



MEMORANDUM

TO: April Beggerow, MPA, CMC
Clerk of Council

FROM: D. Grant Crawford
Director of Public Service and Engineering

DATE: January 25, 2021

RE: Proposed Annexation of Parcel ID 191-003163

The following information is provided in response to your request of January 21, 2021, relative to the above mentioned annexation.

1. Water service is available from an existing 4-inch waterline on the south side of Codet Road, adjacent to the property.
2. Sanitary Sewer service is available from an existing 8-inch sanitary sewer approximately 90 feet east of the proposed annexation.
3. Public right of way along the property's frontage to Codet Road appears to be owned by Mifflin Township. Mifflin Township may require additional coordination for work within their right of way.
4. Upon being annexed to the City of Gahanna, the proposed annexation shall receive roadway maintenance, service and sanitation services as provided in Chapter 941 (Garbage and Refuse Collection) of the Codified Ordinances.

Cc: Mayor
City Engineer



Franklin County Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department James Schimmer, Director

Application for Annexation Petition Expedited Type 2 Pursuant to ORC §709.023

RECEIVED JUN 08 2021 Franklin County Planning Department Franklin County, OH

Property Information

Site Address: Codet Rd. Parcel ID(s): 191-003163 Total Acreage: 1.465 From Township: Mifflin To Municipality: Gahanna

Property Owner Information *In the event of multiple owners, please attach separate sheet

Name: Johnny Torres-Guzman & Amelia Sifuentes-Torres Address: 730 Codet Rd. Gahanna, OH 43230 Phone #: (614)580-0799 Email: emts.enterprises@gmail.com

Attorney/Authorized Agent Information

Name: Address: Phone #: Email:

Petitioners Signature

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE...

Handwritten signatures and dates for Johnny Torres-Guzman and Amelia Sifuentes-Torres, dated 5-24-2021.

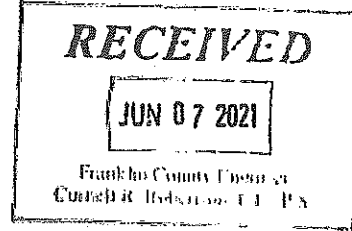
Attorney or Authorized Agent Date Attorney or Authorized Agent Date

Staff Use Only table with fields: Case # ANX- 25-21, Hearing Date: 7/13/21, Date Filed: 6/8/21, Fee Paid: \$250, Receipt #: 21-01963, Received By: BMF, Notification Deadline (5 days): 6/14/21, Svc Statement Deadline (20 days): 6/28/21

- Document Submission: The following documents must accompany this application on letter-sized 8 1/2" x 11" paper. [X] Legal description of the property [X] Fee Payment (checks only) [X] Map/plot of property [X] List of adjacent properties

RJN

06/07/2021



Annexation of a 1.465 Acre Tract to Gahanna from Mifflin Township

Situated in the State of Ohio, County of Franklin, Township of Mifflin, (Parcel Number 191-003163 & 191-003328) in Quarter Township 1, Township 1 North, Range 17 West, United States Military Lands, being a 1.407 Acre Tract of Land as conveyed to Johnny Torres-Guzman and Amellia Sifuentes-Torres in Instrument Number 202012230205302 and Resolution #0347-21 and Vacated by Road Record 36 Page 225 and being a 0.057 Acre tract as conveyed to Johnny Torres-Guzman and Amellia Sifuentes-Torres in Resolution #0347-21 and Vacated by Road Record 36 Page 225, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point in the Easterly right of way line of Interstate Route No. 270 (3.80 acre tract 183-WL) as conveyed to the State of Ohio, and a point in the southerly right of way line of Codet Road (50' Right of Way) as recorded in P.B. 35 PG. 114 and being the TRUE POINT OF BEGINNING of the herein described 1.465 Acre tract;

Thence with the said easterly right of way line of I-270, North 2°34'12" East, 24.97 feet, to a point;

Thence continuing with said easterly right of way line, North 87°10'30" West, 18.69 feet, to a point;

Thence continuing with said easterly right of way line, North 3°51'50" East, 25.00 feet, to a point, said point being the northerly right of way line of said Codet Road and being the southwest corner of a 0.491 acre tract as conveyed to Johnny Torres-Guzman and Amellia Sifuentes-Torres in Inst. No. 200512080246706 and being the City of Gahanna Corporation Line (ORD #42-66) Misc. Record 142-2;

Thence with said northerly right of way line, South 87°10'30" East, 99.74 feet, to a point;

Thence South 3°47'43" West, 50.01 feet, to a point in the southerly right of way line of said Codet Road;

Thence southerly along the west line of a 11.247 acre tract as conveyed to Penny Lane Mews OAG, LLC in Inst. No. 201003010024190, South 3°47'43" West, 827.21 feet, to a point, said point being in the north line of a 1.576 acre tract as conveyed to 720 Agler Road LLC in Inst. No. 201903290035936;

Thence with said northerly line, North 87°11'53" West, 62.85 feet, to a point in the easterly right of way line of said I-270;

Thence with said easterly right of way line, North 2°34'12" East, 827.16 feet, to the TRUE POINT OF BEGINNING and containing 1.465 Acres.

Subject to all easements, rights-of-way or restrictions of record

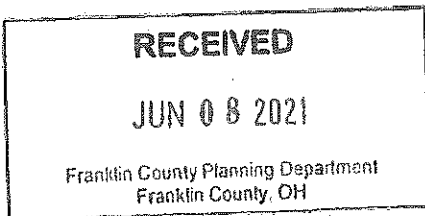
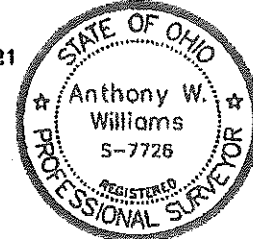
This description was prepared from recorded information from the Franklin County Engineer, Recorder and Auditor and is not intended for the transfer of real property.

Total perimeter of annexation is 1873-feet, of which 977-feet is contiguous with the City of Gahanna, having 52% contiguity.

This description was prepared by Ackison Surveying, LLC (under direct supervision of Anthony W. Williams Registered Surveyor No. PS-7726). A Plat of survey is attached hereto and made a part hereof.


Anthony W. Williams, Registered Surveyor No. PS-7726

May 28, 2021



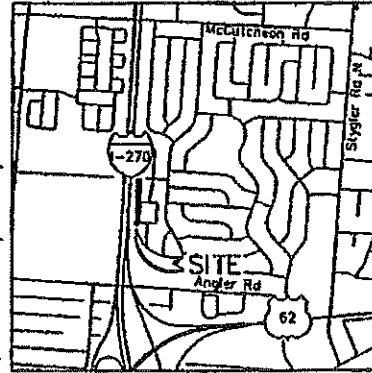
ANX-25-21

PROPOSED ANNEXATION OF 1.465 ACRES

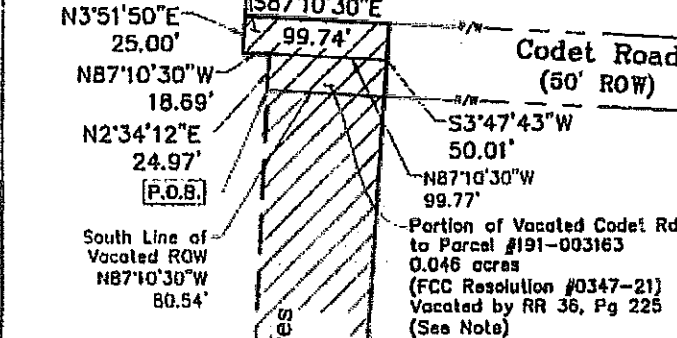
Situated in the State of Ohio, County of Franklin, Township of Mifflin, Section 1, Township 1, Range 17, United States Military Lands, (Parcel Number 191-003163 & 191-003328), Instrument #202012230205302.

Portion of Vacated Codet Rd. to Adjoiner Parcel #191-003328 0.057 ac. (FCC Resolution #0347-21) (See Note)

Johnny Torres-Guzman & Amelilia Sifuentes-Torres Parcel #025-001142 (City of Gahanna) Inst. #200512000258700 (0.491 ac.)



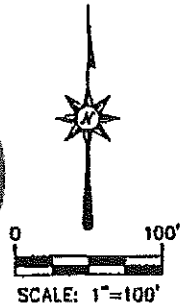
VICINITY MAP (N.T.S.)



PROPOSED CITY OF GAHANNA CORPORATION LINE

(Mifflin Township)

Penny Lane Mews OAG LLC Parcel #025-003819 Instrument #201003010024190 (11.247 ac.)



FROM: MIFFLIN TOWNSHIP TO: CITY OF GAHANNA

This exhibit was prepared from recorded information from the Franklin County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

Total perimeter of annexation is 1873 feet, of which 977 feet is contiguous with the City of Gahanna, having 52% contiguity.

RECEIVED

JUN 08 2021

Franklin County Planning Department

Interstate 270 Nicklaus Fwy / Width Varies

Johnny Torres-Guzman & Amelilia Sifuentes-Torres Parcel #191-003163 Instrument #202012230205302 (1.361 Acres Deed) / 1.465 Acres Total to be Annexed

NOTE:
AN APPLICATION OF COMBINATION REQUEST OF TAX PARCELS HAS BEEN FILED WITH FRANKLIN COUNTY AUDITOR. SAID REQUEST IS TO COMBINE THE NORTH PORTION OF VACATED CODET ROAD, PARCEL #191-003328, WITH THE SOUTHERLY PARCEL #191-003163. ACREAGE AND BOUNDARY HAVE BEEN CALCULATED TO INCLUDE SAID APPLICATION'S INTENT.

LEGEND	
	EXISTING CCRP LINE
	PROPOSED CCRP LINE
	AREA TO BE ANNEXED

SHEET 1 OF 1

ACKISON SURVEYING
Office: 614-766-4000
Cell: 614-207-8214
www.ackisonsurveying.com

(City of Gahanna)

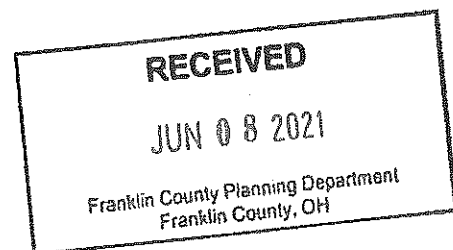
720 AGLER LLC Parcel #025-000822 and 191-002759 Inst. #201903290035938 (3.451 ac.)

RECEIVED
JUN 08 2021
Franklin County Planning Department
Franklin County, OH

ANN-25-21

List of Adjacent Properties

- PID # 025-003619
OWNER: PENNY LANE MEWS OAG, LLC
4301 GOLDENGATE OVAL
COLUMBUS OH 43224
- PID # 191-002753
OWNER: 720 AGLER LLC
658 WOODMARK RUN
GAHANNA, OH 43230
- PID # 025-001142
OWNER: JOHNNY TORRES-GUZMAN
730 CODET RD.
GAHANNA, OH 43230



ANX-25-21

AFFIDAVIT

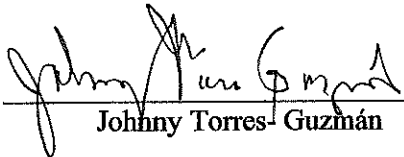
STATE OF OHIO,

COUNTY OF FRANKLIN, SS:

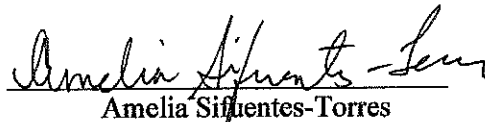
We, Johnny Torres-Guzmán and Amelia Sifuentes, ("Affiants") being first duly cautioned and sworn, state and depose that we have knowledge of the facts set forth herein. Affiants further state as follows:

1. Affiants are married and citizens of the United States of America, residing at 730 Codet Road, Gahanna, Ohio, 43230. Our telephone numbers are 614-580-0799 and 614-949-0073.
2. Affiants, on June 8, 2021, personally delivered to the City of Gahanna the Annexation Petition to annex a total of 1.465+/- acres of land, owned by the Affiants and commonly known as Tax Parcel Number 191-003163 (including Adjoined Parcel 191-003328 – portion of Vacated Codet Rd. {FCC RES#0347-21} for which an application of Combination of Tax Parcels has been filed with Franklin County Auditor. Said Request is to combine the North portion of the Vacated Codet Road, PID 191-003328, with the southerly PID191-003163.) in Franklin County [the "Annexation Petition"]; Krystal Gonchar, Clerk of Council, City of Gahanna acknowledged receipt of the same on behalf of the City of Gahanna (see attached Exhibit A);
3. Affiants, on June 8, 2021, mailed said Annexation Petition to the Mifflin Township Trustees by U.S. Postal Service Certified Mail (USPS Tracking No. 7020 0640 0002 2463 0378) (See Exhibit B).
4. Affiants, on May 28, 2021, mailed said Annexation Petition to each of the adjacent property owners <720 AGLER LLC, 658 WOODMARK RUN, GAHANNA, OH 43230 and PENNY LANE MEWS OAG, LLC, 4301 GOLDENGATE OVAL, COLUMBUS OH 43224.> by U.S. Postal Service Certified Mail [USPS Tracking No. 7020 0640 0002 2462 7941 & No. 7020 0640 0002 2463 0361] (See Exhibit B).
5. Affiants swear the attached Exhibits A and B are true and correct copies of the same.

Further, Affiants Sayeth Naught.



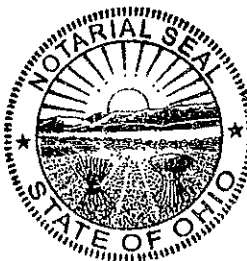
 Johnny Torres-Guzmán



 Amelia Sifuentes-Torres

Johnny Torres-Guzman and Amelia Sifuentes-Torres appeared before me, a Notary Public, in and for said county, and swore that all the information in the foregoing is true to the best of their knowledge and, further that they are fully authorized to give said information. Sworn to and subscribed before me on ~~May 28~~, 2021.

June 8, 2021.



KRYSTAL GONCHAR
 Notary Public, State of Ohio
 My Commission Expires 7/31/2022



 NOTARY PUBLIC

Exhibit B

7020 0640 0002 2463 0378

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Columbus, OH 43230

OFFICIAL USE

Certified Mail Fee	\$3.60	0230
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	61
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To Mifflin Township Trustees
 Street and Apt. No., or PO Box No. 155 Olde Ridenour Rd.
 City, State, ZIP+4® Columbus, OH 43230

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



GAHANNA
246 LINCOLN CIR STE H
COLUMBUS, OH 43230-9997
(800)275-8777

06/08/2021 01:21 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1	\$0.55	\$0.55
Certified Mail® Tracking #:			\$3.60
			70200640000224630361
Total			\$4.15

7020 0640 0002 2462 7941

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Columbus, OH 43230

OFFICIAL USE

Certified Mail Fee	\$3.60	0230
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	61
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To 720 Aaker LLC
 Street and Apt. No., or PO Box No. 658 Woodmark Run
 City, State, ZIP+4® Gahanna, OH 43230

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

First-Class Mail® Letter	1	\$0.55	\$0.55
Certified Mail® Tracking #:			\$3.60
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Total			\$4.15

First-Class Mail® Letter	1	\$0.55	\$0.55
Certified Mail® Tracking #:			\$3.60
			70200640000224630378
Total			\$4.15

Grand Total: \$12.45

Cash \$20.00
Change -\$7.55



or call 1-800-410-7420.

7020 0640 0002 2463 0361

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Columbus, OH 43224

OFFICIAL USE

Certified Mail Fee	\$3.60	0230
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	61
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To Penny Lane Mews Oag, LLC
 Street and Apt. No., or PO Box No. 4301 Golden Gate Oval
 City, State, ZIP+4® Columbus, OH 43224

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

UFN: 381758-0230
Receipt #: 840-54300450-2-6087829-2
Clerk: 61