

LANCASTER CITY COUNCIL  
LANCASTER, OHIO

April 8, 2019

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 (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 #40-19      A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE SANITATION FUND (605), AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR  
**Service (Bobbitt/Tener) (3 Readings)**
- Temp Res #42-19      A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE MONDHANK DRIVE CULVERT REPLACEMENT PROJECT  
**Water/Water Pollution (Woodgeard/McDaniel) (3 Readings)**
- Temp Res #44-19      A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE IMPROVEMENT FUND (317), AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR AND ISSUE A THEN AND NOW  
**Finance (Stoughton/McDaniel) (3 Readings)**
- Temp Res #45-19      A RESOLUTION APPROVING AN APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT PURSUANT TO OHIO REVISED CODE SECTION 929.02  
**Law (Groff/Schoonover) (3 Readings)**  
*Public Hearing held on 3/25/19 at 6:30 p.m.*

**SECOND READING**

- Temp Res #47-19      A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE LDOT FUND (208), AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR  
**Public Works (Schoonover/Bobbitt) (3 Readings)**

- Temp Res #48-19 A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO EXECUTE THE MEMBERSHIP AGREEMENT AND BYLAWS TO BECOME A MEMBER OF NEORIDE AN OHIO COUNCIL OF GOVERNMENTS  
**Public Works (Schoonover/Tener) (3 Readings)**
- Temp Res #49-19 A RESOLUTION TO AUTHORIZE THE SERVICE SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND TO ENTER INTO MULTIPLE CONSTRUCTION AGREEMENTS FOR THE IMPROVEMENT PROJECT KNOWN AS ROCKMILL CORPORATE PARK PHASE 2 – PART 3 IN CONJUNCTION WITH THE DEVELOPMENT OF PROJECT GWN AND PROJECT CHARGE  
**Public Works (Schoonover/Bobbitt) (2 Readings)**
- Temp Res #51-19 A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE LDOT IMPROVEMENT FUND (314), AMEND THE CERTIFICATE OF OTHER SOURCES & APPROPRIATIONS WITH THE COUNTY AUDITOR AND ISSUE A THEN AND NOW  
**Finance (Stoughton/Downour) (2 Readings)**

**FIRST READING**

- Temp Res #53-19 A RESOLUTION OF CONSENT FOR PRELIMINARY LEGISLATION FOR THE WIDENING OF ETY ROAD WITH THE ADDITION OF TURN LANES AT CR 33A (MEMORIAL DRIVE AND CR 37 (N. COLUMBUS STREET) WITHIN THE CITY OF LANCASTER  
**Public Works (Schoonover/Bobbitt) (3 Readings)**
- Temp Res #54-19 A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE STOMWATER FUND (606), AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR  
**Water/Water Pollution (Woodgeard) (2 Readings)**
- Temp Res #55-19 A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE CAPITAL IMPROVEMENT FUND (320), AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR  
**Finance Committee (Stoughton/McDaniel) (2 Readings)**

**READING OF ORDINANCES****THIRD READING**

NONE.

**SECOND READING**

NONE.

**FIRST READING**

Temp Ord 6-19

AN ORDINANCE TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ACCEPT APPROXIMATELY TEN (10) ACRES, MORE OR LESS, OF PROPERTY SITUATED IN TOWNSHIP 14, RANGE 19, SECTIONS 2 & 3, CITY OF LANCASTER, FAIRFIELD COUNTY, FROM FAIRFIELD HOMES INC.

**Law Committee (Schoonover) (3 Readings)**

**TABLED LEGISLATION**

NONE.

**UNFINISHED BUSINESS**

**NEW BUSINESS/PRESENTATIONS**

**ANNOUNCEMENT OF SCHEDULED MEETINGS**

**REGULARLY SCHEDULED CITY COUNCIL MEETINGS**

1. April 22<sup>nd</sup> at 6:30 p.m.
2. May 6<sup>th</sup> at 6:30 p.m.

**REGULARLY SCHEDULED COMMITTEE MEETINGS**

1. Law – April 10<sup>th</sup> at 9:00 a.m. – FCMC Community Room
2. Public Works – April 12<sup>th</sup> at 7:30 a.m. – LPT (Conference Room)
3. Water/WPC – April 17<sup>th</sup> at 7:00 a.m. – WPC (Conference Room)
4. Finance – April 22<sup>nd</sup> at 6:00 p.m. – Council Chambers
5. Finance – May 6<sup>th</sup> at 6:00 p.m. – Council Chambers

**SPECIAL SCHEDULED MEETINGS**

1. None

**READING OF BILLS**

**EXECUTIVE SESSION**

**ADJOURNMENT**

TEMPORARY RESOLUTION NO. 53-19

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

**PID No. 108470**  
**Fai-TR 201-01.10**

A RESOLUTION OF CONSENT FOR PRELIMINARY LEGISLATION FOR THE WIDENING OF ETY ROAD WITH THE ADDITION OF TURN LANES AT CR 33A (MEMORIAL DRIVE AND CR 37 (N. COLUMBUS STREET) WITHIN THE CITY OF LANCASTER

WHEREAS, this legislation is enacted by the Lancaster City Council of Fairfield County, Ohio, hereinafter referred to as the Local Public Agency (LPA), in the matter of the stated described project; and

WHEREAS, the LPA/STATE has identified the need for the described project; and

WHEREAS, the project will consist of widening of Ety Road with the addition of turn lanes at CR 33A (Memorial Drive) and CR 37 (N. Columbus Street) within the City of Lancaster;

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

**SECTION 1. Project Description:**

Widening of Ety Road with the addition of turn lanes at CR 33A (Memorial Drive) and CR 37 (N. Columbus Street) within the City of Lancaster.

**SECTION 2. Consent Statement**

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described Project.

**SECTION 3. Cooperation Statement**

The LPA agrees to pay One Hundred Percent (100%) of the cost of those features requested by the LPA which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

**SECTION 4. Utilities and Right-of-Way Statement**

The LPA agrees that all right-of-way required for the described Project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understands that right-of-way costs include eligible utility costs.

The LPA agrees that all utility accommodation, relocations and reimbursement will comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

**SECTION 5. Maintenance**

Upon Completion of the Project, and unless otherwise agreed, the LPA shall (1) provide adequate maintenance for the Project in accordance with all applicable state and Federal Law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

**SECTION 6. Authority to Sign**

The Service-Safety Director, Paul Martin of the City of Lancaster is hereby designated and empowered on behalf of LPA to enter into agreements with the Director of Transportation necessary to complete the above described project.

**SECTION 7.** That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_  
(Date)

Attested: \_\_\_\_\_  
(Clerk)

\_\_\_\_\_  
PAUL MARTIN,  
SERVICE SAFETY DIRECTOR  
(Officer of LPA)

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

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

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Public Works Committee

CERTIFICATE OF COPY  
STATE OF OHIO

Lancaster City Council of Fairfield County, Ohio  
(LPA)

I, Teresa Lee Sandy, as Clerk of the Lancaster City Council of Fairfield County, Ohio, do hereby certify that the foregoing is a true and correct copy of Resolution adopted by the legislative Authority of the said Lancaster City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, that the publication of such Resolution has been made and certified of record according to law; that no proceedings looking to a referendum upon such have been taken; and that such Resolution and certificate of publication thereof are of record in original legislation books located in the safe in City Hall of the City of Lancaster.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, if applicable, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Teresa Lee Sandy, Clerk

(SEAL)

Lancaster City Council of Fairfield County, Ohio.  
(LPA)

(If the LPA is designated as a City then the "City Seal" is required. If "No Seal" then a letter stating "No Seal is required to accompany the executed legislation.)

The foregoing is accepted as a basis for proceeding with the project herein described.  
For the Lancaster City Council of Fairfield County, Ohio  
(LPA)

Attest: \_\_\_\_\_, Date \_\_\_\_\_

Paul Martin  
Service-Safety Director  
Contractual Officer

\*\*\*\*\*

For the State of Ohio

Attest: \_\_\_\_\_, Date \_\_\_\_\_

Director, Ohio Department of Transportation

TEMPORARY RESOLUTION NO. 54-19

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

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE STOMWATER FUND (606), AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR

WHEREAS, the Stormwater Utility Fund certifies unpaid utility charges to the County Auditor; and

WHEREAS, the County Auditor retains a portion of the money collected to cover County Auditor fees; and

WHEREAS, the first half collections were unusually larger due to the settlement of a delinquent property that caused an unusually high auditor fee;

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

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor in the amount of Twenty-Six Thousand Dollars (\$26,000.00) in the Stormwater Fund (606).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in the amount of Twenty-Six Thousand Dollars (\$26,000.00) into expense account 606.640.5408 (License, Fees).

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 \_\_\_\_\_

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

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Water/Water Pollution Control Committee

TEMPORARY RESOLUTION NO. 55-19

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

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE IN THE CAPITAL IMPROVEMENT FUND (320), AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR

WHEREAS, the City of Lancaster has been pre-approved from AEP Ohio's Commercial Electric Vehicle (EV) Charging Station Incentive Program to fund one DC Fast Charging Station in the City owned parking lot behind Fairfield County Municipal Court building; and

WHEREAS, this is a One Hundred Thousand Dollar (\$100,000.00) reimbursable grant which will be paid back into the Capital Improvement Fund (320);

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

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor in the amount of One Hundred Thousand Dollars (\$100,000.00) in the Capital Improvement Fund (320).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in expense account 320.925.5620 (Improvement) in the amount of One Hundred Thousand Dollars (\$100,000.00).

SECTION 3. That Lancaster City Council hereby approve the submittal of Then and Now Certificates for any expenditures that may have already occurred for this project.

SECTION 4. 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: \_\_\_\_\_

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Finance Committee



TEMPORARY ORDINANCE NO. 6-19

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

AN ORDINANCE TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ACCEPT APPROXIMATELY TEN (10) ACRES, MORE OR LESS, OF PROPERTY SITUATED IN TOWNSHIP 14, RANGE 19, SECTIONS 2 & 3, CITY OF LANCASTER, FAIRFIELD COUNTY, FROM FAIRFIELD HOMES INC.

WHEREAS, Fairfield Homes Inc. wishes to transfer a parcel of property in Sections 2 & 3, Township 14, Range 19, said property being in the City of Lancaster, Fairfield County, Ohio consisting of approximately Ten (10) acres, more or less, to the City of Lancaster for use by the City and Parks Department;

WHEREAS, The City of Lancaster Park Board has formally approved this transfer;

BE IT ORDAINED by the Council of the City of Lancaster, Fairfield County, State of Ohio

SECTION 1. That the Service-Safety Director is authorized to accept approximately Ten (10) acres, more or less, from Fairfield Homes Inc. situated in Sections 2 & 3, Township 14, Range 19, said property being in the City of Lancaster, Fairfield County, Ohio. The property to be accepted is that previously recorded in OR Book 1670, Page 4435 and Book 1141, Page 1028 of the records of the Fairfield County Recorder.

SECTION 2. The following parcel be accepted as shown in the attachment:

<u>PROPERTY OWNER</u>	<u>PARCEL #</u>	<u>ACREAGE</u>	<u>EXHIBIT</u>
Fairfield Homes Inc.	053-10016-00	9.6796 Acres	A

SECTION 3. 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 Law Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 2019 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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



GENERAL WARRANTY DEED

**FAIRFIELD HOMES INC., an Ohio corporation, of Fairfield County, Ohio, the Grantor, for valuable consideration paid, grant(s) with general warranty covenants, to**

**THE CITY OF LANCASTER, OHIO, an Ohio municipal corporation, the Grantee, whose tax mailing address is: 104 E. Main Street, Lancaster, Ohio 43130, the following REAL PROPERTY:**

**Situated in the State of Ohio, Fairfield County, and in the City of Lancaster, and being described as follows:**

**See Exhibit "A" attached hereto and made a part hereof.**

Subject to easements, restrictions, conditions of record, real estate taxes and assessments, if any, and zoning laws and legal highways.

Subject Parcel Number: **053-10016-00**

Property Address: **9.6796 Acres of vacant land, 0 Fair Avenue, Lancaster, Ohio 43130**

Prior Instrument Reference: Official Records Volume **291** page **670** and Volume **1141**, Page **1020** of the Deed Records of **Fairfield County, Ohio.**

General Warranty Deed  
Fairfield Homes Inc. to  
The City of Lancaster, Ohio

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative, hereby executes this instrument this \_\_\_\_ day of \_\_\_\_\_, 2019.

FAIRFIELD HOMES INC.,  
an Ohio corporation  
By: \_\_\_\_\_  
Print Name: Jennifer L. Walters  
Its: President

State of Ohio,

County of \_\_\_\_\_ ss.

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the subscriber, a notary public in and for said state, personally came, **Jennifer L. Walters, President of Fairfield Homes Inc., an Ohio corporation**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be **her and its** voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary seal on the day and year last aforesaid.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

This instrument prepared by:  
Stephanie L. Hall  
Assistant Law Director  
City of Lancaster  
Law Director & City Prosecutor's Office  
136 W. Main Street, P. O. Box 1008  
Lancaster, Ohio 43130  
Tel.: (740) 687-6616

### 9.679 Acre Parcel

Situated in the City of Lancaster, County of Fairfield, State of Ohio, and being a part of the northwest quarter of Section 2 and part of the northeast quarter of Section 3, Township 14, Range 19, also known as all of the parcels of land conveyed to Fairfield Homes, Inc. as recorded in O.R. 1141, Page 1028 and O.R. 1670, Page 4435 of said County's Records, and being further bounded and described as follows:

**COMMENCING** at the northeast corner of said Section 3 and the northwest corner of said Section 2, said northeast corner also being on the centerline of Fair Ave. (60 feet wide), thence along the east line of said Section 3, the west line of said Section 2, the east line of a parcel of land conveyed to John A. Coen as recorded in O.R. 1536, Page 1381 and the west line of a parcel of land conveyed to John D. Smith as recorded in O.R. 1607, Page 3607, S 4° 24' 25" W for a distance of 436.60 feet to a 5/8 inch rebar with cap "GPD" set at the southwest corner of said John D. Smith, said rebar set also being the **POINT OF BEGINNING** of the parcel of land hereinafter described:

1. Thence along the south line of said John D. Smith and the south lines of parcels of land conveyed to U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust as recorded in O.R. 1780, Page 367, and Patricia Arlene Probasco and David Lee Probasco as recorded in Volume 616, Page 357, S 86° 00' 08" E for a distance of **282.79** feet to a 5/8 inch rebar with cap "GPD" set;
2. Thence continuing along the south line of said Patricia Arlene Probasco and David Lee Probasco and the south lines of parcels of land conveyed to Samuel C. Strawn as recorded in O.R. 1143, Page 508 and Harry E. Tipple and Florence E. Tipple as recorded in O.R. 1141, Page 3487, N 65° 14' 25" E for a distance of **334.54** feet to a 3/4 inch pipe found at the southeast corner of said and Harry E. Tipple and Florence E. Tipple;
3. Thence along the east line of said Harry E. Tipple and Florence E. Tipple, N 32° 06' 51" W for a distance of **48.96** feet to a 5/8 inch capped pin "TOBIN MCFARLAND" found at the south corner of a parcel of land conveyed to Jamie M. James as recorded in O.R. 1775, Page 338;
4. Thence along the east line of said Jamie M. James, N 3° 19' 56" E for a distance of **53.75** feet to a 5/8 inch rebar found at the southwest corner of a parcel of land conveyed to Fairfield Homes, Inc. as recorded in O.R. 1141, Page 1024;
5. Thence along the south line of said Fairfield Homes, Inc., S 85° 51' 01" E for a distance of **139.55** feet to a 5/8 inch rebar found at the southeast corner of said Fairfield Homes, Inc. and on the west right of way line of Shasta Dr. (60 feet wide);
6. Thence along said west right of way line, S 3° 53' 22" W for a distance of **146.83** feet to a 5/8 inch rebar with cap "GPD" set at the northeast corner of a parcel of land conveyed to Donna Karoscik as recorded in O.R. 1660, Page 2653;
7. Thence along the north line of said Donna Karoscik, S 65° 09' 46" W for a distance of **157.65** feet to the northwest corner of said Donna Karoscik;
8. Thence along the west line of said Donna Karoscik and the west line of a parcel of land conveyed to Kimberly Ann Perry as recorded in O.R. 1725, Page 4595, S 4° 09' 35" W for a distance of **90.01** feet to a 3/4 inch pipe found at the southwest corner of said Kimberly Ann Perry and at the northwest corner of Lot 482 of the Lenmar Subdivision No. 7 as recorded in Plat Book 9, Page 85, passing over a 3/4 inch pipe found at 20.00 feet;
9. Thence along the west line of said Lot 482, S 4° 49' 50" W for a distance of **46.79** feet to a 5/8 inch rebar with cap "GPD" set at the southwest corner of said Lot 482 and the northwest corner of Lot 483 in said Lenmar Subdivision No. 7;

10. Thence along the west line of said Lot 483 and the west lines of Lots 484 and 485 in said Lenmar Subdivision No. 7, **S 39° 49' 44" W** for a distance of **190.39** feet to a 1/2 inch rebar found at the southwest corner of said Lot 485, the north corner of Lot 486 and the northeast corner of Lot 488 in said Lenmar Subdivision No. 7;

11. Thence along the north line of said Lot 488 and the north lines of Lots 489, 490, 491 and 492 in said Lenmar Subdivision No. 7, **N 85° 57' 55" W** for a distance of **437.78** feet to a 1 inch pipe found at the northwest corner of the Lenmar Subdivision No. 7 and the northeast corner of the Lenmar Subdivision No. 8 as recorded in Plat Book 10, Page 50;

12. Thence along the north line of said Lenmar Subdivision No. 8 and the north line of Lenmar Subdivision No. 9 as recorded in Plat Book 10, Page 66, **N 85° 58' 17" W** for a distance of **452.68** feet to a 5/8 inch capped pin "2LMN" found at an angle break in the north line of said Lenmar Subdivision No. 9;

13. Thence continuing along the north line of said Lenmar Subdivision No. 9, **S 62° 16' 11" W** for a distance of **14.57** feet to a 5/8 inch capped pin "Lockwood & Assoc" found at an angle break in said north line;

14. Thence continuing along the north line of said Lenmar Subdivision No. 9 and a north line of the Roxton Ravine Common Area as recorded in Plat Cabinet 2, Slot 182, **N 63° 28' 03" W** for a distance of **265.80** feet to a 5/8 inch capped pin "2LMN" found at the southeast corner of a parcel of land conveyed to Villas at Roxton Ravine Condominium Association, Inc. as recorded in O.R. 1776, Page 3772;

15. Thence along the east line of said Villas at Roxton Ravine Condominium Association, Inc., **N 4° 08' 02" E** for a distance of **71.90** feet to a 5/8 inch rebar with cap "GPD" found at a southwest corner of a parcel of land as conveyed to Fairfield Avenue Development, LLC as recorded in O.R. 1670, Page 4445;

Thence along said Fairfield Avenue Development, LLC along the following courses 16 thru 30:

16. **S 52° 03' 44" E** for a distance of **48.11** feet to a 5/8 inch rebar with cap "GPD" found;

17. **N 59° 24' 17" E** for a distance of **27.15** feet to a 5/8 inch rebar with cap "GPD" found;

18. **N 25° 24' 50" E** for a distance of **32.74** feet to a 5/8 inch rebar with cap "GPD" found;

19. **N 14° 12' 37" E** for a distance of **33.48** feet to a 5/8 inch rebar with cap "GPD" found;

20. **N 13° 27' 11" E** for a distance of **21.00** feet to a 5/8 inch rebar with cap "GPD" found;

21. **N 17° 01' 15" E** for a distance of **21.39** feet to a 5/8 inch rebar with cap "GPD" found;

22. **N 18° 24' 47" E** for a distance of **34.76** feet to a 5/8 inch rebar with cap "GPD" found;

23. **N 19° 32' 01" E** for a distance of **16.81** feet to a 5/8 inch rebar with cap "GPD" found;

24. **N 12° 16' 28" E** for a distance of **101.14** feet to a 5/8 inch rebar with cap "GPD" found;

25. **N 37° 23' 33" E** for a distance of **22.56** feet to a 5/8 inch rebar with cap "GPD" found;

26. **S 78° 54' 40" E** for a distance of **137.37** feet to a 5/8 inch rebar with cap "GPD" found;

27. **S 87° 03' 54" E** for a distance of **284.11** feet to a 5/8 inch rebar with cap "GPD" found;


28. **N 65° 40' 35" E** for a distance of **52.56** feet to a 5/8 inch rebar with cap "GPD" found;

29. **N 28° 16' 50" E** for a distance of **57.63** feet to a 5/8 inch rebar with cap "GPD" found;
30. **S 85° 24' 42" E** for a distance of **15.03** feet a 5/8 inch rebar with cap "GPD" found on the west line of said John A. Coen;
31. Thence along said west line, **S 4° 24' 25" W** for a distance of **334.74** feet to a 5/8 inch capped rebar "2LMN" found at the southwest corner of said John A. Coen;
32. Thence along the south line of said John A. Coen, **S 85° 45' 20" E** for a distance of **80.00** feet to a 5/8 inch rebar with cap "GPD" set at the southeast corner of said John A. Coen, on the east line of said Section 3 and the west line of said Section 2;
33. Thence along said Section line, **N 4° 24' 25" E** for a distance of **100.64** feet to the Point of Beginning and containing 9.679 acres (421,642 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in February of 2019.

All bearings referred to herein, are relative to grid north of the Ohio State Plane Coordinate System, North Zone, NAD83 (2011), as determined from GNSS measurements tied to the Ohio Department of Transportation's VRS system.



Glaus, Pyle, Schomer, Burns & DeHaven, Inc.  
dba GPD Group

 03/28/19  
Steven L. Mullaney, P.S.  
Ohio Professional Surveyor No. 7900



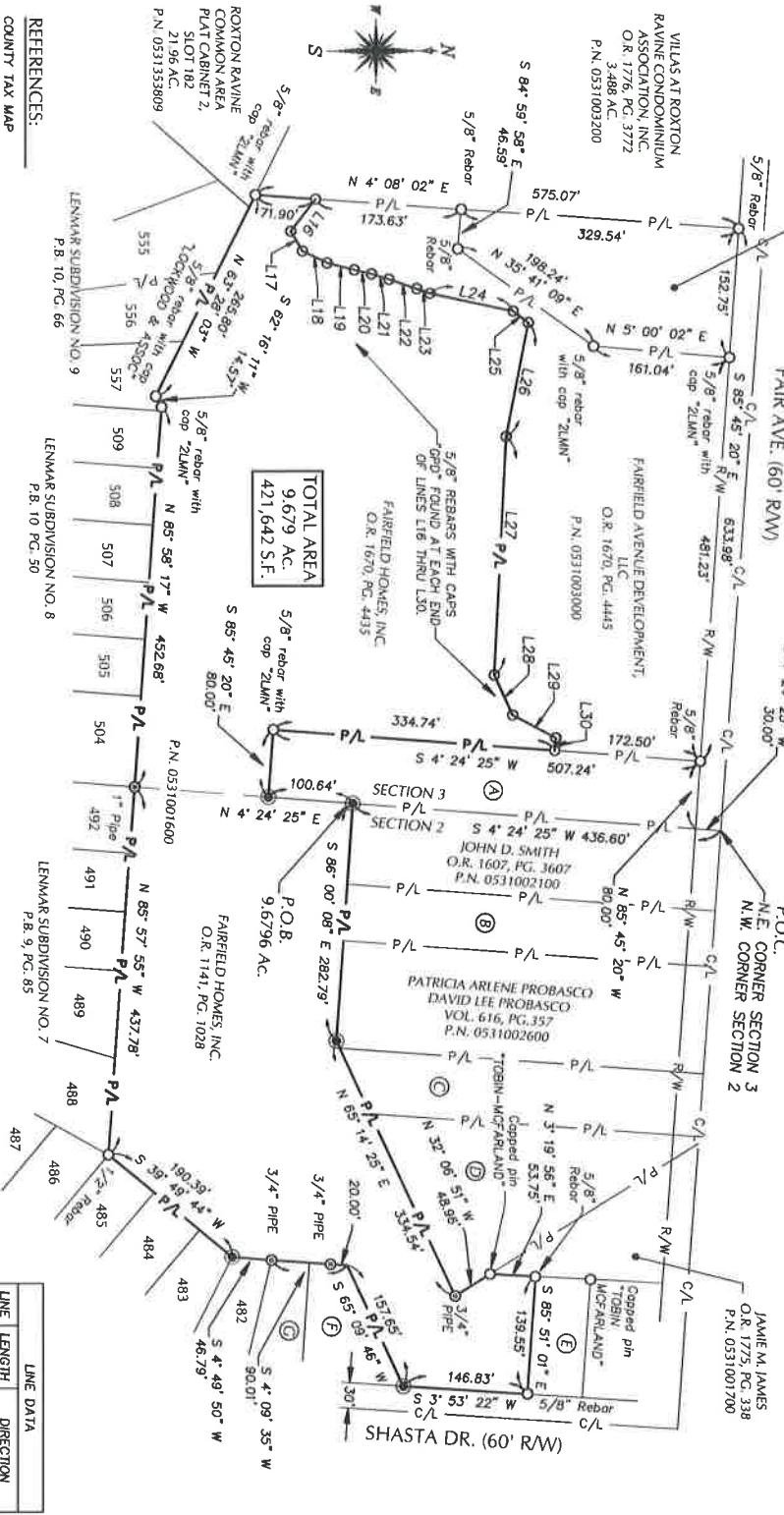
( IN FEET )  
1 inch = 100 ft.

BASIS OF BEARING IS STATE PLANE  
GRID NORTH, MAD 83 (2011), OHIO  
SOUTH ZONE.  
TIED BY GPS TO THE O.D.O.I. WMS.

# CONSOLIDATION PLAT

PART OF THE N.W. QUARTER OF SECTION 2 AND  
PART OF THE N.E. QUARTER OF SECTION 3  
T 14, R 19  
CITY OF LANCASTER  
COUNTY OF FAIRFIELD  
STATE OF OHIO

- LEGEND:
- IRON PIN FOUND AS NOTED
  - P/L- 5/8" x 30" REBAR WITH CAP "GPD" SET
  - R/W- EXISTING PROPERTY LINE
  - C/L- EXISTING RIGHT OF WAY LINE
  - P.O.C.- POINT OF COMMENCEMENT
  - POINT OF BEGINNING



REFERENCES:

COUNTY TAX MAP

DEEDS AS SHOWN ON THIS SURVEY

- THIRD AMENDMENT FOR VILAS AT ROXTON RAVINE P.B. CAB. 2, PG. 41
- LENMAR SUB. NO. 7 - P.B. 9, PG. 85
- LENMAR SUB. NO. 8 - P.B. 10, PG. 89
- LENMAR SUB. NO. 9 - P.B. 10, PG. 88
- LENMAR SUB. NO. 10 - P.B. 10, PG. 88
- SURVEY No. 63-15459
- SURVEY No. 69-16291
- SURVEY No. 71-16665

CERTIFICATION:

I hereby certify that this plat represents a true and complete survey made by me or under my supervision in February of 2019, and that all markers and monuments indicated one in place or will be in place by the time of recording and are correctly shown as to materials, locations and meets the latest provision of Ohio Administrative Code Chapter 4733-37 - Minimum Standards for Boundary Surveys in the State of Ohio.

STEVEN L. MULLANEY, S. 7900

03/28/19 DATE



No.	Owner
A	JOHN A. COEN 0.94 AC. O.R. 1536, PG. 1381 P.N. 0531002900
B	U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSTIO MASTER PARTICIPATION TRUST 0.55 AC. O.R. 1720, PG. 387 P.N. 0531001900
C	SAUDEL C. STRAWN 0.66 AC. O.R. 1143, PG. 508 P.N. 0531002200
D	HARRY E. TRIPLE & CLARENCE E. TRIPLE 0.94 AC. P.N. 0531002400
E	FAIRFIELD HOMES, INC. 0.21 AC. O.R. 1141, PG. 1024 P.N. 0531001640
F	DONNA KARAGOSK 0.24 AC. O.R. 1660, PG. 9653 P.N. 0531001620
G	KIMBERLY ANN BERRY 0.19 AC. O.R. 1725, PG. 4595 P.N. 0531001610

LINE	LENGTH	DIRECTION
L16	48.11	S 52° 03' 44" E
L17	27.15	N 59° 24' 17" E
L18	32.74	N 26° 24' 50" E
L19	33.48	N 14° 12' 37" E
L20	21.00	N 13° 27' 11" E
L21	21.39	N 17° 01' 15" E
L22	34.76	N 18° 24' 47" E
L23	16.81	N 19° 32' 01" E
L24	101.14	N 12° 16' 28" E
L25	22.56	N 37° 23' 33" E
L26	137.37	S 78° 54' 40" E
L27	284.11	S 87° 03' 54" E
L28	52.56	N 65° 40' 35" E
L29	57.63	N 28° 16' 50" E
L30	15.03	S 85° 24' 42" E

SHASTA DRIVE  
LANCASTER, OHIO 43130

ISSUED FOR:

PERMIT:

BID:

CONSTRUCTION:

RECORD:

PROJECT MANAGER	DESIGNER
SLM	JRK

JOB NO.  
2019072.16

