKAGING CO
A.P.N. 0270061100
INST. 202300006535
PAR 2 2.03AC

BLUE LABEL
PACKAGING CO
A.P.N. 0535011982
13.05 AC
DEED BK 621-803

CORP. LINE DRG. # 53-03
OR 1333 PG 3397

CORP. LINE DRG. # 27-66
PB 9 PG 32

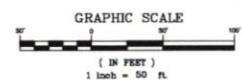
STATE OF OHIO
VOL 391-133
0.52 AC
(PARCEL B7WD)

CORP. LINE DRG. # 27-66
PB 9 PG 32

CITY OF LANCASTER

POST CONSUMER
BRANDS, LLC
A.P.N. 0535000300
INST 202100016608
63 AC

POST CONSUMER
BRANDS, LLC
A.P.N. 0535000310
INST 202100016608
55.76 AC



LEGEND
 AREA TO BE ANNEXED INTO CITY OF LANCASTER (5.08 ACRE TOTAL, MORE OR LESS)
 EXISTING CITY OF LANCASTER CORPORATION LINE

ANNEXATION PERIMETER (TOTAL): ±2,163.18'
ANNEXATION PERIMETER CONTIGUOUS TO EXISTING CORPORATION LINE: ±1,111.89'
PERCENT CONTIGUOUS: ±51.4%

CERTIFICATION

THIS EXHIBIT IS BASED ON EXISTING AUDITOR'S AND RECORDER'S, FAIRFIELD COUNTY, OHIO, RECORD INFORMATION AND IS FOR ANNEXATION PURPOSES ONLY. THIS IS NOT A SURVEY PER OAC 4733-37.



John C. Dodgion
JOHN C. DODGION REG. SURVEYOR NO. 8069

DRAWN BY: A. STEVENS	DATE: 2/01/2024
CHECKED BY: J. DODGION	DRAWING NO.: 792602.DWG
JOB NO.: 792602	SHEET 1 OF 1

SMART

 88 W. CHURCH STREET, NEWARK, OHIO 43065
 PHONE: (740) 345-4700 FAX: (740) 522-4700