

**LANCASTER CITY COUNCIL
LANCASTER, OHIO**

April 11, 2022

**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 #48-22 A RESOLUTION TO APPROVE CERTAIN EXPENDITURES
IN CONNECTION WITH BUSINESS MEETINGS,
TRAININGS, AND COMMUNITY ENGAGEMENT
Finance (Stoughton/McDaniel) (3 Readings)

SECOND READING

Temp Res #52-22 A RESOLUTION AUTHORIZING THE SERVICE-SAFETY
DIRECTOR TO ENTER INTO AN ENGINEERING
AGREEMENT FOR THE TIKI LANE PUMP STATION
RENOVATION PROJECT
Water/WPC (James/Tener) (2 Readings)

Temp Res #54-22 A RESOLUTION AUTHORIZING THE SERVICE-SAFETY
DIRECTOR TO ENTER INTO AN ENGINEERING
AGREEMENT FOR THE DESIGN OF THE EAST MAIN
STREET CULVERT REPLACEMENTS PROJECT
Water/WPC (James/Tener) (2 Readings)

Temp Res #56-22 A RESOLUTION TO AUTHORIZE ALTERNATIVE
COMPOSITION OF LANCASTER CITY COUNCIL
PURSUANT TO OHIO REVISED CODE 731.01(B)
Law (Crites/Tener) (3 Readings)
Table after 2nd or 3rd Reading

Temp Res #59-22 A RESOLUTION APPROVING PARTICIPATION IN THE
ONEOHIO REGION 18 GOVERNANCE STRUCTURE UNDER
THE ONEOHIO MEMORANDUM OF UNDERSTANDING
AND TO DECLARE AN EMERGENCY
Law (Crites/Schoonover) (2 Readings)

FIRST READING

- Temp Res #60-22 A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING UNDER THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM FOR THE PURCHASE OF ONE (1) WHEEL LOADER, FOR USE BY THE SANITATION DEPARTMENT, TO APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND TO AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE SANITATION FUND (6005)
Service (Sitterley/Mattlin) (2 Readings)
- Temp Res #61-22 A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001) AND AUTHORIZE THE ISSUANCE OF A THEN AND NOW CERTIFICATE TO PAY AN INVOICE FOR ARBITRATION SERVICES
Finance (Stoughton/Crites) (1 Reading)
- Temp Res #62-22 A RESOLUTION TO AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND INCREASE RECEIPTS IN THE CDBG FEDERAL GRANT FUND (2073)
Economic Development (McDaniel/Stoughton) (3 Readings)

READING OF ORDINANCES**THIRD READING**

- Temp Ord #8-22 AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE (LCO) 49-21, REPEAL AND REPLACE EXISTING 49-21, FOR THE MID-OHIO REGIONAL PLANNING COMMISSION (MORPC) LOCAL GOVERNMENT SUMMER INTERNSHIP PROGRAM PAY ORDINANCE, AND TO DECLARE AN EMERGENCY
Finance (Stoughton/McDaniel) (3 Readings)
- Temp Ord #9-22 AN ORDINANCE TO AMEND ORDINANCE 44-21, REPEAL AND REPLACE EXISTING 44-21, FOR THE TRANSIT PERSONNEL PAY ORDINANCE, AND TO DECLARE AN EMERGENCY
Finance (Stoughton/Crites) (3 Readings)
- Temp Ord #10-22 AN ORDINANCE TO AMEND ORDINANCE 42-21*, REPEAL AND REPLACE EXISTING 42-21*, FOR THE NON-UNION PAY ORDINANCE, AND TO DECLARE AN EMERGENCY
Finance (Stoughton/McDaniel) (3 Readings)
- Temp Ord #11-22 AN ORDINANCE TO AMEND ORDINANCE 41-21, REPEAL AND REPLACE EXISTING 41-21, FOR THE FAIRFIELD COUNTY MUNICIPAL COURT JUDICIAL AND PROBATION PERSONNEL PAY ORDINANCE, AND TO DECLARE AN EMERGENCY
Finance (Stoughton/Crites) (3 Readings)

Temp Ord #12-22 AN ORDINANCE TO AMEND ORDINANCE 40-21, REPEAL AND REPLACE EXISTING 40-21, FOR THE FAIRFIELD COUNTY MUNICIPAL COURT MANAGEMENT AND PROFESSIONAL PERSONNEL PAY ORDINANCE, AND TO DECLARE AN EMERGENCY
Finance (Stoughton/McDaniel) (3 Readings)

SECOND READING

Temp Ord #13-22 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS AND PAY ANY FEES NECESSARY TO ACCEPT .775 +/- ACRES OF VACANT LAND FROM TABLE MOUNTAIN INDUSTRIES, LLC
Economic Development (McDaniel/Schoonover) (2 Readings)
Motion to replace with 13-22*

Temp Ord #14-22 AN ORDINANCE AUTHORIZING THE MAYOR TO ACQUIRE A PERMANENT GENERAL UTILITY EASEMENT
Public Works (Schoonover/James) (2 Readings)

FIRST READING

NONE.

TABLED LEGISLATION

NONE.

UNFINISHED BUSINESS

NEW BUSINESS

ANNOUNCEMENT OF SCHEDULED MEETINGS

REGULARLY SCHEDULED CITY COUNCIL MEETINGS

1. April 25th at 6:30 p.m.
2. May 9th at 6:30 p.m.

SPECIAL SCHEDULED MEETINGS

1. **None.**

REGULARLY SCHEDULED COMMITTEE MEETINGS

1. Water/WPC – April 13th at 8:00 a.m. – 1897 CR
2. IT/Telecom – April 15th at 7:30 a.m. – 1897 CR
3. Economic Development – April 21st at 7:30 a.m. – 1897 CR
4. Finance – April 25th at 6:00 p.m. – Council Chambers
5. Law – May 4th at 11:30 a.m. – 1897 CR
6. Code Enforcement – May 9th at 7:30 a.m. – 1897 CR
7. Finance – May 9th at 6:00 p.m. – Council Chambers
8. Water/WPC – May 11th at 8:00 a.m. – 1897 CR

READING OF BILLS

EXECUTIVE SESSION (if needed)

ADJOURNMENT

TEMPORARY RESOLUTION NO. 60-22

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO DISPENSE WITH COMPETITIVE BIDDING UNDER THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM FOR THE PURCHASE OF ONE (1) WHEEL LOADER, FOR USE BY THE SANITATION DEPARTMENT, TO APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND TO AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE SANITATION FUND (6005)

WHEREAS, pursuant to Ohio Revised Code (RC) 9.48, the City may participate in joint or cooperative purchasing programs for the acquisition of equipment which is exempt from competitive bid requirements; and

WHEREAS, the Sanitation Department needs an additional wheel loader to meet the demands of trash removal; and

WHEREAS, because of current market conditions and the scarcity of materials necessary to produce such equipment, the City may need to be flexible regarding the make, model, and specifications of the wheel loader it purchases through the Sourcewell Cooperative Purchasing Program; and

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 pursuant to RC 9.48 and purchase through the Sourcewell Cooperative Purchasing Program one (1) wheel loader, in an amount not to exceed Two Hundred Ten Thousand Dollars (\$210,000.00) for use by the Sanitation Department.

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in expense account 6005.6300.56030 (Equipment - Sanitation) in the amount of Two Hundred Ten Thousand Dollars (\$210,000.00), for the purchase of one (1) wheel loader for use by the Sanitation Department.

SECTION 3. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor in the amount of Two Hundred Ten Thousand Dollars (\$210,000.00) in the Sanitation Fund (6005).

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: _____

Clerk: _____

Offered by: _____

Second by: _____

Requested by Service Committee

President of Council

Mayor

TEMPORARY RESOLUTION NO. 61-22

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR IN THE GENERAL FUND (1001) AND AUTHORIZE THE ISSUANCE OF A THEN AND NOW CERTIFICATE TO PAY AN INVOICE FOR ARBITRATION SERVICES

WHEREAS, funds are being requested to cover the invoice payment to David Stanton, Attorney & Counselor at Law (NAA Arbitrator & Mediator), for an arbitration hearing between the City of Lancaster and IAFF Local 291 for the Luther Tate vacation conversion grievance; and

WHEREAS, funds were received, however due to timing of opening the purchase order a Then and now Certificate is required;

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

SECTION 1. That the City of Lancaster Auditor amend the certificate of Appropriations with the County Auditor in the amount of Three Thousand Five Hundred Twenty-Three Dollars and Ninety-Five Cents (\$3,523.95) in the General Fund (1001).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in the amount of Three Thousand Five Hundred Twenty-Three Dollars and Ninety-Five Cents (\$3,523.95) into expense account 1001.1300.52015 (Negotiation/Arbitration-Personnel).

SECTION 3. That Lancaster City Council authorize a Then and Now Certificate for payment to David Stanton, Attorney & Counselor at Law (NAA Arbitrator & Mediator), for an arbitration hearing in the amount of Three Thousand Five Hundred Twenty-Three Dollars and Ninety-Five Cents (\$3,523.95).

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 RESOLUTION NO. 62-22

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND INCREASE RECEIPTS IN THE CDBG FEDERAL GRANT FUND (2073)

WHEREAS, the City of Lancaster has Community Development Block Grant (CDBG) funds from past years that have not been spent; and

WHEREAS, any unspent funds will be recaptured by the U.S. Department of Housing (HUD) and Urban Development if they remain unspent; and

WHEREAS, the best use of these funds has been discussed at length by the Economic Development Committee; and

WHEREAS, these funds will be best used if reallocated for sidewalk replacement in areas of the City of Lancaster with high rates of residents with low to moderate income and for residents with low to moderate income;

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

SECTION 1. That the City of Lancaster Auditor increase receipts in revenue account 2073.8010.43001 Federal Grant (projects) Comm Dev Bl Gt in the amount of Two Hundred Forty-Four Thousand Five Hundred Ninety-Eight Dollars and Eighty-Five Cents (\$244,598.85).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in the Federal Grant (Projects) CDBG Fund (2073) in expense account 2073.8010.56090 Federal Grant (projects) Comm Dev Bl Gt in the amount of Two Hundred Forty-Four Thousand Five Hundred Ninety-Eight Dollars and Eighty-Five Cents (\$244,598.85).

SECTION 3. That the City of Lancaster Auditor amend the Certificate of Other Sources and Appropriations with the County Auditor in the amount of Two Hundred Forty-Four Thousand Five Hundred Ninety-Eight Dollars and Eighty-Five Cents (\$244,598.85) in the Federal Grant (projects) Comm Dev Bl Gt Fund (2073).

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: _____

Clerk: _____

Offered by: _____

Second by: _____

Requested by Economic Development Committee

President of Council

Mayor

TEMPORARY ORDINANCE NO. 13-22*

PERMANENT ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT .775 +/- ACRES OF REAL PROPERTY FROM TABLE MOUNTAIN INDUSTRIES, LLC

WHEREAS, Table Mountain Industries, LLC, recently purchased and is improving Fairfield County Auditor Parcel Number 0571000230 on the west side of Whiley Road in the City of Lancaster; and

WHEREAS, in order to provide City utilities for this improvement, an additional thirty-five (35) feet of right of way from the center line is required along portions of Whiley Road; and

WHEREAS, Table Mountain Industries, LLC, is willing to convey .775 +/- acres from the parent parcel above to the City for right of way pursuant to a general warranty deed attached hereto as Exhibit 1, which includes the legal descriptions and plats for the .161 +/- acreage and .614 +/- acreage parcels (marked as Exhibits A, B, C, and D);

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

SECTION 1. That the Mayor is hereby authorized to accept .775 +/- acres along the west side of Whiley Road from Table Mountain Industries, LLC, on behalf of the City of Lancaster as described in Exhibit 1.

SECTION 2. The general warranty deed, Exhibit 1, in the form presently on file with the Clerk of Council is hereby approved and authorized with changes therein not inconsistent with this Ordinance and not substantially adverse to the City. The Mayor for and in the name of the City, is hereby authorized to accept the general warranty deed in this matter and to execute any amendments or changes to the final documents, which amendments are not inconsistent with this Ordinance and not substantially adverse to the City.

SECTION 3. That the Mayor is also authorized to execute any additional documents and pay any fees necessary to facilitate the transfer of this property.

SECTION 4. 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 _____

Date Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Economic Development

GENERAL WARRANTY DEED

TABLE MOUNTAIN INDUSTRIES LLC, a Delaware Limited Liability Corporation, the Grantor, whose tax mailing address is: **2801 Centerville Road, 1st Fl. PMB 811, Wilmington, Delaware 19808**, for valuable consideration paid, grants 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 Exhibits "A", "B", "C", and "D" attached hereto and made a part hereof.

Property Address: **.775 ± Acres of vacant land, 0 Whiley Road, Lancaster, Ohio 43130**

Parent Parcel Number: **0571000230**

Prior Instrument Reference: Official Records Instrument Number **202100021422** of the Fairfield County, Ohio records.

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

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative, hereby executes this instrument this 31 day of March, 2022.

TABLE MOUNTAIN INDUSTRIES LLC
a Delaware corporation

By: [Signature]
Print Name: Scott J. Ziance
Its: Authorized Representative

State of Ohio,

County of Franklin ss.



BE IT REMEMBERED, that on this 31 day of March, 2022, before me, the subscriber, a notary public in and for said state, personally came, Scott J. Ziance, Authorized Representative of Table Mountain Industries, LLC, a Delaware corporation, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his/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.



Nira M. Doughty
Notary Public, State of Ohio
My Commission Expires 11-03-2023

Nira M. Doughty
Notary Public Signature
My commission expires: _____

This instrument prepared by:
Stephanie L. Hall
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

0.161 ACRE

Situated in the State of Ohio, County of Fairfield, City of Lancaster, in Section 5, Township 14, Range 19, Congress Lands, being part of that 122.320 acre tract of land conveyed to Table Mountain Industries, LLC by deed of record in Instrument Number 202100021422, (all references are to the records of the Recorder's Office, Fairfield County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a railroad spike set at the northeast corner of the northwest quarter of said Section 5, the northeast corner of said 122.320 acre tract, in the southerly line of that 146.05 acre tract conveyed to Tracy T. Kraner, Trustee by deed of record in Official Record 1679, Page 1844, the northwesterly corner of that 1.639 acre tract conveyed to Margarito Aguado Garcia and Brittany Garcia by deed of record in Official Record 1800, Page 4032, in the centerline of Whiley Road (Township Road #185);

Thence South 03° 52' 16" West, with said centerline, a distance of 200.00 feet to a magnetic nail found at the northeasterly corner of that 4.00 acre tract conveyed to Jeffrey W. Frazier and Joni Frazier by deed of record in Official Record 1687, Page 56;

Thence North 86° 21' 44" West, with the northerly line of said 4.00 acre tract (passing a 5/8 inch rebar found at a distance of 30.26 feet) a total distance of 35.00 feet to an iron pin set;

Thence North 03° 52' 16" East, crossing said 122.320 acre tract, a distance of 200.01 feet to an iron pin set in the southerly line of said 146.05 acre tract;

Thence South 86° 20' 25" East, with said southerly line (passing a 5/8 inch rebar found at a distance of 4.96 feet) a total distance of 35.00 feet to the POINT OF BEGINNING, containing 0.161 acre of land, more or less, of which 0.092 acre falls within the presently occupied right of way of Whiley Road.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation's Ohio Real Time Network. The portion of the centerline of Whiley Road, having a bearing of South 03° 52' 16" West and monumented as shown hereon, is designated the basis of bearings for this description.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

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

BY SMH DATE 3/10/22

Matthew A. Kirk

1 MARCH 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:smh
0_161 ac 20220193-VS-BNDY-01.docx

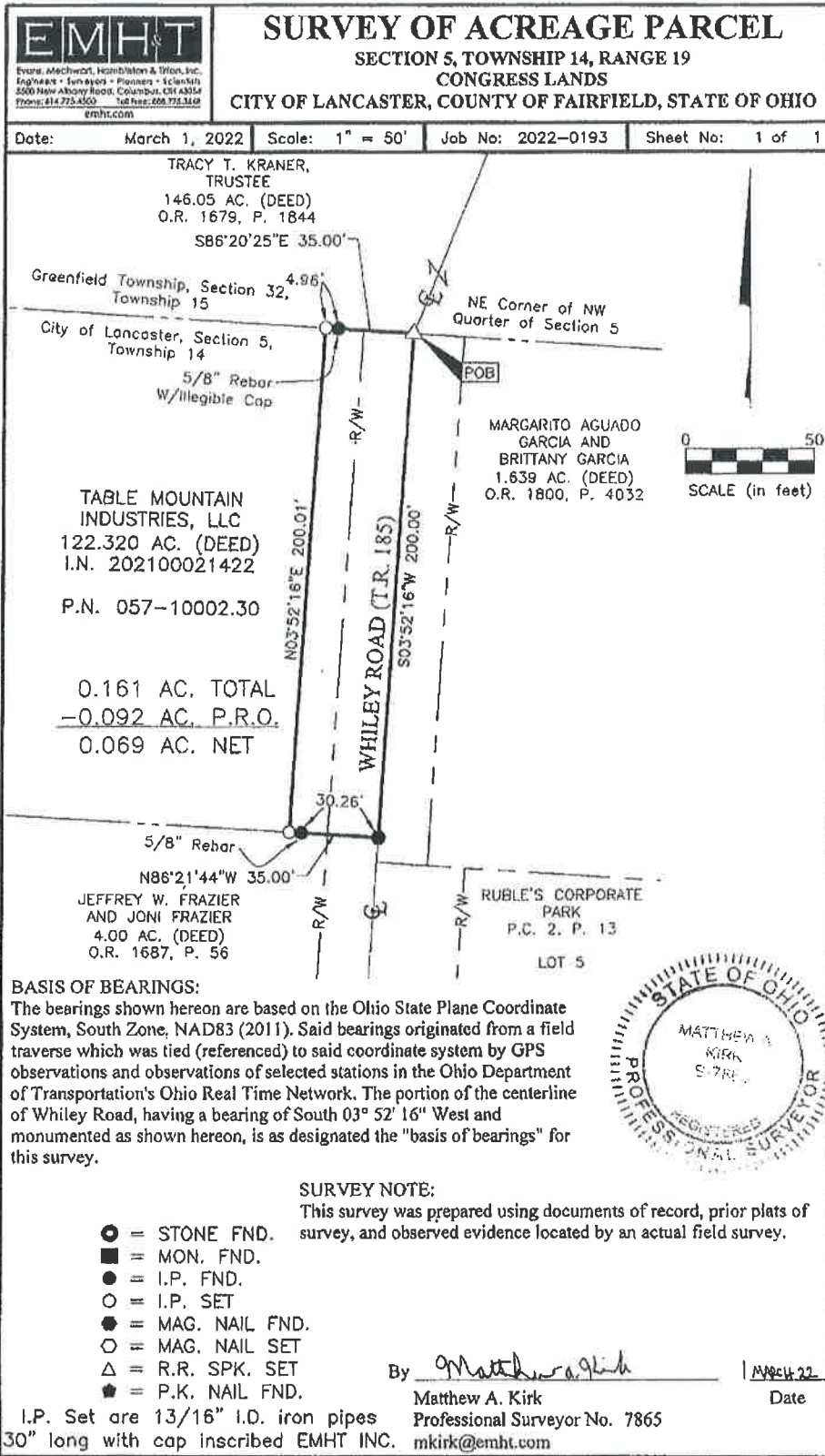
DESCRIPTION REVIEWED AND APPROVED FOR TOWNSHIP ONLY, FAIRFIELD COUNTY AUDITORS/ENGINEER TAX MAPS.

BY SAK DATE 03/10/22

97/20422

APPROVED BY THE CITY OF LANCASTER PLANNING COMMISSION. SEE MAP REQUIRED.
Michelle Talbot
CITY ENGINEER
3-21-22
DATE





97 - 430

0.614 ACRE

Situated in the State of Ohio, County of Fairfield, Township of Hocking & City of Lancaster, in Section 5, Township 14, Range 19, Congress Lands, being part of that 122.320 acre tract of land conveyed to Table Mountain Industries, LLC by deed of record in Instrument Number 202100021422, (all references are to the records of the Recorder's Office, Fairfield County, Ohio), and more particularly bounded and described as follows:

Beginning, for reference, at a railroad spike set at the northeast corner of the northwest quarter of said Section 5, the northeast corner of said 122.320 acre tract, in the southerly line of that 146.05 acre tract conveyed to Tracy T. Kraner, Trustee by deed of record in Official Record 1679, Page 1844, the northwesterly corner of that 1.639 acre tract conveyed to Margarito Aguado Garcia and Brittany Garcia by deed of record in Official Record 1800, Page 4032, in the centerline of Whiley Road (Township Road #185);

Thence South 03° 52' 16" West, with said centerline, a distance of 895.00 feet to a railroad spike set at the southeasterly corner of that 2.007 acre tract conveyed to Jeffrey W. Frazier and Joni Frazier by deed of record in Official Record 1205, Page 112, the TRUE POINT OF BEGINNING for this description;

Thence South 03° 52' 16" West, with said centerline, a distance of 763.67 feet to a railroad spike set at the northeasterly corner of that 64.944 acre tract conveyed as Parcel One to Eddie E. Ruble and Jonie M. Frazier, Co- Trustees by deed of record in Instrument Number 202200004187;

Thence North 86° 07' 44" West, with the northerly line of said 64.944 acre tract, a distance of 35.00 feet to an iron pin set;

Thence North 03° 52' 16" East, crossing said 122.320 acre tract, a distance of 763.53 feet to an iron pin set in the southerly line of said 2.007 acre tract;

Thence South 86° 21' 44" East, with said southerly line, a distance of 35.00 feet to the TRUE POINT OF BEGINNING, containing 0.614 acre of land, more or less, of which 0.350 acre falls within the presently occupied right of way of Whiley Road. Of said 0.350 acre, 0.216 acre is out of Parcel Number 057-10002.30 and 0.224 acre is out of Parcel number 017-00003.70.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation's Ohio Real Time Network. The portion of the centerline of Whiley Road, having a bearing of South 03° 52' 16" West and monumented as shown hereon, is designated the basis of bearings for this description.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

Date

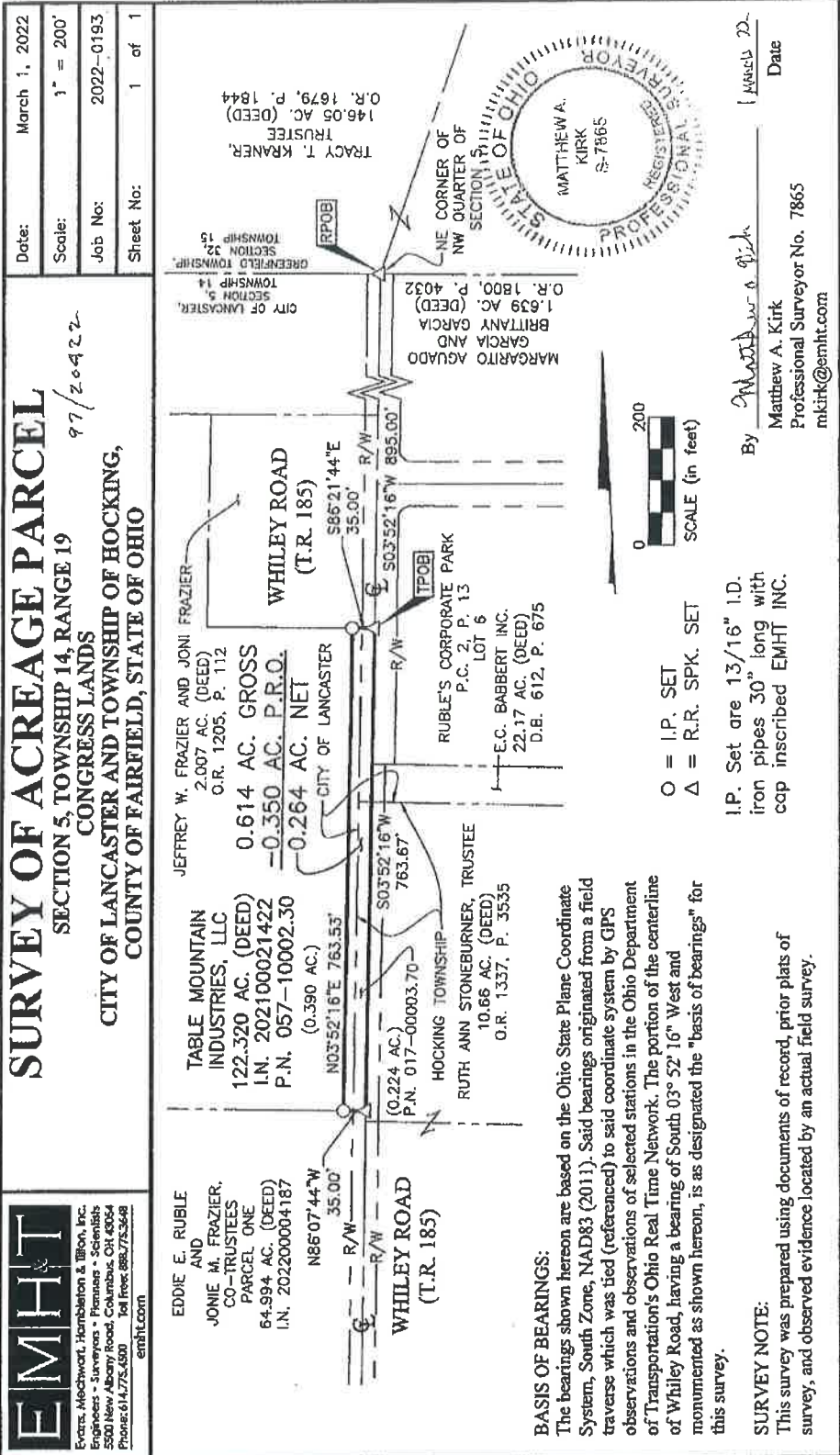
LEGAL DESCRIPTION AND PLAT
MEETS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS. FAIRFIELD
COUNTY ENGINEER.

BY EM DATE 3/10/22

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER/TAX MAPS

BY SAM DATE 03/10/22
97/20422





EMHT
 Everts, Mechwart, Hambleton & Tibon, Inc.
 Engineers - Surveyors - Planners - Scientists
 2500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.6500 Toll Free: 888.775.3648
 emht.com

SURVEY OF ACREAGE PARCEL
 SECTION 5, TOWNSHIP 14, RANGE 19
 CONGRESS LANDS
 CITY OF LANCASTER AND TOWNSHIP OF HOCKING,
 COUNTY OF FAIRFIELD, STATE OF OHIO

Date: March 1, 2022
 Scale: 1" = 200'
 Job No: 2022-0193
 Sheet No: 1 of 1

EDDIE E. RUBLE AND JONIE M. FRAZIER, CO-TRUSTEES PARCEL ONE
 64.994 AC. (DEED) I.N. 202200004187

TABLE MOUNTAIN INDUSTRIES, LLC
 122.320 AC. (DEED) I.N. 202100021422
 P.N. 057-10002.30 (0.390 AC.)

JEFFREY W. FRAZIER AND JONI FRAZIER
 2.007 AC. (DEED) O.R. 1205, P. 112

0.614 AC. GROSS
 -0.350 AC. P.R.O.
 0.264 AC. NET

CITY OF LANCASTER

WHILEY ROAD (T.R. 185)

HOCKING TOWNSHIP

RUTH ANN STONEBURNER, TRUSTEE
 10.66 AC. (DEED) O.R. 1337, P. 3535

RUBLE'S CORPORATE PARK LOT 6
 P.C. 2, P. 13
 E.C. BABBERT INC.
 22.17 AC. (DEED) D.B. 612, P. 675

MARGARITO AGUADO, BRITANY GARCIA AND GARCIA
 1.639 AC. (DEED) O.R. 1800, P. 4032

TRACY T. KRANER, TRUSTEE
 146.05 AC. (DEED) O.R. 1679, P. 1844

BASIS OF BEARINGS:
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation's Ohio Real Time Network. The portion of the centerline of Whitley Road, having a bearing of South 03° 52' 16" West and monumented as shown hereon, is as designated the "basis of bearings" for this survey.

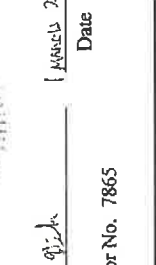
SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

By Matthew A. Kirk Date March 22, 2022
 Matthew A. Kirk
 Professional Surveyor No. 7865
 mkirk@emht.com

Legend:
 O = I.P. SET
 Δ = R.R. SPK. SET

Scale: 0 200
 SCALE (in feet)

NE CORNER OF NW QUARTER OF SECTION 5, TOWNSHIP 14, RANGE 19, O.R. 1800, P. 4032



5:\2022\0193\UNITS\ASHEETS\BOUNDARY\20220193-02-EMHT-02.DWG printed by MKRK on 3/2/2022 12:23:20 PM. Plot saved by MKRK on 3/2/2022 12:13:07 PM