

TEMPORARY ORDINANCE NO. 18-25

PERMANENT ORDINANCE NO. 18-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT AN AMENDED DEED OF PERMANENT EASEMENT FOR UNDERGROUND UTILITY FACILITIES AND TO DECLARE AN EMERGENCY

WHEREAS, Lancaster Municipal Gas is currently constructing natural gas infrastructure over and through property owned by Claude P. and Carla J. Marshall, husband and wife, outside the City limits; and

WHEREAS, previously, in 2020, the Marshalls and the City executed an underground utility facilities easement, but it was never recorded, and since then it has been determined that the location of the easement needs shifted slightly; and

WHEREAS, for valuable consideration shown, the Marshalls are willing to grant the City an Amended Deed of Permanent Easement to correct the location of the easement area; now, therefore,

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

SECTION 1. That the Mayor is hereby authorized to accept an Amended Deed of Permanent Easement for the City from the Grantors, to execute all documents necessary to complete said easement, and to pay any costs associated with the acquisition thereof.

SECTION 2. The Easement and Right of Way, attached hereto as Exhibit A, is hereby approved and authorized with changes therein not inconsistent with this ordinance and not substantially adverse to the City. The Mayor, for and in the name of the City, is hereby authorized to execute this easement and any ancillary documents in this matter, provided further that the approval of changes thereto by the Mayor, their character not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof. This Council further authorizes the Mayor, for and in the name of the City, to execute any amendments or changes to the final documents, which amendments are not inconsistent with this ordinance and not substantially adverse to the City.

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 City and its inhabitants and for the further reason that this ordinance is necessary for Lancaster Municipal Gas to construct natural gas infrastructure to serve ratepayers; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: 3/24/25 after 2 reading. Vote: Yeas 10 Nays 0

Approved: march 24, 2025

Clerk: [Signature] President of Council

Offered by: Kat M Carl

Second by: [Signature]

Requested by Law Committee

[Signature]
Mayor

I, Anitra Scott, Clerk of Council do hereby certify that on _____, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

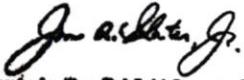
Clerk of Council

**TRANSFER
NOT NECESSARY**

OR BK 1830 PG 2006

JUL 20 2020

202000014758
Filed for Record in
FAIRFIELD COUNTY, OH
LISA MCKENZIE, COUNTY RECORDER
07-20-2020 At 01:10 PM.
EASEMENT 82.00
OR Book 1830 Page 2006 - 2013


County Auditor, Fairfield County, Ohio

**DEED OF PERMANENT EASEMENT
GENERAL UTILITY UNDERGROUND FACILITIES EASEMENT**

Claude P. Marshall and Carla J. Marshall, having a mailing address of 3502 Country Club Road, SW, Lancaster, Ohio, 43130 ("Grantor"), for good and valuable consideration received, does hereby grant, bargain, sell and convey to the **City of Lancaster**, an Ohio municipal corporation, having a mailing address of 104 East Main Street, Lancaster, Ohio 43130, its successors and assigns ("Grantee"), a **permanent General Utility Underground Facilities Easement** ("Easement"), together with appurtenant rights in, under, along, over, across, and upon the real property (or a portion of the real property) owned by Grantor, located in the State of Ohio, County of Fairfield, Hocking Township, and more fully described as Parcel No. 0180069600 being 56.279 acres in Section 24, Township 14, Range 19, recorded in Official Record Volume 681, Page 549; and 0180069620 being 24.26 acres in Section 24, Township 14, Range 19, recorded in Official Record Volume 681, Page 549 ("Real Property"). The exact location of the Easement consists of a twenty-five (25) feet wide portion of the Real Property more specifically described in the legal descriptions and illustrations attached hereto as Exhibit "A", "Tract #1", "Tract #2", and "Tract #3" and incorporated herein by reference ("Easement Premises").

By acceptance of this Easement, the parties mutually agree that it is in their best interest for the Grantor to grant and the Grantee to accept the following conditions and covenants to do the following:

1. Grantor hereby grants and conveys to Grantee a permanent Easement to survey, construct, operate, maintain, remove, replace and control General Utility Underground Facilities, subject to the terms and conditions hereinafter set forth, in, under, along, over, across, and upon the Easement Premises, together with all reasonable rights of ingress and egress across the Real Property owned by Grantor necessary for the exercise of the rights herein granted.
2. Grantor shall permit Grantee's employees, agents, and contractors to enter upon the Real Property for the purposes of constructing, maintaining, operating, and replacing the General Utility Underground Facilities and associated equipment and appurtenances thereto over and across the Easement Premises, and shall not interfere with Grantee's use, access, ingress and egress to the Easement Premises. Grantee shall be permitted to construct roadways, signage, barriers, fencing, and landscaping as Grantee determines is necessary. The right to use the Easement Premises shall belong to the Grantee and its agents, employees, designees, contractors, guests, invitees, successors and assigns, and all those acting by or on behalf of it for the purposes of establishing, laying, constructing, reconstruction, installing, realigning, modifying, replacing, improving, adding, altering, substituting, operating, maintaining, accessing, inspecting, patrolling, protecting,



repairing, changing the size of, or relocating the General Utility Underground Facilities and associated equipment and appurtenances thereto within the Easement Premises.

3. All improvements on the Easement Premises shall be at the sole cost of the Grantee.
4. Grantee agrees to comply in all material respects, at its sole cost, with all applicable federal, state and local laws, rules, and regulations which are applicable to Grantee's activities hereunder, including without limitation, the construction, use, operation, maintenance, repair and service of the General Utility Underground Facilities and associated equipment and appurtenances thereto.
5. Grantee will, insofar as reasonably practicable, level, re-grade, and reseed the ground disturbed by Grantee's use of the Easement Premises and will maintain the Easement Premises clean of all litter and trash during periods of construction, operation, maintenance, repair or removal. All construction debris shall be cleaned up and removed from Grantor's lands upon completion of installation and construction of the General Utility Underground Facilities and associated equipment and appurtenances thereto.
6. Grantee shall have the right to prohibit public access to the Easement Premises.
7. Grantor may not erect new or additional power and transmission lines, water, sewer, or other utility lines, or wells within the Easement Premises, and Grantor may not grant any additional easement(s) within the Easement Premises.
8. No buildings or other structures shall be constructed in the Easement Premises by Grantor, nor shall Grantor cause any excavating or filling to be done which, in the reasonable judgment of Grantee, would impair Grantee's exercise of the rights granted hereunder or its ability to maintain its Easement.
9. Grantee has the right (1) to mow the Easement Premises, (2) to trim, cut down or eliminate trees or shrubbery that, in the sole judgment of Grantee, interfere with the operation of the General Utility Underground Facilities, (3) to remove possible hazards to the General Utility Underground Facilities, and (4) to remove or prevent the construction of any and all buildings, structures, reservoirs or other obstructions on the Easement Premises which, in the sole judgment of the Grantee, may endanger or interfere with the efficiency, safety, or convenient operation of the General Utility Underground Facilities. All trees, brush and other debris caused by construction shall be burned and/or chipped and spread on the Easement Premises or removed to an authorized disposal site. The method of disposal shall be selected by Grantee.
10. Grantor reserves the right to use the Easement Premises in any manner that will not prevent or interfere with the exercise by the Grantee of the rights granted hereunder; provided, however, that Grantor shall not obstruct, or permit to be obstructed, the Easement Premises without the express prior written consent of Grantee.

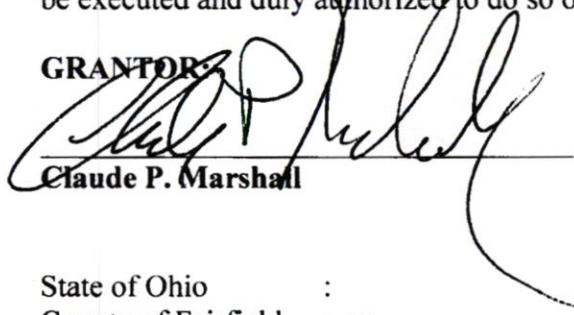
11. Grantee shall have the right to periodically inspect the Easement Premises for violations of the covenants and restrictions set forth herein. If Grantor or its successors and assigns violate any of these covenants and restrictions Grantor shall cure the violation(s) within sixty (60) days of receipt of notice thereof from Grantee. If Grantor fails to adequately cure or eliminate the violation(s) within the sixty (60) day time period, Grantee may cause the cure of the violation(s), and Grantor shall immediately reimburse Grantee for all costs and expenses incurred in curing the violation(s). Grantee shall also have the right to obtain injunctive relief for the enforcement of the covenants and restrictions from a court of competent jurisdiction.
12. Grantee shall have the right to post and/or mark the boundaries of the Easement Premises.
13. Grantee shall have exclusive possession of the Easement Premises at all times.
14. This Easement, its terms and conditions contained herein and all rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.
15. Grantor agrees that Grantee may assign the rights granted to it hereunder to any assignee who demonstrates sufficient competence and gives adequate assurances that any work to be performed pursuant to such assignment shall be done in a skillful manner.
16. Said Easement may not be sold or transferred without Grantor's specific written authority regardless of whether such action is deemed to result in any additional burden or damage to Grantor's property.
17. If any damage to Grantor's Real Property is caused by Grantee's exercise of its rights hereunder, Grantee shall promptly restore any disturbed areas as nearly as possible to the condition existing prior to the occurrence of the damage.
18. Grantor covenants with Grantee that it is the true and lawful owner of the Real Property inclusive of the Easement Premises, and is lawfully seized of the same in fee simple and has good right and full power to grant this Easement. Grantor represents and warrants that he/she/it is the sole free owner(s) of the property herein described and the he/she/it has the authority to convey said rights and interests to the Grantee. Grantor represents and warrants that, except for easements, conditions, agreements, restrictions, reservations and covenants of record prior to the date of this Agreement, there are no liens, encumbrances or mortgages affecting the land underlying the Easements except: NONE.
19. Grantor agrees to defend, indemnify and hold harmless Grantee from any and all claims disputing Grantor's legal right to convey the Easement to Grantee, as well as all claims for payment or restitution made by a third party. Grantor agrees to reimburse Grantee for

its costs, including attorney's fees, in asserting or defending all claims made which dispute Grantor's legal right(s) to convey the Easement.

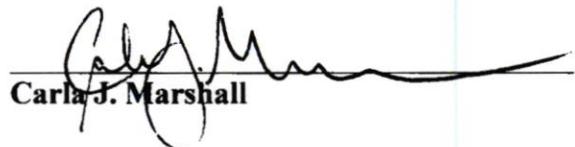
- 20. In exchange for Grantor's easement, Grantee shall solely incur all survey costs of the easement: all main gas line installation costs; the cost of one (1) service/lateral gas line with waiver of tap fees to 3434 Country Club Road, SW, Lancaster, Ohio, 43130; the cost of one (1) service/lateral gas line with waiver of tap fees to 3470 Country Club Road, SW, Lancaster, Ohio, 43130; and the cost of one (1) service/lateral gas line with waiver of tap fees to 3502 Country Club Road, SW, Lancaster, Ohio, 43130.
- 21. This Easement shall be interpreted, enforcement and governed under the laws of the State of Ohio. If the Easement covers property located in more than one county, venue shall be in the county where the majority of the property geographically exists.
- 22. This Easement embodies the entire agreement between the parties hereto with respect to the Easements and supersedes any and all agreements representations, warranties, or statements which may have been made between the parties prior to the date hereof, whether express, implied, written, or verbal, concerning the subject matter hereof, and this Easement shall not be modified or amended except by written instrument executed by each party hereto.

IN WITNESS WHEREOF, the Grantors have executed or have caused this instrument to be executed and duly authorized to do so on this 6th day of September, 2019.

GRANTOR:



 Claude P. Marshall



 Carla J. Marshall

State of Ohio :
County of Fairfield : ss

BEFORE ME, a Notary Public in and for said county and state, did personally appear the above-named **Claude P. Marshall**, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal, at Lancaster, Ohio, this 6th day of September, 2019.



Maria A. Morgan
 Notary Public, State of Ohio
 My Commission Expires 2-19-13



 Notary Public, State of Ohio

County of Fairfield : ss

BEFORE ME, a Notary Public in and for said county and state, did personally appear the above-named **Carla J. Marshall**, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal, at Lancaster, Ohio, this 6th day of September, 2019.



Maria A. Morgan
Notary Public, State of Ohio
My Commission Expires 2-19-23

Maria A. Morgan
Notary Public, State of Ohio

This instrument prepared by:
Randall T. Ullom
Law Director & City Prosecutor
City of Lancaster, Ohio
P.O. Box 1008
Lancaster, Ohio 43130

EXHIBIT A

25 FOOT GASLINE EASEMENT
TRACT #1

Situated in the State of Ohio, Fairfield County, Hocking Township, Section 24, Township 14, Range 19, and being part of a 56.279 acre tract conveyed to Claude and Carla Marshall, in Deed Book 681, page 549 in the Fairfield County Recorder's Office and being more particularly described as follows:

COMMENCING at a 2" iron pipe found at the southeast corner of the northwest quarter of said Section 24; Thence, North 89 degrees 26 minutes 24 seconds West 922.40 feet to a 5/8 inch rebar found on the grantors southeast corner; Thence along the grantors east line, North 00 degrees 52 minutes 26 seconds East 188.34 feet to a point, said point being the **TRUE POINT OF BEGINNING** for the centerline of said 25 foot easement herein described:

Thence, crossing the grantor's tract, **North 53 degrees 51 minutes 56 seconds West 61.95 feet** to a point;

Thence, crossing the grantor's tract, **North 70 degrees 53 minutes 56 seconds West 91.20 feet** to a point;

Thence, crossing the grantor's tract, **South 87 degrees 12 minutes 05 seconds West 142.26 feet** to a point;

Thence, crossing the grantor's tract, **North 80 degrees 41 minutes 23 seconds West 337.05 feet** to the grantor's west line being in the center of Country Club Road, containing 0.363 acres.

It is understood that the parcel of land described contains, 0.363 acres, more or less and is located in Fairfield County Auditor's Parcel No. 018-00696-00.

Description prepared from a proposed centerline provided by Lancaster Gas Department and existing surveys of record on file at the Fairfield County Map Room by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, October, 2019.

Thence, crossing the grantor's tract, **North 00 degrees 34 minutes 49 seconds West 107.12 feet** to a point;

Thence, crossing the grantor's tract, **North 71 degrees 48 minutes 43 seconds West 40.43 feet** to the grantor's north line, containing 0.803 acres.

It is understood that the parcel of land described contains, 0.803 acres, more or less and is located in Fairfield County Auditor's Parcel No. 018-00696-20.

Description prepared from a proposed centerline provided by Lancaster Gas Department and existing surveys of record on file at the Fairfield County Map Room by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, October, 2019.

Grantor claim title by Deed Book 681, page 549 on file at the Fairfield County Recorder's Office.

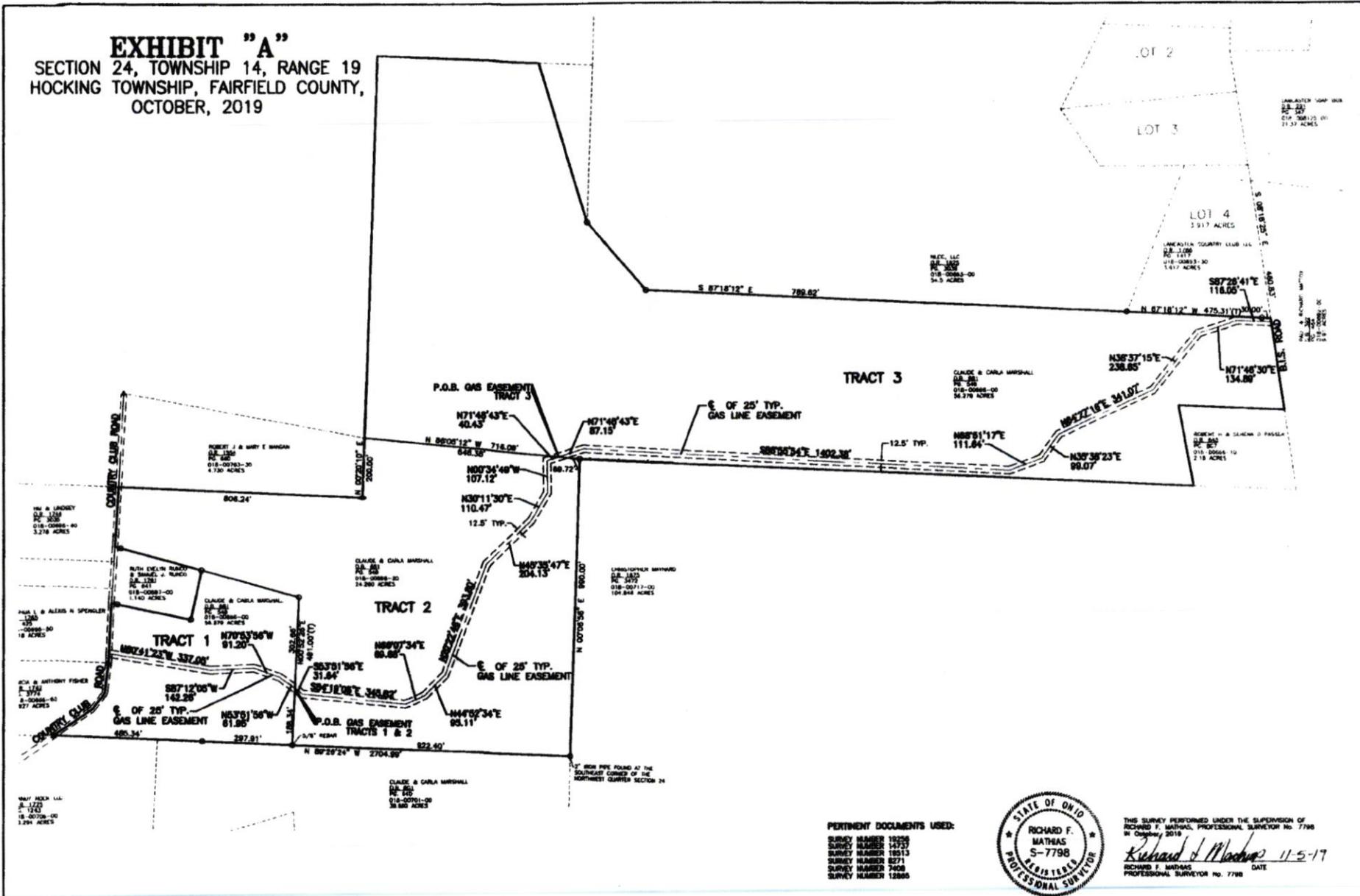
Bearings Based on the GPS True North, Ohio State Plane Coordinate System (Ohio South Zone, NAD 83).


Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798



11-5-19
Date

EXHIBIT "A"
 SECTION 24, TOWNSHIP 14, RANGE 19
 HOCKING TOWNSHIP, FAIRFIELD COUNTY,
 OCTOBER, 2019



PERTINENT DOCUMENTS USED:
 SURVEY NUMBER 19256
 SURVEY NUMBER 14757
 SURVEY NUMBER 18913
 SURVEY NUMBER 8271
 SURVEY NUMBER 7408
 SURVEY NUMBER 12866

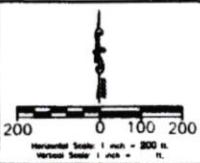


THIS SURVEY PERFORMED UNDER THE SUPERVISION OF
 RICHARD F. MATHAS, PROFESSIONAL SURVEYOR No. 7798
 IN October, 2019
Richard F. Mathas 11-5-17
 RICHARD F. MATHAS DATE
 PROFESSIONAL SURVEYOR No. 7798

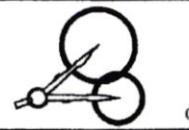
OR BK 1830 PG 2013

EXHIBIT "A"
25' GAS LINE EASEMENT SURVEY
 SECT. 24, TWP. 14, RNGE 19
 HOCKING TOWNSHIP
 FAIRFIELD COUNTY, OHIO
 OCTOBER, 2019

PLANS PREPARED FOR:
 HAWK TOP
 CITY OF LANCASTER GAS DEPT.
 125 S. MAIN ST. 2ND FL.
 LANCASTER, OHIO 43130
 740-687-3670



- SURVEYING MONUMENT LEGEND**
- | | |
|--|-----------------------------|
| • 30' LONG, 5/8" REBAR WITH 1-1/4" PLASTIC CAP | • CONCRETE MONUMENT (FOUND) |
| • STAMPED "2LMN" (SET) | • P.K. NAIL (SET) |
| • IRON MONUMENT (FOUND) | • P.K. NAIL (FOUND) |
| • RAILROAD SPIKE (SET) | • BOLT (FOUND) |
| • RAILROAD SPIKE (FOUND) | • STONE (FOUND) |
| • CONCRETE MONUMENT (SET) | • REFERENCE POINT |
- BASES OF BEARINGS**
 BEARINGS BASED ON GPS TRUE NORTH



2LMN, Inc.
 Civil Engineers & Land Surveyors
 2475 Sugar Grove Road, SE - Lancaster, Ohio 43130
 (740) 687-5542 Phone - (740) 687-0086 Fax - www.2LMN.com

DATE: OCTOBER, 2019 No 1 OF 1

EXHIBIT B

25 FOOT GASLINE EASEMENT
TRACT #2

Situated in the State of Ohio, Fairfield County, Hocking Township, Section 24, Township 14, Range 19, and being part of a 24.260 acre tract conveyed to Claude and Carla Marshall, in Deed Book 681, page 549 in the Fairfield County Recorder's Office and being more particularly described as follows:

COMMENCING at a 2" iron pipe found at the southeast corner of the northwest quarter of said Section 24; Thence, North 89 degrees 26 minutes 24 seconds West 922.40 feet to a 5/8 inch rebar found on the grantors southeast corner; Thence along the grantors east line, North 00 degrees 52 minutes 26 seconds East 188.34 feet to a point, said point being the **TRUE POINT OF BEGINNING** for the centerline of said 25 foot easement herein described:

Thence, crossing the grantor's tract, **South 53 degrees 51 minutes 56 seconds East 31.64 feet** to a point;

Thence, crossing the grantor's tract, **South 84 degrees 19 minutes 05 seconds East 345.82 feet** to a point;

Thence, crossing the grantor's tract, **North 66 degrees 07 minutes 34 seconds East 69.68 feet** to a point;

Thence, crossing the grantor's tract, **North 44 degrees 52 minutes 34 seconds East 95.11 feet** to a point;

Thence, crossing the grantor's tract, **North 20 degrees 22 minutes 46 seconds East 393.80 feet** to a point;

Thence, crossing the grantor's tract, **North 45 degrees 35 minutes 47 seconds East 204.13 feet** to a point;

Thence, crossing the grantor's tract, **North 30 degrees 11 minutes 30 seconds East 110.47 feet** to a point;

Thence, crossing the grantor's tract, **North 00 degrees 34 minutes 49 seconds West 107.12 feet** to a point;

Thence, crossing the grantor's tract, **North 71 degrees 48 minutes 43 seconds West 40.43 feet** to the grantor's north line, containing 0.803 acres.

It is understood that the parcel of land described contains, 0.803 acres, more or less and is located in Fairfield County Auditor's Parcel No. 018-00696-20.

Description prepared from an actual field survey by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, October, 2019.

Grantor claim title by Deed Book 681, page 549 on file at the Fairfield County Recorder's Office.

Bearings Based on the GPS True North, Ohio State Plane Coordinate System (Ohio South Zone, NAD 83).



Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798



2-14-2025

Date

EXHIBIT C

25 FOOT GASLINE EASEMENT TRACT #3

Situated in the State of Ohio, Fairfield County, Hocking Township, Section 24, Township 14, Range 19, and being part of a 56.279 acre tract conveyed to Claude and Carla Marshall, in Deed Book 681, page 549 in the Fairfield County Recorder's Office and being more particularly described as follows:

COMMENCING at a 2" iron pipe found at the southeast corner of the northwest quarter of said Section 24; Thence, North 00 degrees 06 minutes 56 seconds East 990.00 feet to a 5/8 inch rebar found on the grantors south line; Thence along the grantors south line, North 86 degrees 05 minutes 12 seconds West 69.72 feet to a point, said point being the **TRUE POINT OF BEGINNING** for the centerline of said 25 foot easement (12.5' either side of centerline) herein described:

Thence, crossing the grantor's tract the following sixteen courses:

- 1) **North 71 degrees 48 minutes 43 seconds East 87.15 feet;**
- 2) **South 86 degrees 45 minutes 46 seconds East 1403.06 feet;**
- 3) **North 76 degrees 44 minutes 30 seconds East 54.63 feet;**
- 4) **North 60 degrees 10 minutes 15 seconds East 74.48 feet;**
- 5) **North 29 degrees 15 minutes 07 seconds East 61.14 feet;**
- 6) **North 49 degrees 48 minutes 29 seconds East 54.00 feet;**
- 7) **North 82 degrees 02 minutes 05 seconds East 48.15 feet;**
- 8) **North 61 degrees 05 minutes 44 seconds East 116.83 feet;**
- 9) **North 61 degrees 26 minutes 30 seconds East 188.55 feet;**
- 10) **North 36 degrees 13 minutes 56 seconds East 111.24 feet;**

- 11) North 46 degrees 05 minutes 30 seconds East 66.66 feet;
- 12) North 68 degrees 21 minutes 08 seconds East 63.94 feet;
- 13) North 59 degrees 35 minutes 18 seconds East 69.96 feet;
- 14) North 86 degrees 44 minutes 32 seconds East 38.13 feet;
- 15) North 76 degrees 51 minutes 03 seconds East 37.36 feet;
- 16) South 88 degrees 38 minutes 42 seconds East 49.67 feet to the grantor's east line, being in the center of BIS Road.

It is understood that the parcel of land described contains, 1.449 acres, more or less, and is located in Fairfield County Auditor's Parcel No. 018-00696-00.

Description prepared from a proposed centerline provided by Lancaster Gas Department and existing surveys of record on file at the Fairfield County Map Room by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, October, 2019.

Grantor claim title by Deed Book 681, page 549 on file at the Fairfield County Recorder's Office.

Bearings Based on the GPS True North, Ohio State Plane Coordinate System (Ohio South Zone, NAD 83).



Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

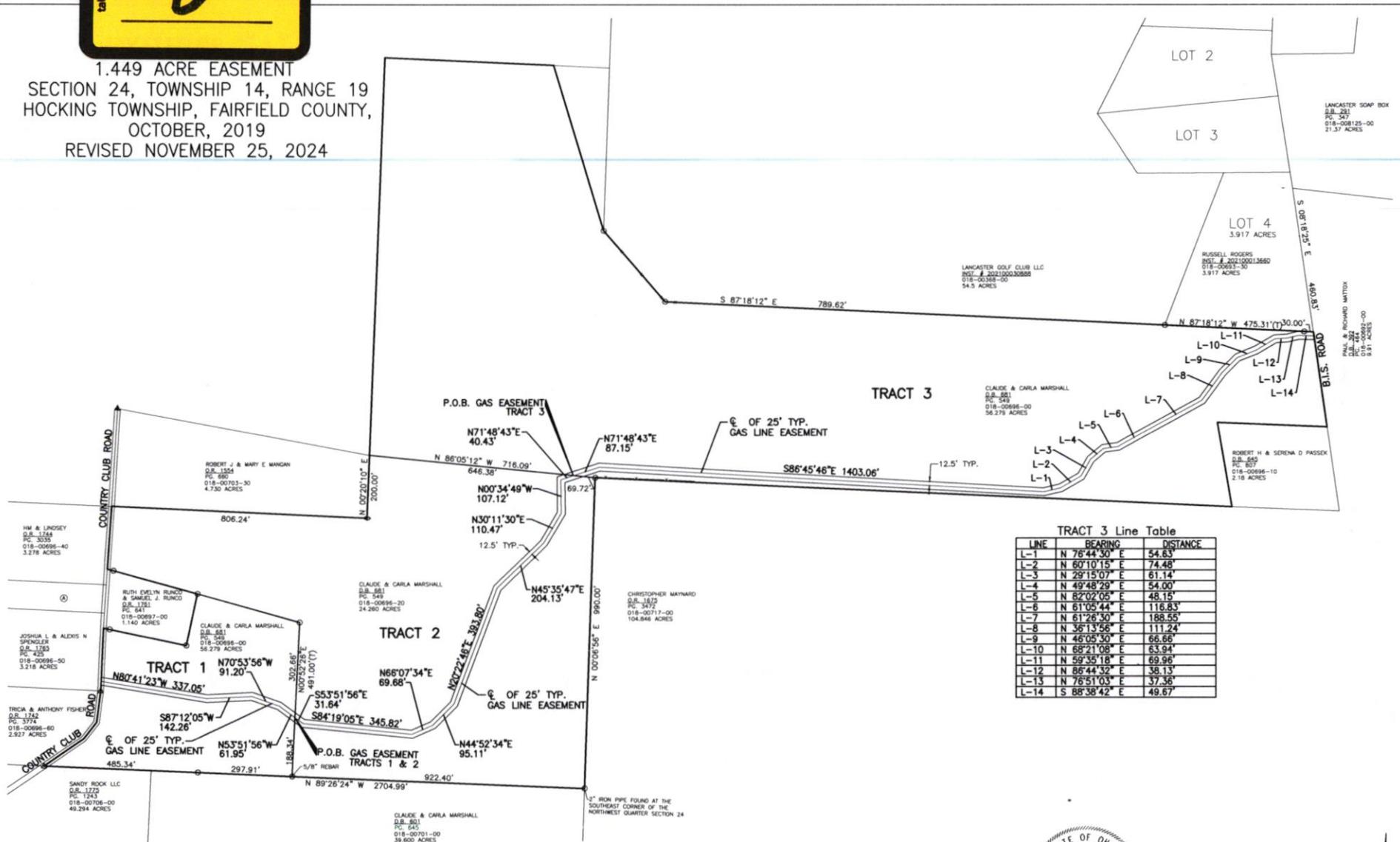


12-18-2024

Date



1.449 ACRE EASEMENT
SECTION 24, TOWNSHIP 14, RANGE 19
HOCKING TOWNSHIP, FAIRFIELD COUNTY,
OCTOBER, 2019
REVISED NOVEMBER 25, 2024



TRACT 3 Line Table

LINE	BEARING	DISTANCE
L-1	N 76°44'30" E	54.83
L-2	N 60°10'15" E	74.48
L-3	N 28°15'07" E	61.14
L-4	N 49°48'29" E	54.00
L-5	N 82°02'05" E	48.15
L-6	N 61°05'44" E	116.83
L-7	N 61°26'30" E	188.55
L-8	N 36°13'56" E	111.24
L-9	N 46°05'30" E	66.66
L-10	N 68°21'08" E	63.94
L-11	N 59°35'18" E	69.96
L-12	N 86°44'32" E	36.13
L-13	N 76°51'03" E	37.36
L-14	S 88°38'42" E	49.67

HM & LINDSEY
D.B. 1748
P.C. 3035
018-00696-40
3.218 ACRES

RUTH EVELYN RUNCO
& SHERIL J. RUNCO
D.B. 1781
P.C. 641
018-00997-00
1.140 ACRES

JOSHUA L & ALEXIS N
SPENGLER
D.B. 1785
P.C. 428
018-00996-50
3.218 ACRES

TRICK & ANTHONY FISHER
D.B. 1742
P.C. 3774
018-00996-60
2.927 ACRES

SANDY ROCK LLC
D.B. 1743
P.C. 1243
018-00706-00
48.294 ACRES

ROBERT J & MARY E MANGAN
D.B. 1584
P.C. 660
018-00783-30
4.730 ACRES

CLAUDE & CARLA MARSHALL
D.B. 881
P.C. 388
018-00996-00
56.279 ACRES

CLAUDE & CARLA MARSHALL
D.B. 881
P.C. 541
018-00997-00
56.279 ACRES

CHRISTOPHER MAYNARD
D.B. 1879
P.C. 3472
018-00717-00
104.846 ACRES

CLAUDE & CARLA MARSHALL
D.B. 881
P.C. 643
018-00701-00
39.800 ACRES

LANCASTER GOLF CLUB LLC
INST. # 202100030888
018-00358-00
54.5 ACRES

CLAUDE & CARLA MARSHALL
D.B. 881
P.C. 200
018-00996-00
56.279 ACRES

LANCASTER SOAP BOX
D.B. 241
P.C. 347
018-008125-00
21.37 ACRES

RUSSELL ROGERS
INST. # 202100013660
018-00993-00
3.917 ACRES

PAUL & RICHARD MATTHEW
D.B. 882
P.C. 882
018-00996-00
9.01 ACRES

ROBERT H & SERENA D PASSEX
D.B. 886
P.C. 807
018-00996-10
2.18 ACRES

PERTINENT DOCUMENTS USED:
SURVEY NUMBER 19256
SURVEY NUMBER 14737
SURVEY NUMBER 19513
SURVEY NUMBER 8271
SURVEY NUMBER 7408
SURVEY NUMBER 12865



THIS SURVEY PERFORMED UNDER THE SUPERVISION OF
RICHARD F. MATHIAS, PROFESSIONAL SURVEYOR No. 7798
IN OCTOBER, 2019 AND REVISED NOVEMBER 25TH, 2024.
Richard F. Mathias
DATE: 12-18-2024
RICHARD F. MATHIAS
PROFESSIONAL SURVEYOR No. 7798

EXHIBIT "A"
25' GAS LINE EASEMENT SURVEY
SECT. 24, TWP. 14, RANGE 19
HOCKING TOWNSHIP
FAIRFIELD COUNTY, OHIO
OCTOBER, 2019 Revised NOVEMBER 25, 2024

PLANS PREPARED FOR:
HANK TOPF
CITY OF LANCASTER, GAS DEPT.
1424 CAMP GROUND RD.
LANCASTER, OHIO 43130
740-687-8070

SURVEYING MONUMENT LEGEND
● 30" LONG, 5/8" REBAR WITH
1"-1/4" PLASTIC CAP
STAMPED "2LMN" (SET)
○ IRON MONUMENT (FOUND)
○ RAILROAD SPIKE (SET)
○ RAILROAD SPIKE (FOUND)
■ CONCRETE MONUMENT (SET)
■ CONCRETE MONUMENT (FOUND)
● P.K. NAIL (SET)
● P.K. NAIL (FOUND)
● BOLT (FOUND)
● STONE (FOUND)
× REFERENCE POINT

BASIS OF BEARINGS
BEARINGS BASED ON GPS TRUE NORTH

Horizontal Scale: 1 inch = 200 ft.
Vertical Scale: 1 inch = ft.

2LMN
Civil Engineers & Land Surveyors

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DATE: DECEMBER 12, 2024
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