

TEMPORARY ORDINANCE NO. 46-25

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

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 163.434 +/- ACRES IN GREENFIELD TOWNSHIP AND TO DECLARE AN EMERGENCY

WHEREAS, on July 10, 2025, the City of Lancaster was served with Petitioner's Petition for Annexation of 163.434 +/- acres in Greenfield Township to the City; and

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

WHEREAS, on August 5, 2025, the Fairfield County Board of County Commissioners unanimously passed Resolution 2025-08.05.b which granted the Petition to annex 163.434 +/- acres from Greenfield 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 163.434 +/- 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



PROPOSED ANNEXATION OF ±163.434 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



**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 ODOT 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 11498 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**

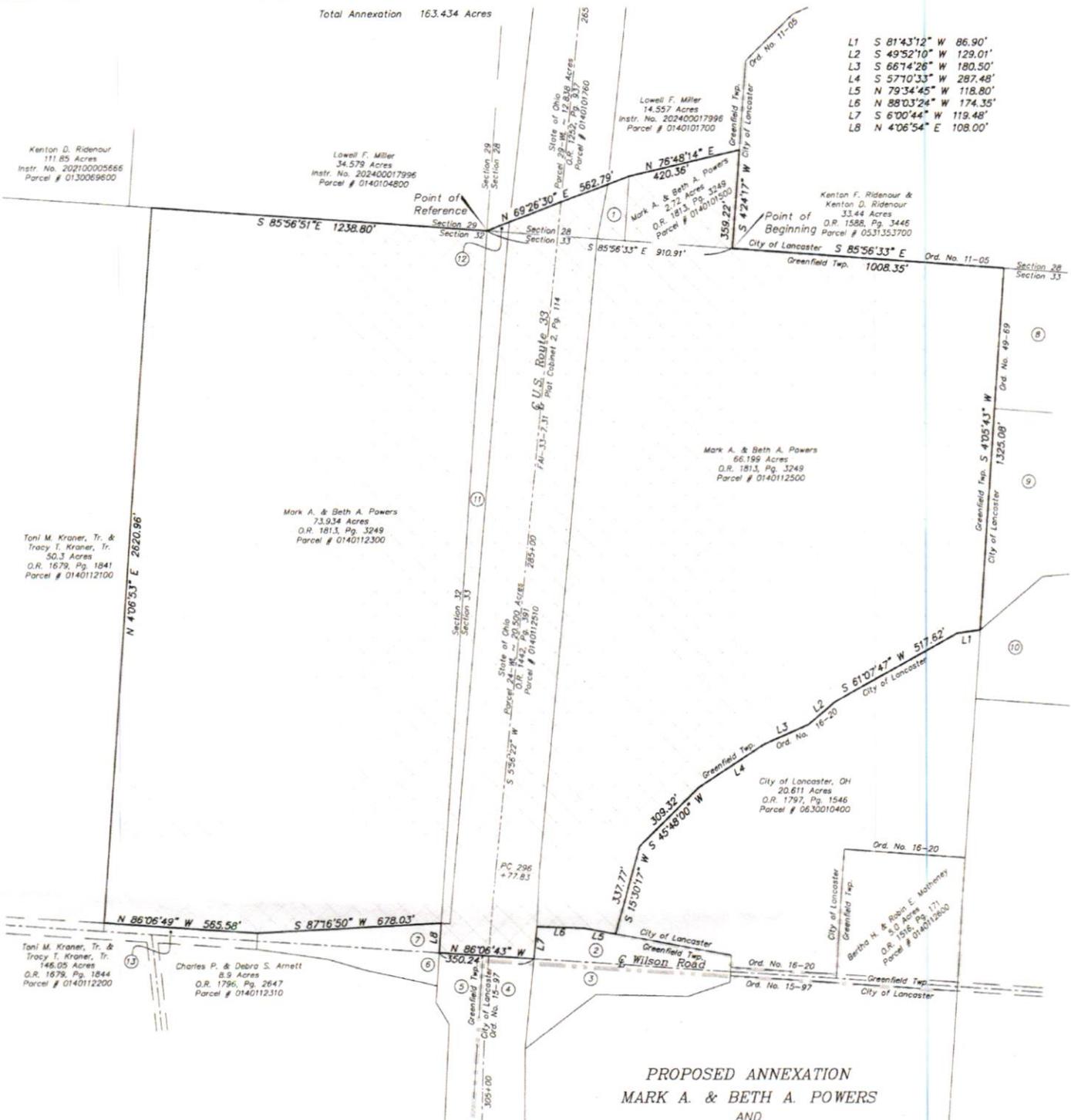
- Existing Lancaster Corp. Line
- Proposed Lancaster Corp. Line
- Area to be Annexed (±163.434 Acres)

**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

**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	73.545 Acres
0140112510	State of Ohio	O.R. 1442, Pg. 391	20.500 Acres	20.500 Acres
			<b>Total Annexation</b>	<b>163.434 Acres</b>

#	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. 202300002016	0140112520 (Parcel 24-WV 1.675 Acres)
3	City of Lancaster	Instr. No. 202300002017	0531344030 (Parcel 22-WV 2.390 Acres)
4	State of Ohio	O.R. 1321, Pg. 141	0531344020 (Parcel 22-M 13,744 Acres)
5	State of Ohio	O.R. 1224, Pg. 2039	0140112411 (Parcel 21-M 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 Part Authority	Instr. No. 202300001041	0531004100 (21,000 Acres)
9	Lancaster Part Authority	Instr. No. 200300001036	0531004004 (19,210 Acres)
10	Lancaster Part Authority	Instr. No. 202500003121	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)
13	Board of Fairfield County Commissioners	Case No. 2020 CV 324	0140112300 (proposed R/W 30' from C/L)



- L1 S 81°43'12" W 86.90'
- L2 S 49°52'10" W 129.01'
- L3 S 66°14'28" W 180.50'
- L4 S 57°10'33" W 287.48'
- L5 N 79°34'45" W 118.80'
- L6 N 88°03'24" W 174.35'
- L7 S 6°00'44" W 119.48'
- L8 N 4°06'54" E 108.00'

Lancaster Part Authority 5070-1667-Acre Act-A Survey Survey (Dwg) 5070 Annex-rec-2.dwg, 7/14/2025 10:29:01 AM, \vd\0151484P-B&W-1466

Annexation prepared by:  
*Kevin Beechy* 7/14/25  
 Kevin Beechy Date  
 Ohio Professional Surveyor No. 7891

PROPOSED ANNEXATION  
 MARK A. & BETH A. POWERS  
 AND  
 STATE OF OHIO  
 TO THE  
 CITY OF LANCASTER, OHIO  
 FROM  
 GREENFIELD TWP, FAIRFIELD COUNTY ~ 163.434 ACRES

ANNEXATION FROM GREENFIELD TOWNSHIP  
TO THE CITY OF LANCASTER ~ 163.434 ACRES

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, and containing 163.434 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 73.545 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 163.434 acre Annexation to the City of Lancaster 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 163.434 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

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 the northerly line of said 1.066 acre State of Ohio Parcel 24-WV, South 87°16'50" West, a distance of 678.03 feet to a point;

Thence with the northerly Right of Way line (per Case No. 2020 CV 324) of Wilson Road, North 86°06'49" West, a distance of 565.58 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 2620.96 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 163.434 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 11498 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 ~ 73.545 Acres  
0140112510 ~ 20.500 Acres  
Total 163.434 Acres



*Kevin Beechy* 7/14/25  
Kevin Beechy Date  
Ohio Professional Surveyor No. 7891