

TEMPORARY RESOLUTION NO. 66-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION STATING THE SERVICES TO BE PROVIDED BY THE MUNICIPAL CORPORATION TO ANNEXED TERRITORY OF MARK A. & BETH A. POWERS FOR THE EXPEDITED TYPE 2 ANNEXATION OF PARCEL NUMBERS 0140112500, 0140112300, 0140104200, 0140101500, and 0140112510, CONSISTING OF 163.609 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, Mark A. & Beth A. Powers (“Petitioners”), by and through legal counsel at Sitterley, Vandervoort & Nixon Ltd. and Plank Law Firm, LPA, have filed a Petition for Expedited Type 2 Annexation for parcel numbers 0140112500, 0140112300, 0140104200, 0140101500, and 0140112510, including 163.609 +/- acres currently in Greenfield Township, with the Fairfield County Board of County Commissioners (“BCC”) and served the City with said Petition on July 10, 2025; 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 their agents, and the City have negotiated a Pre-Annexation Agreement pursuant to Permanent Resolution 54-25 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 Greenfield Township as described in attached Exhibit A for the 163.609 +/- 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 the City and County Engineer already have a Road Maintenance Agreement for Wilson Road; if any additional road maintenance issues are created by or caused by said proposed annexation, the City Engineer and Department of Transportation shall address those as agreed upon with the County Engineer.

SECTION 3. That the Petitioners shall ensure that future development within the area proposed for annexation will not result in the City utility main 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: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

President of Council

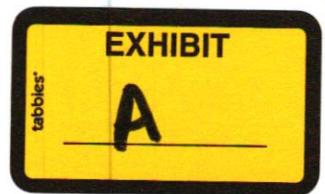
Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Economic Development Committee



ANNEXATION FROM GREENFIELD TOWNSHIP
TO THE CITY OF LANCASTER ~ 163.609 ACRES

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, and containing 163.609 acres of land, more or less, and being part of Sections 28, 32 and 33, Township 15 North, Range 19 West, and being all of that 66.199 acre residual tract of land (Parcel # 0140112500) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, (all reference used in this description refer to the Records of the Recorder's Office, Fairfield County, Ohio), also being 73.720 acres out of that 73.934 acre residual tract of land (Parcel # 0140112300) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, also being all of that 0.47 acre residual tract of land (Parcel # 0140104200) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, also being all of that 2.72 acre tract of land (Parcel # 0140101500) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, also being all of that 20.500 acre Parcel 24-WL (Parcel # 0140112510) conveyed to State of Ohio, of record in Official Record 1442, Page 391, said 163.609 acre Annexation Parcel being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said Section 28, also being the northwesterly corner of said Section 33, also being the northeasterly corner of said Section 32, also being the southeasterly corner of Section 29, Township 15 North, Range 19 West;

Thence with the southerly line of said Section 28, also with the northerly line of said Section 33, South 85°56'33" East, a distance of 910.91 feet to the southwesterly corner of that 33.44 acre tract of land conveyed to Kenton F. Ridenour & Kenton D. Ridenour, also being the southwesterly corner of the existing Corporation Line of the City of Lancaster (Ordinance Number 11-05), and being the true point of beginning of the herein described 163.609 acre Annexation to the City of Lancaster;

Thence with said City of Lancaster Corporation Line, also with the southerly line of said 33.44 acre Ridenour tract, South 85°56'33" East, a distance of 1008.35 feet to the northwesterly corner of that 21.000 acre tract of land conveyed to Lancaster Port Authority, of record in Instrument Number 202300001041 and Instrument Number 202300001036, also being a northwesterly corner the existing Corporation Line of the City of Lancaster (Ordinance Number 49-69);

Thence with said City of Lancaster Corporation Line, also with the westerly line of said 21.000 acre Lancaster Port Authority tract, and continuing with the westerly line of that 19.210 acre tract of land conveyed to Lancaster Port Authority, of record in Instrument Number 202500003121, South 4°05'43" West, a distance of 1325.08 feet to the southwesterly corner of said 19.210 Lancaster Port Authority tract, also being the northwesterly corner of that 23.846 acre tract of land conveyed to Lancaster Port Authority, of record in Instrument Number 202500003122, also being the northeasterly corner of that 20.611 acre tract of land conveyed to City of Lancaster, Ohio, of record in Official Record 1797, Page 1546, also being a northeasterly corner of the existing Corporation Line of the City of Lancaster (Ordinance Number 16-20);

Thence with said City of Lancaster Corporation Line, also with northwesterly lines of said 20.611 acre City of Lancaster tract, the following seven courses:

- 1) South 81°43'12" West, a distance of 86.90 feet to a point;
- 2) South 61°07'47" West, a distance of 517.62 feet to a point;
- 3) South 49°52'10" West, a distance of 129.01 feet to a point;
- 4) South 66°14'26" West, a distance of 180.50 feet to a point;
- 5) South 57°10'33" West, a distance of 287.48 feet to a point;
- 6) South 45°48'00" West, a distance of 309.32 feet to a point;
- 7) South 15°30'17" West, a distance of 337.77 feet to a point on the northerly line of that 1.675 acre Parcel 24-WV1 conveyed to the City of Lancaster, of record in Instrument Number 202300002016;

Thence with northerly lines said 1.675 acre City of Lancaster Parcel 24-WV1, the following two courses:

- 1) North 79°34'45" West, a distance of 118.80 feet to a point;
- 2) North 88°03'24" West, a distance of 174.35 feet to a point in the easterly line of the aforesaid 20.500 acre State of Ohio Parcel 24-WL;

Thence with easterly, southerly and westerly lines of said 20.500 State of Ohio Parcel 24-WL;

- 1) South 6°00'44" West, a distance of 119.48 feet to the southeasterly corner of said 20.500 acre State of Ohio Parcel 24-WL;
- 2) North 86°06'43" West, a distance of 350.24 feet to the southwesterly corner of said 20.500 acre

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Fairfield County
Commissioners

- State of Ohio Parcel 24-WL;
- 3) North 4°06'54" East, a distance of 108.00 feet to the northeasterly corner of that 1.066 acre Parcel 24-WV conveyed to the State of Ohio, of record in Official Record 1442, Page 391;

Thence with northerly and westerly lines of said 1.066 acre State of Ohio Parcel 24-WV, the following two courses:

- 1) South 87°16'50" West, a distance of 678.03 feet to a point;
- 2) South 3°53'11" West, a distance of 13.50 feet to a point in the northerly Right of Way line of Wilson Road (R/W varies);

Thence with the northerly Right of Way line of said Wilson Road, North 86°06'49" West, a distance of 565.64 feet to a point in the easterly line of that 50.3 acre tract of land conveyed to Toni M. Kraner, Tr., and Tracy T. Kraner, Tr., of record in Official Record 1679, Page 1841;

Thence with the easterly line of said 50.3 acre Kraner tract North 4°06'53" East, a distance of 2634.46 feet to a point in the southerly line of that 34.579 acre tract of land conveyed to Lowell F. Miller, of record in Instrument Number 202400017996, also being in the southerly line of said Section 29, also being in the northerly line of said Section 32;

Thence with the northerly line of said Section 32, also with the southerly line of said Section 29, also with the southerly line of said 34.579 acre Miller tract, South 85°56'51" East, a distance of 1238.80 feet to the southwesterly corner of said Section 28, also being the northwesterly corner of said Section 33, also being the northeasterly corner of said Section 32, also being the southeasterly corner of said Section 29;

Thence with the southerly line of said 34.579 acre Miller tract, continuing with the southerly line of that 12.838 acre Parcel 29-WL conveyed to State of Ohio, of record in Official Record 1252, Page 937, and continuing with the southerly line of that 14.557 acre tract of land conveyed to Lowell F. Miller, of record in Instrument Number 202400017996, North 69°26'30" East, a distance of 562.79 feet to a point;

Thence continuing with the southerly line of said 14.557 acre Miller tract, North 76°48'14" East, a distance of 420.36 feet to the northeasterly corner of said 14.557 Miller tract, also being in the westerly line of the aforesaid 33.44 acre Ridenour tract, also being in the existing Corporation Line of the City of Lancaster (Ordinance Number 11-05);

Thence with said City of Lancaster Corporation Line, also with the westerly line of said 33.44 acre Ridenour tract, South 4°24'17" West, a distance of 359.22 feet to the point of beginning, and containing 163.609 acres of land, more or less.

Subject to all restrictions, easements, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The easterly Right of Way line of U.S. Route 33 was assigned a bearing of North 5°34'01" East as described in Official Record 1442, Page 391, Recorder's Office, Fairfield County, Ohio, and as shown on ODOT Centerline & Right of Way Plan "FAI-33-7.31".

Contiguity Note: Total perimeter of annexation area is 11525 feet, of which 4541 feet are contiguous with the City of Lancaster, resulting in 39% contiguity.

Annexation description prepared by Kevin Beechy, Ohio Professional Surveyor No. 7891, of Sands Decker, and is based upon survey data and record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

This Annexation includes the following Parcels:

- 0140112500 ~ 66.199 Acres
- 0140101500 ~ 2.72 Acres
- 0140104200 ~ 0.47 Acre
- 0140112300 ~ 73.720 Acres
- 0630010400 ~ 20.500 Acres

Kevin Beechy 7/19/25
Kevin Beechy Date
Ohio Professional Surveyor No. 7891



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JUL 10 2025

Fairfield County
Commissioner

PROPOSED ANNEXATION OF ±163.609 ACRES FROM GREENFIELD TOWNSHIP TO THE CITY OF LANCASTER
SITUATED IN AND BEING PART OF SECTIONS 28, 32 AND 33, TOWNSHIP 15 NORTH, RANGE 19 WEST GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO



OFFICES

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

NOTES

Basis of Bearings: The easterly Right of Way line of U.S. Route 33 was assigned a bearing of North 5°34'01" East as described in Official Record 1442, Page 391, Recorder's Office, Fairfield County, Ohio, and as shown on ODO1 Centerline & Right of Way Plan "FAI-33-7.31."

All linear dimensions shown are in feet or decimal parts thereof.

Surveys used: 1483, 2110, 2506, 2889, 3122, 3352, 7617, 15908, 16169, 19744, 20099, 20563, 20782.

Contiguity Note: Total perimeter of annexation area is 11525 feet, of which 4541 feet are contiguous with the City of Lancaster, resulting in 39% contiguity.

Annexation Exhibit prepared from survey data, and record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.



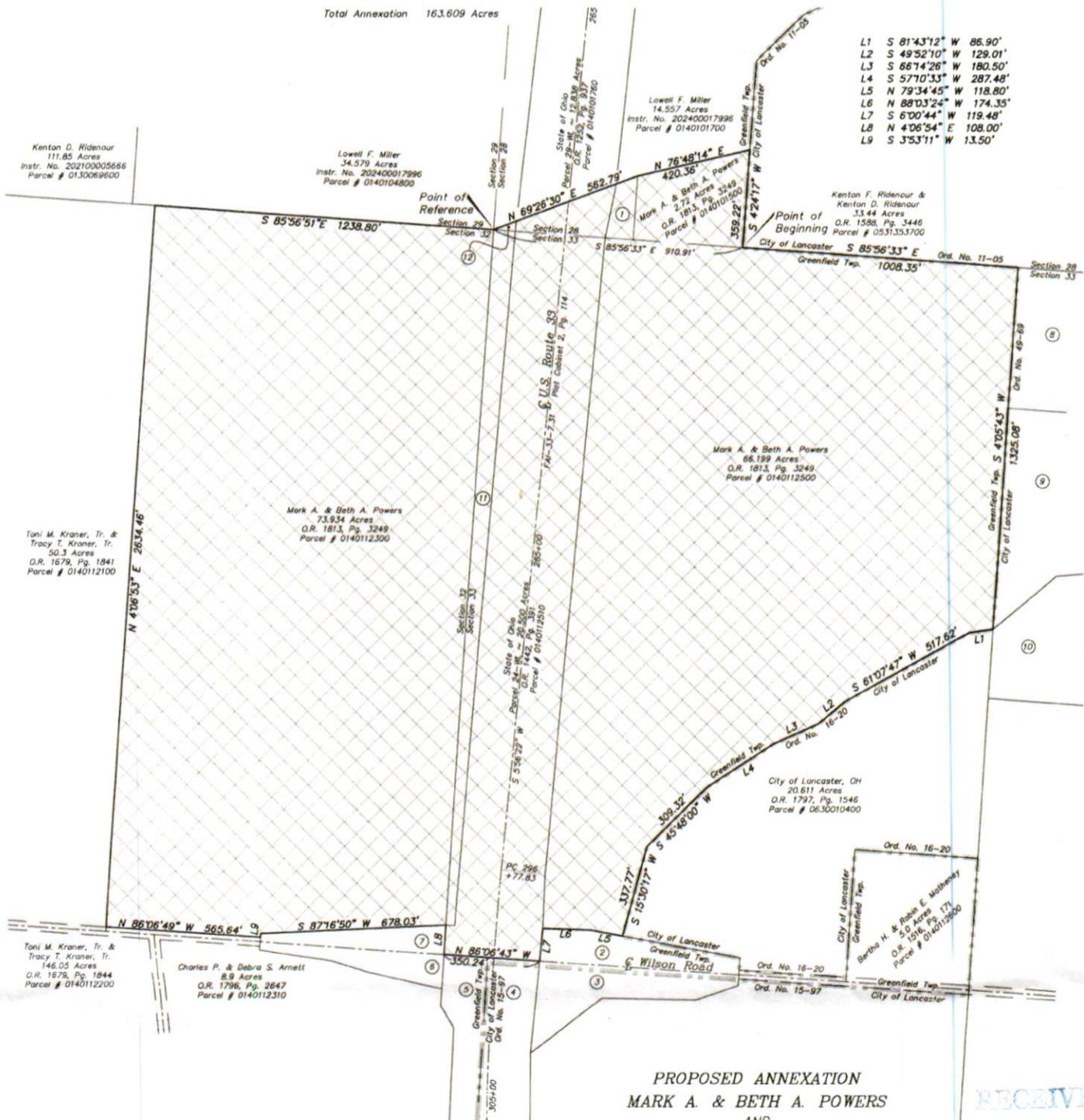
LEGEND

- Existing Lancaster Corp. Line
- Proposed Lancaster Corp. Line
- Area to be Annexed (±163.609 Acres)

ACREAGE BREAKDOWN

| Parcel # | Owner | Deed | Total Area | Area to be Annexed |
|------------|--------------------------|---------------------|-------------------------|----------------------|
| 0140112500 | Mark A. & Beth A. Powers | O.R. 1813, Pg. 3249 | 66.199 Acres | 66.199 Acres |
| 0140101500 | Mark A. & Beth A. Powers | O.R. 1813, Pg. 3249 | 2.72 Acres | 2.72 Acres |
| 0140104200 | Mark A. & Beth A. Powers | O.R. 1813, Pg. 3249 | 0.47 Acre | 0.47 Acre |
| 0140112300 | Mark A. & Beth A. Powers | O.R. 1813, Pg. 3249 | 73.934 Acres | 73.720 Acres |
| 0140112510 | State of Ohio | O.R. 1442, Pg. 391 | 20.500 Acres | 20.300 Acres |
| | | | Total Annexation | 163.609 Acres |

| # | Owner | Deed | Parcel # & Area |
|----|--------------------------|------------------------|--|
| 1 | Mark A. & Beth A. Powers | O.R. 1813, Pg. 3249 | 0140104200 (part of 0.47 Acre) |
| 2 | City of Lancaster | Instr. No. 20230002016 | 0140112520 (Parcel 24-WV 1.675 Acres) |
| 3 | City of Lancaster | Instr. No. 20230002017 | 0531344030 (Parcel 22-WV 2.390 Acres) |
| 4 | State of Ohio | O.R. 1321, Pg. 141 | 0531344020 (Parcel 22-WV 15.744 Acres) |
| 5 | State of Ohio | O.R. 1274, Pg. 2039 | 0140112411 (Parcel 21-WV 3.573 Acres) |
| 6 | State of Ohio | O.R. 1340, Pg. 555 | 0140112311 (Parcel 23-WV 1.098 Acres) |
| 7 | State of Ohio | O.R. 1442, Pg. 391 | 0140112320 (Parcel 24-WV 1.066 Acres) |
| 8 | Lancaster Port Authority | Instr. No. 20230001041 | 0531004100 (21.000 Acres) |
| 9 | Lancaster Port Authority | Instr. No. 20230001036 | 0531004004 (19.210 Acres) |
| 10 | Lancaster Port Authority | Instr. No. 20250003121 | 0531004003 (23.846 Acres) |
| 11 | Mark A. & Beth A. Powers | O.R. 1813, Pg. 3249 | 0140112500 (part of 66.199 Acres) |
| 12 | Mark A. & Beth A. Powers | O.R. 1813, Pg. 3249 | 0140104200 (part of 0.47 Acre) |



PROPOSED ANNEXATION
MARK A. & BETH A. POWERS
AND
STATE OF OHIO
TO THE
CITY OF LANCASTER, OHIO
FROM
GREENFIELD TWP. FAIRFIELD COUNTY ~ 163.609 ACRES

RECEIVED
JUL 10 2025
Fairfield County
Commissioners

Annexation prepared by:
Kevin Beechy 7/9/25
Kevin Beechy Date
Ohio Professional Surveyor No. 7891

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