

LANCASTER CITY COUNCIL  
LANCASTER, OHIO

MARCH 11, 2024

REGULAR MEETING CONVENES

PRAYER

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

READING AND DISPOSING OF THE JOURNAL

REPORTS OF CITY OFFICIALS

COMMUNICATIONS

SPECIAL PRESENTATION AND AWARDS

1. Community Focus Special Presentation: Fairfield County Health Department

PETITIONS AND MEMORIALS

PERMISSION OF VOTERS AND TAXPAYERS TO ADDRESS COUNCIL

REPORTS OF STANDING COMMITTEES

REPORTS OF SPECIAL COMMITTEES

PUBLIC HEARINGS

1. Temporary Ordinance 8-24 (Ahlers)

READING OF RESOLUTIONS

**THIRD READING**

Temp Res #25-24	A RESOLUTION TO AMEND THE 3 MIL STREET IMPROVEMENT FUND (2009) EXPENSE BUDGET AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR <b>Finance (Schoonover/Ailes) (3 Readings)</b>
Temp Res #29-24	A RESOLUTION TO AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR, APPROPRIATE FROM THE UNENCUMBERED BALANCE, INCREASE RECEIPTS, AND COMPLETE A FUND TRANSFER IN THE WASTE WATER FUND (6004) AND IN THE WASTE WATER UTILITY RESERVE FUND (6029) <b>Water/WPC (Wing/Ailes) (3 Readings)</b>
Temp Res #30-24	A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE WASTE WATER REPLACE & IMP FUND (6023) <b>Water/WPC (Wing/Tener) (3 Readings)</b>
Temp Res #31-24	A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001) <b>Finance (Schoonover/Ahlers) (3 Readings)</b>

**SECOND READING**

NONE

**FIRST READING**

Temp Res #40-24

A RESOLUTION AUTHORIZING THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO ENVIRONMENTAL PROTECTION AGENCY WATER POLLUTION CONTROL LOAN FUND PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED  
**Water/WPC (Wing/Ailes) (3 Readings)**

Temp Res #41-24

A RESOLUTION AUTHORIZING THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO ENVIRONMENTAL PROTECTION AGENCY WATER SUPPLY REVOLVING LOAN FUND PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED  
**Water/WPC (Wing/Tener) (3 Readings)**

## READING OF ORDINANCES

**THIRD READING**

NONE

**SECOND READING**

Temp Ord #11-24

AN ORDINANCE TO AMEND THE CITY OF LANCASTER ZONING MAP TO CHANGE THE ZONING OF 15,255.18 SQUARE FEET +/- IDENTIFIED AS FAIRFIELD COUNTY AUDITOR TAX PARCEL NUMBERS 0536189300 & 0536189400 FROM SERVICE INDUSTRIAL TO COMMERCIAL NEIGHBORHOOD  
**Code Enforcement/Zoning (Ahlers/Hoop) (3 Readings)**  
*Public Hearing set for April 8, 2024 at 6:30 p.m.*

**FIRST READING**

Temp Ord #12-24

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 45.1 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY  
**Council of the Whole (Schoonover/Tener) (3 Readings)**

## TABLED LEGISLATION

Temp Ord #5-24

AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 45.1 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY  
**Council of the Whole (Schoonover/Tener)**  
**Tabled after 3<sup>rd</sup> Reading**  
*Public hearing held February 12, 2024 at 6:30 p.m.*

Temp Ord #8-24

AN ORDINANCE TO AMEND THE CITY OF LANCASTER ZONING MAP TO CHANGE THE ZONING OF 0.99 +/- ACRES IDENTIFIED AS FAIRFIELD COUNTY AUDITOR TAX PARCEL NUMBERS 0535067300, 0535067500, AND 0535067510 FROM CENTRAL BUSINESS DISTRICT TO SERVICE INDUSTRIAL

**Code Enforcement/Zoning (Ahlers/Luchtenberg)**

**Tabled after 3<sup>rd</sup> Reading**

***Public hearing set for March 11, 2024 at 6:30 p.m.***

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**ANNOUNCEMENT OF SCHEDULED MEETINGS**

**REGULARLY SCHEDULED CITY COUNCIL MEETINGS**

1. March 25<sup>th</sup> at 6:30 p.m.

2. April 8<sup>th</sup> at 6:30 p.m.

***a. Public Hearing Temporary Ordinance 11-24***

**SPECIAL SCHEDULED MEETINGS**

1. None.

**REGULARLY SCHEDULED COMMITTEE MEETINGS**

1. Administrative Services – March 20<sup>th</sup> at 8:00 a.m. – City Hall 1897 Conf Room

2. Water/WPC – March 22<sup>nd</sup> at 7:30 a.m. – City Hall 1897 Conference Room

3. Finance – March 25<sup>th</sup> at 6:00 p.m. – Council Chambers

4. Safety – April 5<sup>th</sup> at 8:00 a.m. – City Hall 1897 Conference Room

5. Finance – April 8<sup>th</sup> at 6:00 p.m. – Council Chambers

6. Code/Zoning – April 8<sup>th</sup> at 8:00 a.m. – City Hall 1897 Conference Room

**READING OF BILLS**

**EXECUTIVE SESSION (if needed)**

**ADJOURNMENT**

TEMPORARY RESOLUTION NO. 40-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO ENVIRONMENTAL PROTECTION AGENCY WATER POLLUTION CONTROL LOAN FUND PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED

WHEREAS, the Ohio Environmental Protection Agency (“OEPA”) Water Pollution Control Loan Fund (“WPCLF”) Program provides financial assistance, in the form of low interest loans, to political subdivisions for wastewater projects; and

WHEREAS, the City of Lancaster is planning to make capital improvements to its solids handling facilities under the Dewatering Facility Project; and

WHEREAS, the infrastructure improvements herein above described are necessary to continue to allow the Dewatering Facility and Lawrence Street Water Pollution Control Facility to properly function and comply with all applicable State and Federal laws; and

WHEREAS, the scope of the infrastructure improvements herein above described was determined following a facility evaluation performed by ARCADIS US, Inc., whose contract was authorized in Permanent Resolution 12-24; and

WHEREAS, the infrastructure improvements herein above described are currently anticipated to cost over Fifteen Million Dollars (\$15,000,000.00) to construct; and

WHEREAS, the final loan amount will be determined in November 2024 after the public opening of bids; and

WHEREAS, the infrastructure improvements herein above described are considered to be a priority need for the community and are a qualified project under the OEPA WPCLF Program; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO,

SECTION 1. That the Mayor is hereby authorized to apply to the OEPA for WPCLF Program funds as described above.

SECTION 2. That the Mayor is further authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance from OEPA.

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Water/Water Pollution Control Committee

TEMPORARY RESOLUTION NO. 41-24

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO ENVIRONMENTAL PROTECTION AGENCY WATER SUPPLY REVOLVING LOAN FUND PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED

WHEREAS, the Ohio Environmental Protection Agency (“OEPA”) Water Supply Revolving Loan Fund (“WSRLF”) Program provides financial assistance, in the form of low interest loans, to political subdivisions for water projects; and

WHEREAS, the City of Lancaster is planning to make capital improvements to install booster pumps to resolve issues in the concentrate line at the South Water Treatment Plant; and

WHEREAS, the infrastructure improvements herein above described are necessary to continue to allow the Concentrate Line and South Water Plant to properly function and comply with all applicable State and Federal laws; and

WHEREAS, the scope of the infrastructure improvements herein above described was determined following a facility evaluation performed by ARCADIS US, Inc., whose contract was authorized in Permanent Resolution 67-23; and

WHEREAS, the infrastructure improvements herein above described are currently anticipated to cost over Five Million Dollars (\$5,000,000.00) to construct; and

WHEREAS, the final loan amount will be determined in October 2024 after the public opening of bids; and

WHEREAS, the infrastructure improvements herein above described are considered to be a priority need for the community and are a qualified project under the OEPA WSRLF Program; now, therefore,

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO.

SECTION 1. That the Mayor is hereby authorized to apply to the OEPA for WSRLF Program funds as described above.

SECTION 2. That the Mayor is further authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance from OEPA.

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

Offered by: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Second by: \_\_\_\_\_

Requested by Water/Water Pollution Control Committee

TEMPORARY ORDINANCE NO. 12-24

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

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 45.1 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, on January 4, 2024, the City of Lancaster was served with Petitioner's Petition for Annexation of 45.1 +/- acres from 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 January 30, 2024, the Fairfield County Board of County Commissioners unanimously passed Resolution 2024-01.30.a which granted the Petition to annex 45.1 +/- acres from Pleasant Township to the City of Lancaster; and

WHEREAS, the City wishes to finally accept the 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 45.1 +/- 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 Municipality and its inhabitants and for the further reason that this ordinance is necessary to further economic development and remediate the City's acute housing shortage; 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: \_\_\_\_\_

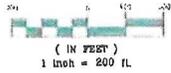
Second by: \_\_\_\_\_

Requested by Council of the Whole

I, \_\_\_\_\_, Clerk of Council do hereby certify that on \_\_\_\_\_, 2024 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council

**GRAPHIC SCALE**

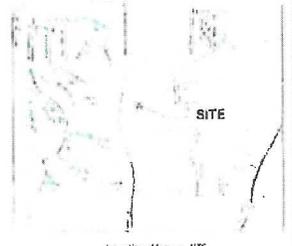


**45.1± Ac. Tract**

Length of Contour: ±3,288 feet  
 Total Length of Perimeter: ±7,217 feet  
 Percentage of Contiguity: ±48%  
 No parcels of township property are created by this annexation.

**45.1± ACRE  
 ANNEXATION FROM THE  
 TOWNSHIP OF PLEASANT  
 TO THE CITY OF LANCASTER**

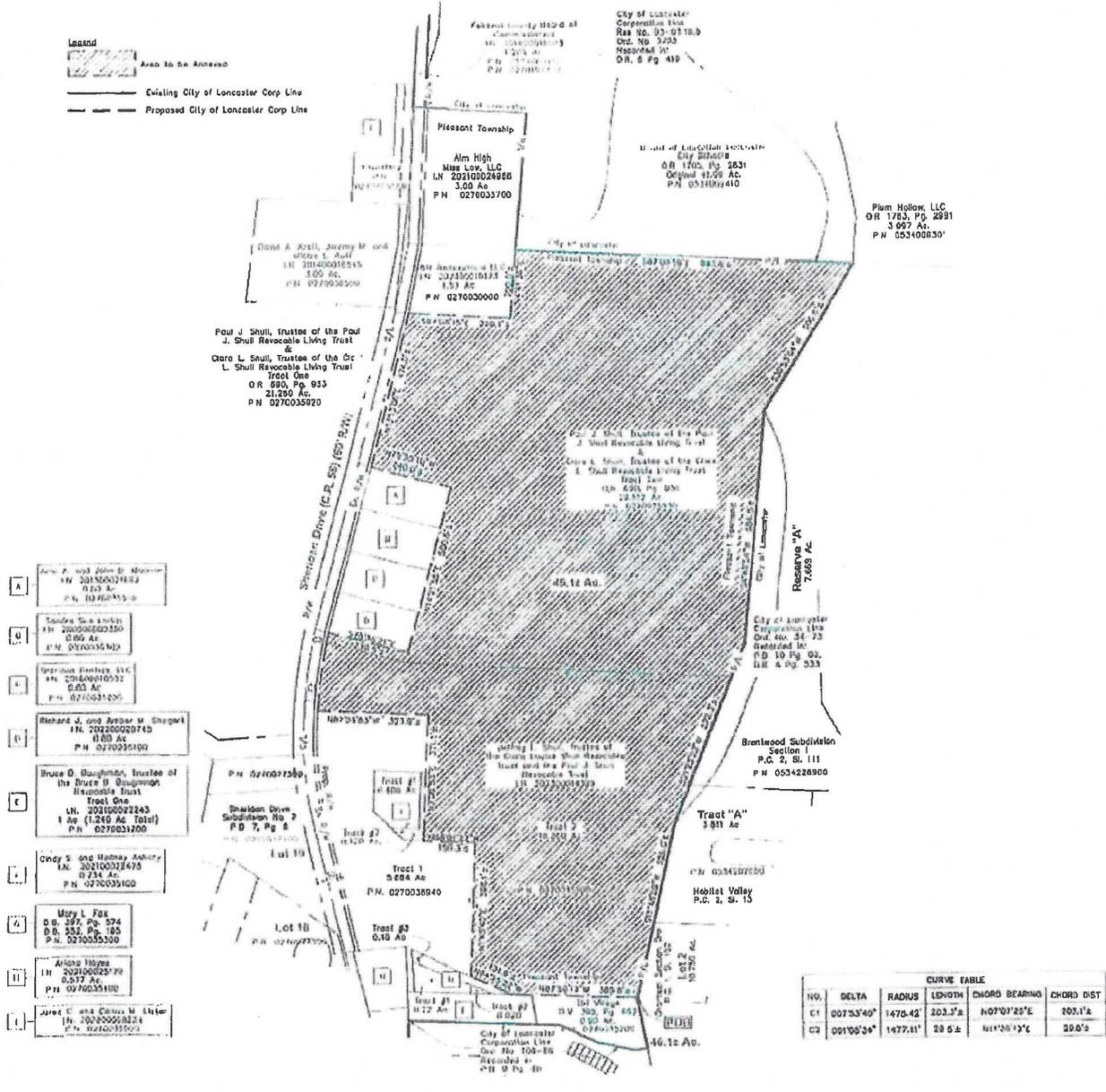
Section 29, Township 15  
 Range 16, Congress Lands  
 Township of Pleasant  
 County of Fairfield, State of Ohio



Location Map - NTS

**Legend**

- Area to be Annexed
- Existing City of Lancaster Corp Line
- Proposed City of Lancaster Corp Line



- A. Area A and B and C and D and E and F and G and H and I and J and K and L and M and N and O and P and Q and R and S and T and U and V and W and X and Y and Z and AA and AB and AC and AD and AE and AF and AG and AH and AI and AJ and AK and AL and AM and AN and AO and AP and AQ and AR and AS and AT and AU and AV and AW and AX and AY and AZ and BA and BB and BC and BD and BE and BF and BG and BH and BI and BJ and BK and BL and BM and BN and BO and BP and BQ and BR and BS and BT and BU and BV and BW and BX and BY and BZ and CA and CB and CC and CD and CE and CF and CG and CH and CI and CJ and CK and CL and CM and CN and CO and CP and CQ and CR and CS and CT and CU and CV and CW and CX and CY and CZ and DA and DB and DC and DD and DE and DF and DG and DH and DI and DJ and DK and DL and DM and DN and DO and DP and DQ and DR and DS and DT and DU and DV and DW and DX and DY and DZ and EA and EB and EC and ED and EE and EF and EG and EH and EI and EJ and EK and EL and EM and EN and EO and EP and EQ and ER and ES and ET and EU and EV and EW and EX and EY and EZ and FA and FB and FC and FD and FE and FF and FG and FH and FI and FJ and FK and FL and FM and FN and FO and FP and FQ and FR and FS and FT and FU and FV and FW and FX and FY and FZ and GA and GB and GC and GD and GE and GF and GG and GH and GI and GJ and GK and GL and GM and GN and GO and GP and GQ and GR and GS and GT and GU and GV and GW and GX and GY and GZ and HA and HB and HC and HD and HE and HF and HG and HH and HI and HJ and HK and HL and HM and HN and HO and HP and HQ and HR and HS and HT and HU and HV and HW and HX and HY and HZ and IA and IB and IC and ID and IE and IF and IG and IH and II and IJ and IK and IL and IM and IN and IO and IP and IQ and IR and IS and IT and IU and IV and IW and IX and IY and IZ and JA and JB and JC and JD and JE and JF and JG and JH and JI and JJ and JK and JL and JM and JN and JO and JP and JQ and JR and JS and JT and JU and JV and JW and JX and JY and JZ and KA and KB and KC and KD and KE and KF and KG and KH and KI and KJ and KK and KL and KM and KN and KO and KP and KQ and KR and KS and KT and KU and KV and KW and KX and KY and KZ and LA and LB and LC and LD and LE and LF and LG and LH and LI and LJ and LK and LL and LM and LN and LO and LP and LQ and LR and LS and LT and LU and LV and LW and LX and LY and LZ and MA and MB and MC and MD and ME and MF and MG and MH and MI and MJ and MK and ML and MM and MN and MO and MP and MQ and MR and MS and MT and MU and MV and MW and MX and MY and MZ and NA and NB and NC and ND and NE and NF and NG and NH and NI and NJ and NK and NL and NM and NN and NO and NP and NQ and NR and NS and NT and NU and NV and NW and NX and NY and NZ and OA and OB and OC and OD and OE and OF and OG and OH and OI and OJ and OK and OL and OM and ON and OO and OP and OQ and OR and OS and OT and OU and OV and OW and OX and OY and OZ and PA and PB and PC and PD and PE and PF and PG and PH and PI and PJ and PK and PL and PM and PN and PO and PP and PQ and PR and PS and PT and PU and PV and PW and PX and PY and PZ and QA and QB and QC and QD and QE and QF and QG and QH and QI and QJ and QK and QL and QM and QN and QO and QP and QQ and QR and QS and QT and QU and QV and QW and QX and QY and QZ and RA and RB and RC and RD and RE and RF and RG and RH and RI and RJ and RK and RL and RM and RN and RO and RP and RQ and RR and RS and RT and RU and RV and RW and RX and RY and RZ and SA and SB and SC and SD and SE and SF and SG and SH and SI and SJ and SK and SL and SM and SN and SO and SP and SQ and SR and SS and ST and SU and SV and SW and SX and SY and SZ and TA and TB and TC and TD and TE and TF and TG and TH and TI and TJ and TK and TL and TM and TN and TO and TP and TQ and TR and TS and TT and TU and TV and TW and TX and TY and TZ and UA and UB and UC and UD and UE and UF and UG and UH and UI and UJ and UK and UL and UM and UN and UO and UP and UQ and UR and US and UT and UY and UZ and VA and VB and VC and VD and VE and VF and VG and VH and VI and VJ and VK and VL and VM and VN and VO and VP and VQ and VR and VS and VT and VU and VV and VW and VX and VY and VZ and WA and WB and WC and WD and WE and WF and WG and WH and WI and WJ and WK and WL and WM and WN and WO and WP and WQ and WR and WS and WT and WU and WV and WW and WX and WY and WZ and XA and XB and XC and XD and XE and XF and XG and XH and XI and XJ and XK and XL and XM and XN and XO and XP and XQ and XR and XS and XT and XU and XV and XW and XX and XY and XZ and YA and YB and YC and YD and YE and YF and YG and YH and YI and YJ and YK and YL and YM and YN and YO and YP and YQ and YR and YS and YT and YU and YV and YW and YX and YY and YZ and ZA and ZB and ZC and ZD and ZE and ZF and ZG and ZH and ZI and ZJ and ZK and ZL and ZM and ZN and ZO and ZP and ZQ and ZR and ZS and ZT and ZU and ZV and ZW and ZX and ZY and ZZ

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD DIST
C1	007°33'40"	1476.42	203.72	107°07'25"E 203.12
C2	001°05'34"	1477.11	28.64	111°26'33"E 28.05

Drawn by: JHM | AutoCAD: 2012 | Date: 10/20/2012 | Checked by: JHM

**ADVANCED CIVIL DESIGN, INC.**  
 181 Lakewood Blvd. Suite 100  
 Columbus, Ohio 43220  
 Phone: 614-882-7300  
 Fax: 614-882-7301

This exhibit is created from information obtained from the Fairfield County Auditor's Office and the Fairfield County Recorder's Office. This exhibit is not to be used for the transfer of land.

ADVANCED CIVIL DESIGN, INC.  
 Doug R. Hock  
 Reg. No. 7661

Date

**EXHIBIT**

tabbles

**A**

Proposed 45.1± Acre Annexation  
from Pleasant Township  
to the City of Lancaster

-1-

Situated in the State of Ohio, County of Fairfield, Township of Pleasant, being part of Section 29, Township 15, Range 18, Congress Lands and containing 45.1± acres of land, more or less, said 45.1± acres being part of a 29.512 acre tract of land conveyed to Paul J. Shull, Trustee of the Paul J. Shull Revocable Living Trust and Clara L. Shull, Trustee of the Clara L. Shull Revocable Living Trust in Official Record 690, Pg. 936 as Tract Two and part of a 16.269 acre tract of land also conveyed to Jeffrey L. Shull, Trustee of the Clara Louise Shull Revocable Trust and the Paul J. Shull Revocable Trust in Instrument No. 202300014399 as Tract 2, said 45.1± acres more particularly described as follows:

Beginning at the southeast corner of said 16.269 acre tract, the northeast corner of a 0.90 acre tract conveyed to Tiki Village in D.V. 395, Pg. 662, an angle point of Lot 2 as numbered and delineated for the Chartwell Section One subdivision in Plat Cabinet 1, Sl. 152, and being on a westerly City of Lancaster Corporation Line (Ordinance No. 34-73, recorded in Plat Book 10, Pg. 99 and D.R. 4, Pg. 533);

Thence N 87°59'17" W, with the south line of said 16.269 acre tract, the north line of said 0.90 acre tract, and the north line of a 0.734 acre tract of land conveyed to Cindy S. and Rodney Asbury in Instrument No. 202100022476, 369.6± feet to an angle point of said 16.269 acre tract, the southeast corner of a 0.18 acre tract of land conveyed to Jeffrey A. Fox in Instrument No. 202000020772 as Tract #3, and being on the north line of said 0.734 acre tract;

Thence N 64°25'22" W, with the south line of said 16.269 acre tract and the northerly line of said 0.18 acre tract, 131.6± feet to a point on said 0.18 acre tract and the southeast corner of a 5.664 acre tract also conveyed to Paul J. Shull, Trustee of the Paul J. Shull Revocable Living Trust and Clara L. Shull, Trustee of the Clara L. Shull Revocable Living Trust in Instrument No. 202300014399 as Tract 1;

Thence with the east line of said 5.664 acre tract and the west line of said 16.269 acre tract, the following two (2) courses and distances:

1. N 01°45'40" E, 398.1± feet to a point;
2. N 88°01'27" W, 150.3± feet to an angle point of said 5.664 acre tract and said original 16.269 acre tract and the southeast corner of a 0.120 acre tract of land conveyed to Jared C. and Caitlin M. Lister in Instrument No. 202300008234 as Tract #2;

Thence N 02°06'53" E, with the east line of said 0.120 acre tract, the east line of said 5.664 acre tract, and the current west line of said 16.269 acre tract, 371.1± feet to a point;

Thence N 87°54'53" W, with the north line of said 5.664 acre tract and a south line of said 16.269 acre tract, 323.9± feet to a point on the easterly right-of-way of Sheridan Drive (C.R. 56) (60' R/W);

Thence across said 16.269 acre tract and with the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W), with a curve to the right, a central angle of 07°53'40", a radius of 1475.42 feet, an arc length of 203.3± feet, and a chord bearing and distance of N 07°07'25" E, 203.1± feet to a point on the north line of said 16.269 acre tract, the south line of said Tract Two, and being on the easterly right-of-way of said Sheridan Drive (C.R. 56)(60' R/W);

Thence across said 29.512 acre tract and with the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W), with a curve to the right, a central angle of 01°08'34", a radius of 1477.11 feet, an arc length of 29.5± feet, and a chord bearing and distance of N 11°38'13" E, 29.5± feet to an angle point of said 29.512 acre tract, being on the south line of a 0.80 acre tract of land conveyed to Richard J. and Amber M. Shugert in Instrument No. 202200020745, and the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence S 75°38'21" E, with a south line of said 29.512 acre tract and the south line of said 0.80 acre tract, 239.5± feet to the southeast corner of said Shugert tract and an angle point of said 29.512 acre tract;

Thence N 14° 21' 55" E, with a west line of said 29.512 acre tract, the east line of said Shugert tract, the east line of a 0.80 acre tract conveyed to Sheridan Rentals, LLC in Instrument No. 201600010552, the east line of a 0.80 acre tract of land conveyed to Sandra Sue Larkin in Instrument No. 200800005350, and the east line of a 0.80 acre tract of land conveyed to Julia A. and John B. Moonan in Instrument No. 201300021662, 500.6± feet to an angle point of said 29.512 acre tract and the northeast corner of said Moonan tract;

Thence N 75° 35' 10" W, with the north line of said Moonan tract and a south line of said 29.512 acre tract, 240.0± feet to a point on the north line of said Moonan tract, a south line of said 29.512 acre tract, and being on the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence N 13°13'06" E, across said 29.512 acre tract and with the easterly right-of-way of said Sheridan Drive (C.R. 56)(60' R/W), 474.0± feet to point on a north line of said 29.512 acre tract, the south line of a 1.53 acre tract of land conveyed to Hazel F. Poston in Deed Book 546, Pg. 806, and being on the easterly right-of-way of said Sheridan Drive (C.R. 56) (60' R/W);

Thence S 87°08'15" E, with a north line of said 29.512 acre tract and the south line of said 1.53 acre tract, 299.1± feet to an angle point of said 29.512 acre tract and the southeast corner of said 1.53 acre tract;

Proposed 45.1± Acre Annexation  
from Pleasant Township  
to the City of Lancaster

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Thence N 04°41'36" E, with a west line of said 29.512 acre tract and the east line of said 1.53 acre tract, 200.0± feet to the northwest corner of said 29.512 acre tract, the northeast corner of said 1.53 acre tract, the southeast corner of a 3.00 acre tract of land conveyed to Aim High Miss Low, LLC in Instrument No. 202100024966, a southwest corner of an original 41.09 acre tract of land conveyed to the Board of Education Lancaster City Schools in Official Record 1705, Pg. 2831, and being on a southerly City of Lancaster Corporation Line (Resolution No. 93-03, Ordinance No. 3793, and recorded in D.R. 6, Pg. 419);

Thence S 87°08'19" E, with the south line of said original 41.09 acre tract, the north line of said 29.512 acre tract, and said City of Lancaster Corporation Line, 993.8± feet to the southeast corner of said original 41.09 acre tract, the northeast corner of said 29.512 acre tract, a northwest corner of Reserve "A" as dedicated for the Brentwood Subdivision Section 1 in Plat Cabinet 2, Sl. 111, the southwest corner of a 3.097 acre tract of land conveyed to Plum Hollow, LLC in Official Record 1783, Pg. 2987, and the intersection of said City of Lancaster Corporation Line (Resolution No. 93\_03, Ordinance No. 3793, and recorded in D.R. 6, Pg. 419) and said City of Lancaster Corporation Line (Ordinance No. 34-73, recorded in Plat Book 10, Pg. 99 and D.R. 4, Pg. 533);

Thence with the east line of said 29.512 acre tract, the west line of said Reserve "A", and said southerly City of Lancaster Corporation Line, the following two (2) courses and distances:

1. S 30° 53' 04" W, 506.6± feet to a point;
2. S 04° 49' 54" W of 684.5± feet to a point;

Thence S 21° 23' 23" W, with the east line of said 29.512 acre tract, the east line of said 16.269 acre tract, the west line of said Reserve "A", the west line of Tract "A" as dedicated for the Habitat Valley subdivision in Plat Cabinet 2, Sl. 13, and said City of Lancaster Corporation Line, 573.3± feet to an angle point of said 16.269 acre tract and Tract "A";

Thence S 11° 48' 59" W, with the east line of said 16.269 acre tract, the west line of Tract "A", and the west line of said Lot 2, 528.0± feet to the Point of Beginning, containing 45.1± acres.

The above description was prepared by Advanced Civil Design Inc. on October 30, 2023 and is based on existing Fairfield County Auditor and Recorder records.

The total length of the annexation perimeter is 7,217± feet, of which 3,286± feet are contiguous with existing City of Lancaster Corporation lines, being 46±% contiguous.

All references used in this description can be found at the Fairfield Recorder's Office, Fairfield County, Ohio.

This is not to be used for the transfer of land and is for annexation purposes only

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661 Date: