

Received
October 11, 2019
@ 9:15 a.m.
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Revised Exhibit A+B

**IN THE MATTER OF THE
ANNEXATION OF AN ADJACENT
76.877 ACRE TRACT OF LAND
LOCATED IN GREENFIELD TOWNSHIP,
FAIRFIELD COUNTY, OHIO, TO
THE CITY OF LANCASTER,
FAIRFIELD COUNTY, OHIO**

ORC § 709.03 and Exhibit C

NOTICE OF FILING

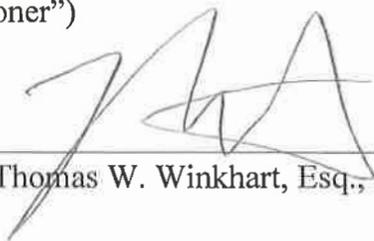
TO THE COMMISSIONERS OF FAIRFIELD COUNTY, OHIO:

In conjunction with the Annexation Petition filed on September 16, 2019 ("Petition"), and responsive to comments received from the Fairfield County Auditor GIS Department and the Fairfield County Engineer's Office, Petitioner has corrected the legal description and annexation plat attached to the original Petition. Attached hereto as Exhibit A is a corrected legal description. Attached hereto as Exhibit B is a corrected annexation plat.

Additionally, Petitioner has corrected the matrix of adjacent property owners attached to the original and amended Statement of Adjoining Parcels and Owners. Attached hereto as Exhibit C is a corrected matrix.

THE MITHOFF COMPANIES, LTD.,
an Ohio limited liability company
("Petitioner")

Date: October 4, 2019

By: 
Thomas W. Winkhart, Esq., Agent

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Filing was mailed by way of first-class mail, postage pre-paid return receipt requested, on the 17th day of October, 2019, to:

Clerk of Lancaster City Council
136 W. Main St.
Lancaster, Ohio 43130

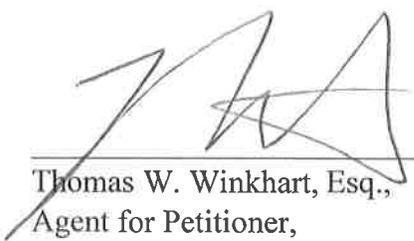
Mitch Noland, P.E.
Lancaster City Engineer
121 E. Chestnut St.
Lancaster, Ohio 43130

Clerk of Greenfield Township
4663 Carroll-Cemetery Rd. NW
Carroll, Ohio 43112

Randall T. Ullom
Law Director, City of Lancaster
136 W. Main Street
P.O. Box 1008
Lancaster, Ohio 43130

Jeremiah D. Upp, P.E., P.S.
Fairfield County Engineer
3026 W. Fair Ave.
Lancaster, Ohio 43130

David L. Scheffler
Mayor, City of Lancaster
104 E. Main Street, Room 101
Lancaster, Ohio 43130



Thomas W. Winkhart, Esq.,
Agent for Petitioner,
The Mithoff Companies, Ltd.

Legal Description

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Township 15, Range 19, Sections 26 & 35.

Being all of the 30.03 acre tract, the 6.87 acre tract, the 6.963 acre tract, the 1.311 acre tract, the 9.25 acre tract, the 8.38 acre tract, and 13.902 acres of the 14.83 acre tract as described in Official Record 1766, Page 2224, and being more fully described as follows:

Beginning at a stone found at the northeast corner of the Woodland Heights Subdivision as recorded in Plat Book 6, Page 18;

Thence North $88^{\circ}42'18''$ West a distance of 863.88 feet to a one inch iron pipe found at the southwest corner of the aforementioned 6.963 acre tract, the southeast corner of Lot 39 in River Valley Highlands Section 1 as recorded in Plat Cabinet 1, Slot 158, and being the northwest corner of the Woodland Heights Subdivision;

Thence North $00^{\circ}54'56''$ East a distance of 903.71 feet to a $5/8$ inch rebar previously set at the northwest corner of the aforementioned 9.25 acre tract and being a corner of Lot 664 in River Valley Highlands Section 9, Phase 2 as recorded in Plat Cabinet 2, Slot 110;

Thence South $88^{\circ}43'32''$ East a distance of 758.34 feet to a $1/2$ inch iron pipe found at the northeast corner of the 9.25 acre tract and being a corner of Lot 672 in River Valley Highlands Section 9, Phase 2;

Thence South $88^{\circ}36'07''$ East a distance of 106.99 feet to a $5/8$ inch rebar previously set at the northeast corner of the aforementioned 1.311 acre tract and being a corner of Lot 1115 in River Valley Highlands Section 13, Phase 1 as recorded in Plat Cabinet 3, Slot 14;

Thence South $83^{\circ}26'09''$ East a distance of 399.84 feet to a $3/4$ inch iron pipe found at the northeast corner of the aforementioned 6.87 acre tract;

Thence South $89^{\circ}15'48''$ East a distance of 525.00 feet to a $5/8$ inch rebar previously set at the northeast corner of the aforementioned 8.38 acre tract;

Thence South $00^{\circ}31'03''$ West, passing a $3/4$ inch iron pipe found at 232.77 feet, a total distance of 681.43 feet to a $5/8$ inch rebar previously set on the north line of the aforementioned 30.03 acre tract and being a corner of the 15.66 acre tract described in Deed Volume 353, Page 180;

Thence South $88^{\circ}57'32''$ East a distance of 371.84 feet to a $3/4$ inch iron pipe found at the northeast corner of the 30.03 acre tract and at a corner of the aforementioned 15.66 acre tract;

Thence with the east line of the 30.03 acre tract South $00^{\circ}28'00''$ West a distance of 1595.76 feet to a $5/8$ inch rebar previously set at the southwest corner of Lot 18 in The Brookdale Addition as recorded in Plat Book 7, Page 70, and on the north line of Columbus Street;

Thence the following five (5) courses with the north line of Columbus Street:

- (1) North $79^{\circ}56'59''$ West a distance of 226.54 feet to a $5/8$ inch rebar previously set;
- (2) With a curve to the right having a radius of 5699.60 feet, a central angle of $01^{\circ}54'26''$, an arc length of 189.73 feet and a chord bearing North $78^{\circ}59'46''$ West a distance of 189.72 feet to a $5/8$ inch rebar previously set;
- (3) North $78^{\circ}02'33''$ West a distance of 432.79 feet to a point;
- (4) North $78^{\circ}15'43''$ West a distance of 474.69 feet to a point;

(5) North 63°00'43" West a distance of 9.97 feet to a point on the west line of the aforementioned 14.83 acre tract;

Thence North 00°46'05" East, passing a 5/8 inch rebar previously set at 22.49 feet, a total distance of 1166.28 feet to the point of beginning, containing **76.877 acres** (62.975 acres in Section 26 and 13.902 acres in Section 35) and being subject to all legal easements, restrictions and rights-of-way of record.

Bearings are based on the survey filed in Survey Book 89, Page 19257. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland." For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in December of 2016 by Tobin-McFarland Surveying, Inc., and was prepared by Thomas M. Tobin, Registered Professional Surveyor No. 7674.

PLAT OF TERRITORY FOR ANNEXATION TO THE CITY OF LANCASTER

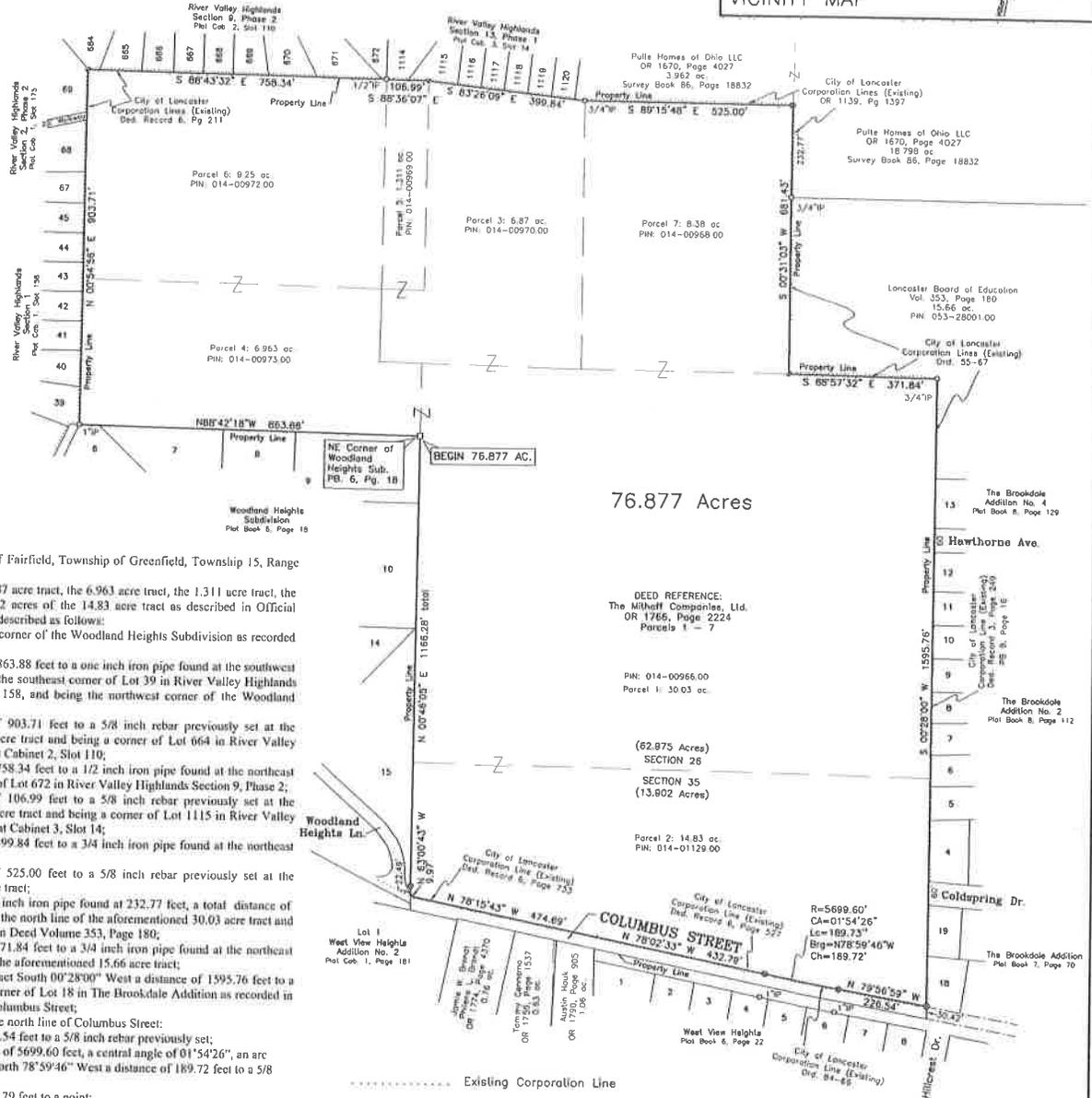
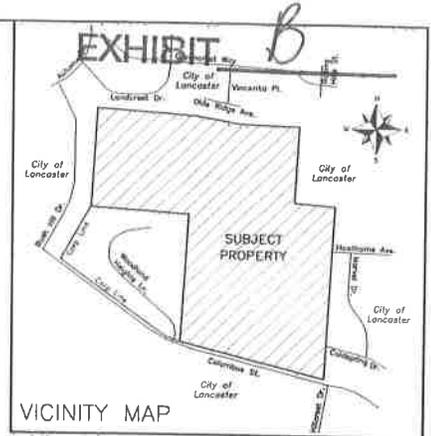
STATE OF OHIO, FAIRFIELD COUNTY, GREENFIELD TOWNSHIP
TOWNSHIP 15, RANGE 19, SECTIONS 26 & 35



LEGEND

- 5/8" X 30" rebar set with a "Tobin-McFarland" ID cap
- 5/8" X 36" rebar previously set with a "Tobin-McFarland" ID cap
- 5/8" X 30" rebar previously set with a "Tobin-McFarland" ID cap
- Iron pipe (or other) found, as labelled
- Stone found

The territory to be annexed has a total perimeter boundary of 8708.78 feet, a minimum of which 6676.62 feet (76.7%) is contiguous to the City of Lancaster's existing corporation line.



76.877 Acres

DEED REFERENCE:
The Midwest Companies, Ltd.
OR 1766, Page 2224
Parcels 1 - 7

PIN: 014-00965.00
Parcel 1: 30.03 ac.

(62.875 Acres)
SECTION 26
SECTION 35
(13.002 Acres)

Parcel 2: 14.83 ac.
PIN: 014-01129.00

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Township 15, Range 19, Sections 26 & 35.

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- (3) North 78°02'33" West a distance of 432.79 feet to a point;
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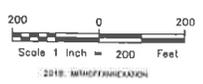
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This description is based on a survey made in December of 2016 by Tobin-McFarland Surveying, Inc., and was prepared by Thomas M. Tobin, Registered Professional Surveyor No. 7674.

Resources used that are pertinent to this survey are shown on this plat.

Bearings are based on the survey filed in Survey Book 89, Page 19257.

FEMA Community Panel No. 39045C0232G & 39045C0281G, Zone "X".



2018: MHP/FAR/CK/AN

Surveyed For: John Walsh, GBC Design
Date: March 27, 2019
Updated: September 25, 2019

BY: _____
Thomas M. Tobin Date Registered Surveyor No. 7674
TOBIN-MCFARLAND SURVEYING INC.
111 West Wheeling Street
Lancaster, Ohio 43130
Ph. 740-667-1710 Fax 740-667-0877



EXHIBIT A

(Parcels located adjacent to the Annexed Territory)

	Property Owner:	Property Address:	Mailing Address:	Parcel No:
1.	Victor A. Lucas Jill A. Lucas	1765 Woodland Heights Lane NW Lancaster, OH 43130	1765 Woodland Heights Lane NW Lancaster, OH 43130	0140115800
2.	Jeffrey K. Slicer Tamara K. Gregio	1755 Woodland Heights Lane NW Lancaster, OH 43130	1755 Woodland Heights Lane NW Lancaster, OH 43130	0140115700
3.	Ronald G. Smith	1725 Woodland Heights Lane NW Lancaster, OH 43130	1725 Woodland Heights Lane NW Lancaster, OH 43130	0140115600
4.	Marshall R. Thompson Katherine A. Thompson	1705 Woodland Heights Lane NW Lancaster, OH 43130	1705 Woodland Heights Lane NW Lancaster, OH 43130	0140115500
5.	Edward W. Hock Margaret A. Hock	1550 Bush Hill Drive Lancaster, OH 43130	1550 Bush Hill Drive Lancaster, OH 43130	0532214100
6.	Christopher J. Tencza	1558 Bush Hill Drive Lancaster, OH 43130	1558 Bush Hill Drive Lancaster, OH 43130	0532214200
7.	Edward Kiser Dee Ann Martin	1564 Bush Hill Drive Lancaster, OH 43130	1564 Bush Hill Drive Lancaster, OH 43130	0532214300
8.	Richard Allen Brothers Diana L. Brothers	1572 Bush Hill Drive Lancaster, OH 43130	1572 Bush Hill Drive Lancaster, OH 43130	0532214400
9.	Hunter C. Meo	1580 Bush Hill Drive Lancaster, OH 43130	1580 Bush Hill Drive Lancaster, OH 43130	0532214500
10.	Joyce Kirkwood, Trustee	1586 Bush Hill Drive Lancaster, OH 43130	1484 N Altadena Dr Pasadena, CA 91107	0532214600
11.	Gary Hughes Rebecca Hughes	1594 Bush Hill Drive Lancaster, OH 43130	1594 Bush Hill Drive Lancaster, OH 43130	0532214700
12.	Jack R. Sarbaugh, Trustee Faye L. Sarbaugh, Trustee	1604 Bush Hill Drive Lancaster, OH 43130	1604 Bush Hill Drive Lancaster, OH 43130	0532223600
13.	Gregory Allan Schmalfeldt Deborah Rae Schmalfeldt	1612 Bush Hill Drive Lancaster, OH 43130	1612 Bush Hill Drive Lancaster, OH 43130	0532223700
14.	Robert G. Connolly Dora M. Connolly	1624 Bush Hill Drive Lancaster, OH 43130	1624 Bush Hill Drive Lancaster, OH 43130	0532223800
15.	William C. Whitlatch III Keren R. Whitlatch	2262 Landcrest Drive Lancaster, OH 43130	2262 Landcrest Drive Lancaster, OH 43130	0532299400
16.	William J. McCarthy, Trustee	2256 Landcrest Drive Lancaster, OH 43130	2256 Landcrest Drive Lancaster, OH 43130	0532299500
17.	David Shiflet	2248 Landcrest Drive Lancaster, OH 43130	2248 Landcrest Drive Lancaster, OH 43130	0532299600

	Property Owner:	Property Address:	Mailing Address:	Parcel No:
18.	Brenda S. Hammond	2240 Landcrest Drive Lancaster, OH 43130	2240 Landcrest Drive Lancaster, OH 43130	0532299700
19.	David Tolbert Carol A. Tolbert	2234 Landcrest Drive Lancaster, OH 43130	2234 Landcrest Drive Lancaster, OH 43130	0532299800
20.	Rowena Hartman	2228 Landcrest Drive Lancaster, OH 43130	2228 Landcrest Drive Lancaster, OH 43130	0532299900
21.	Howard M. Blaisdell Julie S. Blaisdell	2220 Landcrest Drive Lancaster, OH 43130	2220 Landcrest Drive Lancaster, OH 43130	0532300000
22.	George W. Gerken Connie L. Gerken	2214 Landcrest Drive Lancaster, OH 43130	2214 Landcrest Drive Lancaster, OH 43130	0532300100
23.	Thomas Delpozso Linda Suzanne Delpozso	2208 Landcrest Drive Lancaster, OH 43130	2208 Landcrest Drive Lancaster, OH 43130	0532300200
24.	Doris Penava Sisson Tyler J. Sisson	2194 Olde Ridge Court Lancaster, OH 43130	2194 Olde Ridge Court Lancaster, OH 43130	0532322400
25.	Andrea R. Conley	2192 Olde Ridge Court Lancaster, OH 43130	2192 Olde Ridge Court Lancaster, OH 43130	0532322500
26.	Wayne T. Papageorge Jill R. Papageorge	2190 Olde Ridge Court Lancaster, OH 43130	2190 Olde Ridge Court Lancaster, OH 43130	0532322600
27.	August H. Meyer, Jr. Tara N. Meyer	2184 Olde Ridge Court Lancaster, OH 43130	2184 Olde Ridge Court Lancaster, OH 43130	0532322700
28.	Jennifer N. Lehman Shaun Lehman	2178 Olde Ridge Court Lancaster, OH 43130	2178 Olde Ridge Court Lancaster, OH 43130	0532322800
29.	David L. Rings Carol A. Rings	2172 Olde Ridge Ave Lancaster, OH 43130	2172 Olde Ridge Ave Lancaster, OH 43130	0532322900
30.	Ethan Ray Duell Brittney N. Schooley	2166 Olde Ridge Ave Lancaster, OH 43130	2166 Olde Ridge Ave Lancaster, OH 43130	0532323000
31.	Pulte Homes of Ohio LLC	V/L (6.23 ac) Olde Ridge Avenue Lancaster, OH 43130	475 Metro Place South, Suite 200 Dublin, OH 43017	0532274820
32.	Pulte Homes of Ohio LLC	V/L (18.8 ac) Greencrest Way Lancaster, OH 43130	475 Metro Place South, Suite 200 Dublin, OH 43017	0532274700
33.	Lancaster Board of Education	425 Whittier Drive North Lancaster, OH 43130	345 East Mulberry Street Lancaster, OH 43130	0532800100
34.	Cindy Smith	446 Hawthorne Avenue Lancaster, OH 43130	446 Hawthorne Avenue Lancaster, OH 43130	0532191100
35.	Clifford R. Asher Miriam J. Asher	289 Marvel Drive Lancaster, OH 43130	289 Marvel Drive Lancaster, OH 43130	0532188300
36.	Phyllis E. Heister Carl C. Heister	279 Marvel Drive Lancaster, OH 43130	1084 Amanda Northern Rd W. Canal Winchester, OH 43110	0532188200
37.	John H. Hansley	271 Marvel Drive Lancaster, OH 43130	271 Marvel Drive Lancaster, OH 43130	0532188100

	Property Owner:	Property Address:	Mailing Address:	Parcel No:
38.	Jacqueline R. Woltz	261 Marvel Drive Lancaster, OH 43130	1931 Coldspring Dr. Lancaster, OH 43130	0532188000
39.	Kirby A. Storts Jayne L. Storts	253 Marvel Drive Lancaster, OH 43130	253 Marvel Drive Lancaster, OH 43130	0532187900
40.	Johanna Vandenoever	249 Marvel Drive Lancaster, OH 43130	249 Marvel Drive Lancaster, OH 43130	0532187800
41.	Brenda Sue Forshee	239 Marvel Drive Lancaster, OH 43130	239 Marvel Drive Lancaster, OH 43130	0532187700
42.	Wendell H. Carpenter Sharon D. Lucus David A. Carpenter	229 Marvel Drive Lancaster, OH 43130	229 Marvel Drive Lancaster, OH 43130	0532187600
43.	Rebecca S. Berens	2082 Coldspring Drive Lancaster, OH 43130	2082 Coldspring Drive Lancaster, OH 43130	0532187500
44.	James E. Baker Deborah J. Baker	2085 Coldspring Drive Lancaster, OH 43130	2085 Coldspring Drive Lancaster, OH 43130	0532185300
45.	Glenda Nell Dyball	2072 N. Columbus Street Lancaster, OH 43130	2072 N. Columbus Street Lancaster, OH 43130	0532185200
46.	Charles L. Hayes Dorothy C. Hayes	2101 N. Columbus Street Lancaster, OH 43130	2101 N. Columbus Street Lancaster, OH 43130	0532197000
47.	Silas Wilson	2115 N. Columbus Street Lancaster, OH 43130	2115 N. Columbus Street Lancaster, OH 43130	0532196900
48.	Kenneth R. Baker Joan M. Baker	2125 N. Columbus Street Lancaster, OH 43130	2125 N. Columbus Street Lancaster, OH 43130	0532196800
49.	Martha P. Beach	2135 N. Columbus Street Lancaster, OH 43130	Martha P. Beach c/o Mary Kay Beach 5329 Acevedo Ct Columbus, Ohio 43235	0532196700
50.	Brian G. Cathey Erica Cathey	2143 N. Columbus Street Lancaster, OH 43130	2143 N. Columbus Street Lancaster, OH 43130	0532222300
51.	Timothy Kozar	2157 N. Columbus Street Lancaster, OH 43130	2157 N. Columbus Street Lancaster, OH 43130	0532222200
52.	Ruth L. Hoisington	2165 N. Columbus Street Lancaster, OH 43130	2165 N. Columbus Street Lancaster, OH 43130	0532240000
53.	Thomas J. Cooney Julia M. Cooney	2185 N. Columbus Street Lancaster, OH 43130	2185 N. Columbus Street Lancaster, OH 43130	0532239900
54.	Austin Houk	2195 N. Columbus Street Lancaster, OH 43130	2195 N. Columbus Street Lancaster, OH 43130	0532239800

	Property Owner:	Property Address:	Mailing Address:	Parcel No:
55.	Tammy Cennamo	2199 N. Columbus Street Lancaster, OH 43130	2199 N. Columbus Street Lancaster, OH 43130	0532239600
56.	Jamie W. Brandt Philena L. Brandt	2211 N. Columbus Street Lancaster, OH 43130	2211 N. Columbus Street Lancaster, OH 43130	0532239500
57.	Lowes Home Centers Inc.	2240 Schorrway Drive Lancaster, OH 43130	1000 Lowes Boulevard Mooresville, NC 28117	0532240100
58.	Thomas W. Moore, Trustee	1530 Woodland Heights Lane Lancaster, OH 43130	Thomas W. Moore, Trustee 1430 Collins Rd. NW Lancaster, Ohio 43130	0140116400
59.	Robert S. Huffman, Jr. Elizabeth M. Huffman	1580 Woodland Heights Lane Lancaster, OH 43130	1580 Woodland Heights Lane Lancaster, OH 43130	0140116300
60.	Hattie E. Bellmer	1760 Woodland Heights Lane Lancaster, OH 43130	1760 Woodland Heights Lane Lancaster, OH 43130	0140115900
61.	David R. Meuse Mary Beth Meuse	2348 N Columbus St Lancaster, OH 43130	101 E Columbus St Columbus, OH 43206	0140096610