

LANCASTER CITY COUNCIL
LANCASTER, OHIO

May 19, 2025

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
PETITIONS AND MEMORIALS
PERMISSION OF VOTERS AND TAXPAYERS TO ADDRESS COUNCIL
REPORTS OF STANDING COMMITTEES
REPORTS OF SPECIAL COMMITTEES
PUBLIC HEARINGS

READING OF RESOLUTIONS

THIRD READING

- | | |
|------------------------|---|
| Temp Res #38-25 | <p>A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR ENGINEERING SERVICES ASSOCIATED WITH FLOW MONITORING TO BE CONDUCTED WITHIN THE RIVER VALLEY HIGHLANDS SUBDIVISION SANITARY SEWER SYSTEM</p> <p>Water/Water Pollution Committee (Wing/Tener) (3 Readings)</p> |
| Temp Res #39-25 | <p>A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FUNDS IN THE WASTEWATER RESERVE FUND (6029), AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR, AND AUTHORIZE PAYMENT OF BILLS WITH THEN AND NOW CERTIFICATES FOR THE OHIO WATER DEVELOPMENT LOAN FOR THE SOLIDS HANDLING FACILITY UPGRADE PROJECT</p> <p>Water/Water Pollution Committee (Wing/Ailes) (3 Readings)</p> |
| Temp Res #40-25 | <p>A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FUNDS IN THE STORMWATER UTILITY RESERVE FUND (6019), AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR, AND AUTHORIZE PAYMENT OF BILLS WITH THEN AND NOW CERTIFICATES FOR THE OHIO WATER DEVELOPMENT LOAN FOR THE EAST MAIN STREET SEWER SEPARATION PROJECT</p> <p>Water/Water Pollution Committee (Wing/Tener) (3 Readings)</p> |

- Temp Res #41-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING DUE TO A SOLE SOURCE PROVIDER FOR MEMBRANE REPLACEMENT FOR THE UPPER HOCKING WATER POLLUTION CONTROL FACILITY
Water/Water Pollution Committee (Wing/Ailes) (3 Readings)
- Temp Res #42-25** A RESOLUTION TO AUTHORIZE THE CITY OF LANCASTER TO APPLY FOR FUNDING FROM THE OHIO DEPARTMENT OF DEVELOPMENT FOR CHIP PROGRAM FUNDS
Economic Development Committee (Hoop/Crites) (3 Readings)
- Temp Res #43-25** A RESOLUTION TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR, APPROPRIATE FROM THE UNENCUMBERED BALANCE, INCREASE RECEIPTS, COMPLETE A FUND TRANSFER IN THE CDBG LOAN REPAY REVOLVING ACCOUNT FUND (2075) AND IN THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND (2073) AND DECLARE AN EMERGENCY
Economic Development Committee (Hoop/Wing) (3 Readings)
- Temp Res #45-25** A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE GENERAL FUND (1001) AND TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE FAIRFIELD COUNTY AUDITOR FOR PAYMENT OF LIFE INSURANCE POLICY PAYOUTS
Administrative Services Committee (Luchtenberg/Bijak) (3 Readings)

SECOND READING

- Temp Res #46-25** A RESOLUTION TO APPROVE LANCASTER'S FISCAL YEAR 2025 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN AND STATEMENT OF OBJECTIVES AND TO AUTHORIZE THE MAYOR TO SUBMIT THE SAME TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Economic Development Committee (Hoop/Crites) (3 Readings)
- Temp Res #47-25** A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE TIMBERTOP TIF FUND (3060)
Finance Committee (Wolfinger/Sollie) (2 Readings)

FIRST READING

- Temp Res #48-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), TO EXECUTE CONTRACTS AS REQUIRED, AND TO DECLARE AN EMERGENCY
Public Works Committee (Tener/Schoonover) (1 Reading)

- Temp Res #49-25** A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001) FOR THE ONE TIME STRATEGIC COMMUNITY INVESTMENTS GRANT PROGRAM, AND TO DECLARE AN EMERGENCY
Finance Committee (Wolfinger/Sollie) (3 Readings)
- Temp Res #50-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING FOR A SOLE SOURCE PROVIDER CONTRACT FOR MEMBRANE REPLACEMENT FOR THE SOUTH WATER PLANT
Water/Water Pollution Committee (Wing/Tener) (3 Readings)
- Temp Res #51-25** A RESOLUTION STATING THE SERVICES TO BE PROVIDED BY THE MUNICIPAL CORPORATION TO THE ANNEXED TERRITORY OF EWING WOODS, LLC. FOR THE EXPEDITED TYPE 2 ANNEXATION OF PARCEL NUMBER 0270036000, CONSISTING OF 0.605 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY
Economic Development Committee (Hoop/Wing) (1 Readings)
- Temp Res #52-25** A RESOLUTION TO AMEND PERMANENT RESOLUTION 21-25 AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF A MAINTENANCE AND STORAGE FACILITY FOR USE BY THE LANCASTER FIRE DEPARTMENT AND TO DECLARE AN EMERGENCY
Safety Committee (Bizjak/Tener) (2 Readings)
- Temp Res #53-25** A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE .45 POLICE & FIRE LEVY 2021 FUND (2051), TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE FAIRFIELD COUNTY AUDITOR, AND TO DECLARE AN EMERGENCY
Finance Committee (Wolfinger/Ailes) (2 Readings)

READING OF ORDINANCES

THIRD READING

NONE

SECOND READING

- Temp Ord #25-25** AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACQUIRE THE PERMANENT AND TEMPORARY RIGHT-OF-WAY NECESSARY FOR THE EAST SIXTH AVENUE BRIDGE OVER FETTERS RUN REPLACEMENT PROJECT
Public Works Committee (Tener/Luchtenberg) (3 Readings)

FIRST READING**Temp Ord #26-25**

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 0.605 +/- ACRES IN PLEASANT TOWNSHIP, TO CONSENT TO ANNEXATION, AND TO DECLARE AN EMERGENCY

Economic Development Committee (Hoop/Crites) (1 Readings)

TABLED LEGISLATION

NONE

UNFINISHED BUSINESS**NEW BUSINESS****ANNOUNCEMENT OF SCHEDULED MEETINGS****REGULARLY SCHEDULED CITY COUNCIL MEETINGS**

1. May 19th, 2025, at 6:30 p.m. – Council Chambers
2. June 9th, 2025, at 6:30 p.m. – Council Chambers

SPECIAL SCHEDULED MEETINGS

None

REGULARLY SCHEDULED COMMITTEE MEETINGS

1. Safety Committee – June 6th at 8:00 a.m. - City Hall 1897 Conference Room
2. Service Committee – June 13th at 8:00 a.m. - City Hall 1897 Conference Room
3. Water / Water Pollution Control Service Committee – June 13th at 7:30 a.m. - City Hall 1897 Conference Room

READING OF BILLS

MNCO – \$109.86

MNCO - \$165.78

EXECUTIVE SESSION (if needed)**ADJOURNMENT**

TEMPORARY RESOLUTION NO. 48-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), TO EXECUTE CONTRACTS AS REQUIRED, AND TO DECLARE AN EMERGENCY

WHEREAS, the Ohio Public Works Commission (OPWC) State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Lancaster is planning to make capital improvements to Arbor Valley Drive from Fair Avenue to State Route 37; and

WHEREAS, the infrastructure improvement herein described above is considered to be a priority need for the community and is a qualified project under the OPWC programs; now, therefore,

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

SECTION 1. That the Service-Safety Director is hereby authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION 2. 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 is necessary to enable the City to secure the funds needed to proceed with this project which is a priority need for the community; 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 Public Works Committee

TEMPORARY RESOLUTION NO. 49-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001) FOR THE ONE TIME STRATEGIC COMMUNITY INVESTMENTS GRANT PROGRAM, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster was awarded One Hundred Fifty Thousand Dollars (\$150,000.00) in House Bill 2 One Time Strategic Community Investments Grant Program funds to support the cost of restoration to the historic bell and clock in the City Hall tower; and

WHEREAS, a submission for a release of the One Hundred Fifty Thousand Dollars (\$150,000.00) was submitted to the Office of Management and Budgets on May 7, 2025; now, therefore,

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

SECTION 1. That the City of Lancaster Auditor shall amend the Certificate of Other Sources and Appropriations with the County Auditor in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00) in the General Fund (1001).

SECTION 2. That the City of Lancaster Auditor shall increase receipts in revenue account 1001.0000.43010 (State Grants) in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00).

SECTION 3. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in expense account 1001.1450.56020 (Improvements - City Hall) in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00).

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 is necessary to enable the City to receive and utilize these grant funds upon approval of the funding request; 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: _____

Clerk: _____

President of Council

Mayor

Offered by: _____

Second by: _____

Requested by Finance Committee

TEMPORARY RESOLUTION NO. 50-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING FOR A SOLE SOURCE PROVIDER CONTRACT FOR MEMBRANE REPLACEMENT FOR THE SOUTH WATER PLANT

WHEREAS, the Division of Water needs to replace the membranes in the South Water Plant; and

WHEREAS, the plant operates with NF90 Membranes manufactured by Harn and is required to use these membranes as part of the Ohio EPA Plan approval; and

WHEREAS, the replacement cost for the South Water Plant NF90 membranes and appurtenances is approximately Five Hundred Thousand Dollars (\$500,000.00), which would normally require competitive bidding pursuant to Ohio Revised Code; and

WHEREAS, Harn is the sole source provider of this proprietary equipment which is a judicially recognized exception to competitive bidding requirements, known as the "sole source doctrine"; now, therefore,

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

SECTION 1. That the Service-Safety Director is hereby authorized to dispense with competitive bidding and enter into a contract as Harn Products is the sole source provider for the membranes required to replace those currently in use.

SECTION 2. 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 _____

Date Approved: _____

Clerk: _____

Offered by: _____

Second by: _____

Requested by Water/Water Pollution Control Committee

President of Council

Mayor

TEMPORARY RESOLUTION NO. 51-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION STATING THE SERVICES TO BE PROVIDED BY THE MUNICIPAL CORPORATION TO THE ANNEXED TERRITORY OF EWING WOODS, LLC. FOR THE EXPEDITED TYPE 2 ANNEXATION OF PARCEL NUMBER 0270036000, CONSISTING OF 0.605 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, Ewing Woods, LLC. ("Petitioner"), by and through legal counsel at Casto, has filed a Petition for Expedited Type 2 Annexation for parcel number 0270036000, including 0.605 +/- acres currently in Pleasant Township, with the Fairfield County Board of County Commissioners ("BCC") and served the City with said Petition on May 12, 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, Petitioner, by and through their agent, and the City previously negotiated a Pre-Annexation Agreement 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 Pleasant Township as described in attached Exhibit A for the 0.605 +/- 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.

SECTION 2. That if any 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 main City utility 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

TEMPORARY RESOLUTION NO. 52-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AMEND PERMANENT RESOLUTION 21-25 AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF A MAINTENANCE AND STORAGE FACILITY FOR USE BY THE LANCASTER FIRE DEPARTMENT AND TO DECLARE AN EMERGENCY

WHEREAS, Permanent Resolution 21-25 authorized the Service-Safety Director to advertise for bids and enter into a contract for the construction of a maintenance and storage facility for the Lancaster Fire Department (LFD) in an amount not to exceed Three Hundred and Sixty Thousand Dollars (\$360,000.00); and

WHEREAS, this amount was significantly lower than the engineer's estimate for the entire project including sitework which was Six Hundred Thousand Dollars (\$600,000.00); now, therefore,

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

SECTION 1. That Section 1 of Permanent Resolution 21-25 hereby be amended to read as follows:

“SECTION 1. That the Service-Safety Director is hereby authorized to advertise for bids and to enter into a contract for the construction of a maintenance and storage building for the Lancaster Fire Department in an amount not to exceed Six Hundred Sixty Thousand Dollars (\$660,000.00).”

SECTION 2. 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 a contract must be signed immediately to have this building erected during the 2025 construction season; 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 Safety Committee

TEMPORARY RESOLUTION NO. 53-25

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE .45 POLICE & FIRE LEVY 2021 FUND (2051), TO AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE FAIRFIELD COUNTY AUDITOR, AND TO DECLARE AN EMERGENCY

WHEREAS, a budget adjustment is necessary to cover costs of construction for the maintenance and storage facility for the Lancaster Fire Department (LFD); and

WHEREAS, the engineer's estimate for this project was Six Hundred Thousand Dollars (\$600,000.00) and the City received one bid for Five Hundred Ninety-Nine Thousand Dollars (\$599,000.00); and

WHEREAS, Temporary Resolution 52-25 will authorize the Service-Safety Director to enter into a contract for construction in an amount not to exceed Six Hundred Sixty Thousand Dollars (\$660,000.00) to account for contingencies; and

WHEREAS, only Three Hundred Sixty Thousand Dollars (\$360,000.00) was appropriated for this project in the 2025 budget; now, therefore,

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

SECTION 1. That the City of Lancaster Auditor shall amend the Certificate of Appropriations with the County Auditor for the .45 Police & Firey Levy 2021 Fund (2051) in the amount of Three Hundred Thousand Dollars (\$300,000.00).

SECTION 2. That the City of Lancaster Auditor shall appropriate from the unencumbered balance in expense account 2051.3500.56010 (Building - Fire) in the amount of Three Hundred Thousand Dollars (\$300,000.00).

SECTION 3. 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 funds must be appropriated in order to allow construction to proceed in a timely manner; 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 Finance Committee

TEMPORARY ORDINANCE NO. 26-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 0.605 +/- ACRES IN PLEASANT TOWNSHIP, TO CONSENT TO ANNEXATION, AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code (“ORC”) Sections 709.021 and 709.023, on May 12, 2025, the City of Lancaster was served with Petitioner’s Expedited Type II Petition for Annexation of 0.605 +/- acres from Pleasant Township to the City of Lancaster; and

WHEREAS, Petitioner is also the owner of the surrounding properties which were previously annexed to the City; and

WHEREAS, the City wishes to accept the Petition for Annexation and consent to the annexation pursuant to ORC Section 709.023(D); 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 Petition for Expedited Type II Annexation of 0.605 +/- acres herein described in Exhibit A, and consents to the annexation thereof.

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 0.605 +/- acres described in Exhibit A, as an Expedited Type II annexation pursuant to ORC Sections 709.021 and 709.023.

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 Municipality and its inhabitants and for the further reason that this ordinance must be enacted to meet the annexation timeline imposed by the Ohio Revised Code for an Expedited Type 2 Annexation; 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

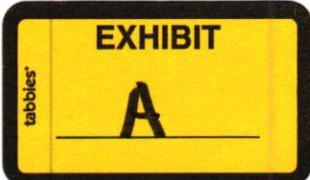
Offered by: _____

Second by: _____

Requested by Economic Development Committee

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

Clerk of Council



**Proposed 0.605± 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 0.605± acres of land, more or less, being all of that 0.486 acre tract of land described as Tract 1 and all of that 0.120 acre tract of land described as Tract 2 as conveyed to Ewing Woods, LLC of record in Instrument No. 202500006219, said 0.605± acres more particularly described as follows:

Beginning at the northeast corner of said Tract 2, also being a southeasterly corner of that 5.664 acre tract of land described as Tract 3, Parcel One (1) and conveyed to Ewing Woods, LLC of record in Instrument No. 202500004657, in the westerly line of that 16.269 acre tract of land described as Tract 3, Parcel Two (2) as conveyed to Ewing Woods, LLC of record in Instrument No. 202500004657, and being on an angle point of a City of Lancaster Corporation Line (Resolution No. 2024-01.30.a, Ordinance No. 15-24, and recorded in Instrument No. 202400006164) and City of Lancaster Corporation Line (Resolution No. 2024-07.09.b, Ordinance No. 24-24, and recorded in Instrument No. 202400015886);

Thence **S 02°06'53" W**, with the common line of said Tract 2 and said Tract 3, Parcel Two (2), and said existing westerly City of Lancaster Corporation Line (Ord. No. 15-24), **200.2± feet** to a common corner thereof, said corner also being in the northerly line of said Tract 3, Parcel One (1);

Thence with common lines of said Tract 2, Tract 1, said Tract 3, Parcel One (1) and along said existing City of Lancaster Corporation Line (Ord. No. 24-24), the following four (4) courses and distances:

N 88°01'27" W, 57.0± feet to an angle point;

N 46°47'49" W, 124.0± feet to an angle point;

N 02°01'55" E, 118.8± feet to an angle point;

S 87°54'53" E, 150.6± feet to the **Point of Beginning**, containing **0.605± acres**.

The above description was prepared by Advanced Civil Design Inc. on April 29, 2025 and is based on existing Fairfield County Auditor and Recorder records.

The total length of the annexation perimeter is 650.6± feet, of which 650.6± feet are contiguous with existing City of Lancaster Corporation lines, being 100±% 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.

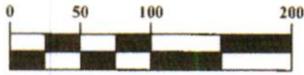


ADVANCED CIVIL DESIGN, INC.

[Handwritten Signature] 5/2/25

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

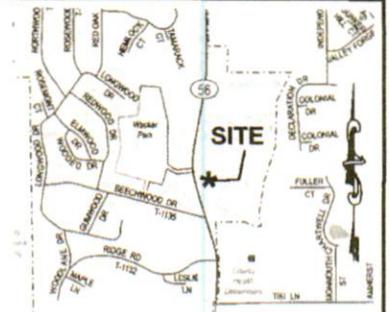
GRAPHIC SCALE



1 inch = 100 feet

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

Section 29, Township 15
Range 18, Congress Lands
Township of Pleasant
County of Fairfield, State of Ohio



Location Map - NTS

Jared C. Lister &
Caitlin M. Lister
I.N. 20250006221
21.280 Ac.

P.N. 0270035920

City of Lancaster
D.V. 438, Pg. 20
P.N. 0270805000
(0.57 Ac.)
11.45 Ac. (Total)

P.N. 0270077500

Sheridan Drive
Subdivision No. 2
P.B. 7, Pg. 6
P.N. 0270077400

Lot 19

Lot 18

Ex. R/W

Prop. R/W

Ex. R/W

City of Lancaster
Corporation Line
Res. No:
2024-07.09.b
Ord. No. 24-24
Recorded in:
I.N. 202400015886

POB
0.605± Ac.

S87°54'53"E 150.6'±

118.8'±
N2°01'55"E

Ewing Woods, LLC
I.N. 20250006219
P.N. 0270036000

0.605± Ac.

Tract #1
0.486 Ac.

N46°47'49"W
124.0'±

S2°06'53"W
200.2'±

Tract #2
0.120 Ac.

City of Lancaster
Corporation Line
Res. No: 2024-01.30.a
Ord. No. 15-24
Recorded in:
I.N. 20240006164

N88°01'27"W
57.0'±

Ewing Woods, LLC
I.N. 20250004657

Tract 3 - Parcel One (1)
5.664 Ac.

P.N. 0534248500

Ewing Woods, LLC
I.N. 20250004657

Tract 3 - Parcel Two (2)
16.269 Ac.

P.N. 0534248400

Tract #1
0.22 Ac.

Tract #3
0.18 Ac.

Tract #2
0.020

Ariana Hayes
I.N. 202100025179
0.577 Ac.
P.N. 0270035400

Mary L. Fox
D.B. 397, Pg. 574
D.B. 552, Pg. 195
P.N. 0270035300

Cindy S. and Rodney Asbury
I.N. 202100022476
0.734 Ac.
P.N. 0270035100

0.605± Ac. Tract

Length of Contiguity: 650.6± feet
Total Length of Perimeter: 650.6± feet
Percentage of Contiguity: 100±%

No islands are created with this
Annexation.

Legend



Area to be Annexed



Existing City of Lancaster Corp Line



Proposed City of Lancaster Corp Line

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.



Douglas R. Hock 5/12/25
Date:

Advanced Civil Design, Inc
781 Science Boulevard, Suite 100
Gahanna, OH 43230
Phone 614-428-7750

Job No.: 24-0013-335
Date: 05/12/2025