

TEMPORARY ORDINANCE NO. 19-17

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT A PERMANENT RIGHT-OF-WAY ON SHERIDAN DRIVE FOR THE TURN LANE WIDENING AND SIDEWALK PROJECT IN FRONT OF MEDILL ELEMENTARY

WHEREAS, the Lancaster City Schools were required to construct a left-hand turn lane, a right-hand turn lane, and sidewalks at Medill Elementary; and

WHEREAS, the City of Lancaster required that the turn lanes and sidewalks project be built to City standards; and

WHEREAS, the City of Lancaster has inspected and approved the construction of the turn lanes, sidewalks, and other related items;

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

SECTION 1. That the permanent right-of-way along Sheridan Drive as set forth in Exhibit A attached hereto be and the same is hereby approved and accepted.

SECTION 2. The permanent right-of-way is more specifically described in the attachment;

<u>PROPERTY OWNER</u>	<u>PERMANENT RIGHT-OF-WAY</u>	<u>EXHIBIT</u>
Lancaster Board of Education	0.440 Acres	A

SECTION 3. That this Ordinance 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 Public Works Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on _____, 2017 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council



90/19316

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4/18/2017

Legal Description
SHERIDAN DRIVE DEDICATION
0.440 Acres

Situated in the State of Ohio, Fairfield County, City of Lancaster, Section 32, Township 15, Range 18, and being part of a 2.25 acre tract conveyed to the Board of Education Lancaster City School District as recorded in Deed Volume 299, page 551 and part of a 10.55 acre tract conveyed to The Board of Education of the Lancaster City School District as recorded in Deed Volume 283, page 495 in the Fairfield County Recorder's Office and being more particularly described as follows:

COMMENCING at a $\frac{3}{4}$ inch iron pipe found at the northeast corner of Lot 252 in the Huffer-Durdin addition as recorded in Plat Book 7, page 46 in the Fairfield County Recorder's Office; Thence with the north line of said lot 252 North 87 degrees 58 minutes 20 seconds West 59.56 feet to a $\frac{3}{4}$ inch iron pipe found at the southeast corner of a 0.80 acre tract conveyed to Sue Ann Soland and Mason Summer Rienschild as recorded in Official Record 1721, page 545 in the Fairfield County Recorder's Office; Thence along the east line of said 0.80 acre tract North 00 degrees 05 minutes 46 seconds West 56.59 feet to a $\frac{3}{4}$ inch iron pipe found; Thence, along the north line of said 0.80 acre tract North 67 degrees 07 minutes 56 seconds West 226.00 feet to an iron pin set and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

Thence, along the north line of said 0.80 acre tract, North 67 degrees 07 minutes 56 seconds West 49.64 feet to a point at the southwest corner of a said 2.25 acre tract said point being the eastern existing right of way for Sheridan Drive and being 69.75 feet right of 42+50.27 for Sheridan Drive;

Thence, along the eastern existing right of way of Sheridan Drive, with a curve to the right having a radius of 1592.14 feet an arc length of 67.23 feet and a central angle of 02 degrees 25 minutes 10 seconds and a chord the bears, North 33 degrees 10 minutes 24 seconds East, 67.23 feet to a point being 45.00 feet right of 43+11.70 for Sheridan Drive;

Thence, along the eastern existing right of way of Sheridan Drive, North 34 degrees 18 minutes 47 seconds East 42.56 feet to a point being 45.00 feet right of 43+54.26 for Sheridan Drive;

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Thence, along the eastern existing right of way of Sheridan Drive, North 55 degrees 41 minutes 13 seconds West 15.00 feet to a point being 30.00 feet right of 43+54.26 for Sheridan Drive;

Thence, along the eastern existing right of way of Sheridan Drive, North 34 degrees 18 minutes 47 seconds East 386.76 feet to a point being 30.00 feet right of 47+41.03 for Sheridan Drive;

Thence, along the eastern existing right of way of Sheridan Drive, with a curve to the left having a radius of 3849.72 feet an arc length of 109.88 feet and a central angle of 01 degrees 38 minutes 07 seconds and a chord the bears, North 33 degrees 29 minutes 44 seconds East, 109.87 feet to a point witnessed by a ¾ inch iron pipe found said pipe bears South 84 degrees 07 minutes 55 seconds East 2.00 feet and being 30.00 feet right of 48+50.03 for Sheridan Drive, said point being the northwest corner of said 10.55 acre tract and the southwest corner of a 1.47 acre tract conveyed to Pleasant Valley Church Curtis Ward Ministries Inc. and recorded in Official Record 1696, page 3384 in the Fairfield County Recorder's Office;

Thence, across the 10.55 acre tract, South 11 degrees 46 minutes 53 seconds West 30.21 feet to an iron pin set;

Thence, across the 10.55 acre tract, South 30 degrees 26 minutes 49 seconds West 38.47 feet to an iron pin set;

Thence, across the 10.55 acre tract, South 28 degrees 55 minutes 03 seconds West 272.29 feet to an iron pin set, passing onto the 2.25 acre tract at 182.36 feet;

Thence, across the 2.25 acre tract, South 33 degrees 29 minutes 02 seconds West 37.36 feet to an iron pin set;

Thence, across the 2.25 acre tract, South 27 degrees 33 minutes 57 seconds West 223.36 feet to the TRUE POINT OF BEGINNING, containing 0.440 acres.

It is understood that the parcel of land described contains, 0.440 acres, more or less, of which 0.335 acres from Fairfield County Auditor's Parcel Number 053-48125-00 and 0.105 acres from Fairfield County Auditor's Parcel Number 053-48120-00

All iron pins set are 5/8 inch x 30 inch rebar with an orange plastic cap stamped "2LMN".

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Description prepared from an actual field survey by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. #7798, April, 2017.

Bearings based on true GPS north.

Richard F. Mathias
Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798



4-18-17
Date

**LEGAL DESCRIPTION AND PLAT
MEETS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS. FAIRFIELD
COUNTY ENGINEER.**

BY [Signature] DATE 4/21/17

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS
BY AS DATE 4/24/17
9019316

APPROVED BY THE CITY OF AINCASTER
PLANNING COMMISSION, IF NECESSARY.
Mark Roland
CITY ENGINEER
4-27-17
DATE

