



Monica J. Fuster, Esq.
monicafuster@kephartfisher.com
207 North Fourth Street, Columbus, Ohio 43215
p: 614.255.4093 f: 614.469.1887

October 24, 2025

VIA EMAIL AND CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Ken Jones
Fiscal Officer of Jefferson Township
6545 Havens Road
Blacklick, Ohio 43004
kjones@jeffersontownship.org

Jeremy VanMeter
City of Gahanna Clerk of Council
200 S Hamilton Road
Gahanna, Ohio 43230
jeremy.vanmeter@gahanna.gov

Re: **NOTICE OF ANNEXATION PETITION FILED BY JIMMIE TONEY AND DARLENE TONEY (COLLECTIVELY, THE "PETITIONERS") TO ANNEX TO THE CITY OF GAHANNA, OHIO APPROXIMATELY 7.6 ± ACRES CURRENTLY LOCATED IN JEFFERSON TOWNSHIP, OHIO**

Dear Mr. Jones and Mr. VanMeter:

This Notice of Annexation Petition is being provided to you pursuant to Section 709.023 of the Ohio Revised Code, as amended. On October 23, 2025 at 2:15 PM, our offices filed the above referenced Annexation Petition together with all required materials with the Franklin County Board of County Commissioners at the Offices of the Franklin County, Economic Development & Planning Department at 150 South Front Street, FSL Suite 10, Columbus, Ohio 43215, Attn: Tre' Wolf, Planning Project Coordinator. Attached are time stamped copies of our filing, including the Annexation Petition and all attachments and documents accompanying the Annexation Petition, as filed.

Please feel free to contact our office should you have any questions.

Very truly yours,

Monica J. Fuster
Agent for Petitioners

Enclosure



Monica J. Fuster, Esq.
monicafuster@kephartfisher.com
207 North Fourth Street, Columbus, Ohio 43215
p: 614.255.4093 f: 614.469.1887

October 23, 2025

VIA HAND DELIVERY

Mr. Tre' Wolf, Planning Project Coordinator
Franklin County
Economic Development & Planning
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215

Re: Annexation Petition to annex to the City of Gahanna 7.6 $\pm$ acres currently located in Jefferson Township

Dear Mr. Wolf:

Enclosed are all materials required for filing at this time under Ohio law and the County Commissioners resolutions pertaining to the annexation to the City of Gahanna 7.6 $\pm$ acres currently located in Jefferson Township, consisting of the following:

1. Check in the amount of \$250 payable to the Franklin County Treasurer;
2. An original Annexation Petition Application Form and Packet;
3. Legal description and Map of Territory to be Annexed stamped and approved by the Franklin County Engineer (8.5 x 11); and
4. A list of all tracts, lots or parcels in the territory proposed for annexation, and all tracts, lots, or parcels located adjacent to that territory or directly across the street road from it, including the name and mailing address of the owner of, and the permanent parcel number of, each tract, lot or parcel.

Please return a time-stamped receipted copy of the Annexation Petition to our courier upon receipt and/or by email at monicafuster@kephartfisher.com. Should you require anything further at this time, please advise. We look forward to working with you on this annexation.

Very truly yours,

Monica J. Fuster





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Annexation Petition

Expedited Type 2

Pursuant to ORC §709.023

2:15 P.M.
OCT 23 2025

Franklin County Planning Department
Franklin County, OH

Property Information

Site Address:

4722 E. Johnstown Rd., Columbus, OH 43230; 4736 E. Johnstown Rd., Columbus, OH 43230

Parcel ID(s):

170-000068-00

170-000069-00

Total Acreage:

7.6 +/-

From Township:

Jefferson Township

To Municipality:

Gahanna

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

Name:

Jimmie Toney & Darlene Toney

Address:

4722 East Johnstown Road

Columbus, Ohio 43230

Phone #

614-570-9880

Fax #

Email:

darnjim@hotmail.com

Attorney/Authorized Agent Information

Name:

David Fisher, Esq. and Monica J. Fuster, Esq.; Kephart Fisher LLC

Address:

207 North Fourth Street

Columbus, Ohio 43215

Phone #

614-469-1882

Fax #

614-469-1887

Email:

davidfisher@kephartfisher.com; monicafuster@kephartfisher.com

Staff Use Only

Case # ANX- 40-25

Hearing Date: 12/2/2025

Date Filed: 10/23/2025 2:15pm

Fee Paid: 10/23/2025

Receipt #:

Received By: T.E.

Notification Deadline (5 days):

10/28/2025

Svc Statement Deadline (20 days):

11/12/2025

Document Submission

The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:

☒ Legal description of the property

☒ Fee Payment (checks only)

☒ Map/plot of property

☒ List of adjacent properties

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, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Jimmie Toney

Property Owner

9/19/25

Date

Darlene Toney

Property Owner

9/19/25

Date

[Signature]

Attorney or Authorized Agent

9/19/25

Date

Attorney or Authorized Agent

Date

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

**EXPEDITED TYPE II PETITION FOR ANNEXATION
(PURSUANT TO O.R.C. SECTION 709.023)
TO THE CITY OF GAHANNA
OF 7.6 ± ACRES
IN JEFFERSON TOWNSHIP**

*TO THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO:*

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 7.6 ± acres, more or less, located in the Township of Jefferson which area has a total perimeter of 2,719.5 ± lineal feet, of which 1,544.5 ± lineal feet is contiguous with the City of Gahanna, resulting in 56.8% perimeter contiguity, meeting the requirements under Ohio Revised Code Section 709.023, do hereby request that said territory be annexed to the City of Gahanna according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.023, and no island of unincorporated area completely surrounded by the territory to be annexed will be created by this annexation.

A full and accurate description and plat of the requested annexation territory are attached hereto and made part hereof.

In support of said Petition, your petitioners states that there is within the territory to be annexed TWO OWNERS OF REAL ESTATE.

David W. Fisher and Monica J. Fuster, whose address is 207 N. Fourth Street, Columbus, Ohio 43215, are hereby appointed Agent for the undersigned Petitioners, as required by Section 709.02 of the Ohio Revised Code. Said agents are hereby authorized to make any amendment, deletion, and/or supplementation which in their absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to do so in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of the Petition and/or Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

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, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

[Petition signatures on following counterpart pages]



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, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

PETITIONER NAMES AND SIGNATURES:



Jimmie Toney

Date of Execution: 9/19/25



Darlene Toney

Date of Execution: 9/19/25

ADDRESS:

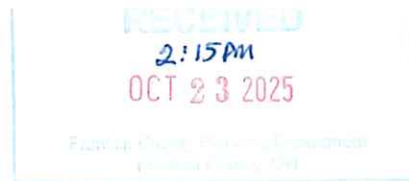
4736 E. Johnstown Rd.
Columbus, Ohio 43230

4722 E. Johnstown Rd
Columbus, Ohio 43230

**EXPEDITED TYPE II PETITION FOR ANNEXATION
LIST OF PROPERTIES
(SECTIONS O.R.C. 709.02(D) AND ORC 709.021(B))**

<u>PETITIONER OWNERS</u>	<u>MAILING ADDRESS</u>	<u>FRANKLIN COUNTY . PARCEL #</u>
Darlene Toney and Jimmie Toney	4722 E. Johnstown Rd. Columbus, Ohio 43230	170-000068-00 170-000069-00





<u>ADJACENT LAND OWNERS</u>	<u>MAILING ADDRESS</u>	<u>FRANKLIN COUNTY PARCEL #</u>
Rogers Market Limited	250 Civic Center Dr. #500 Columbus, Ohio 43215	025-009559-00 025-009560-00
Ted P. & Kristine M. Valin	1132 S. Creekway CT Gahanna, OH 43230	025-010392-00
Jamie L. Srbljan	1135 S. Creekway CT Gahanna, OH 432320	025-010391-00
Jerry G. & Deanna K. Southard	1285 Shull Rd Columbus, OH 43230	025-011838-00
David M. & Denice A. Meadow	9564 Camelot St Pickerington, OH 43147	025-011881-00
John L. Wortman & Paula A. Marie	4639 Shull Rd Columbus, OH 43230	170-000334-00
Kyle & Linda Ermlich	3748 Pamela Dr. Columbus, OH 43230	170-001248-00
Michael A. & Madonna L. Barker	3764 Pamela Dr. Columbus, OH 43230	170-001247-00
New Albany Company LLC	8000 Walton Pkwy STE 120 New Albany, OH 43054	025-011244-00 025-011243-00 025-011226-00
Jefferson Twp TRS Dague Cemetery	6545 Havens Rd Blacklick, OH 43304	170-000440-00
Deborah K Putnam	3780 Pamela Dr. Columbus, OH 43230	170-001246-00
Matthew K. & Lindsey E. Webb	7859 Meadowhaven BLVD Columbus, OH 43235	170-001245-00
KC Real Property Investments LLC	P.O. Box 30765 Gahanna, OH 43230	170-000488-00

EXHIBIT A

[Legal description of lands to be annexed – attached]



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2:15 PM

OCT 23 2025

Franklin County Planning Department
Columbus, Ohio 43084

**Proposed 7.6± Acre Annexation
From Jefferson Township
To the City of Gahanna**

-1-

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being part of Lot 3 and 4 of the Edmund Dague Lands, in Quarter Township 2, Township 1, Range 16, United States Military Lands and containing 7.6± acres of land more or less, said 7.6± acre being all of the remainder of that Original 3.417 acre tract of land as conveyed to Darlene J. Toney, aka Darlene Toney, of record in Instrument No. 199908180210007 and all of the remainder of that Original 4.921 acre tract of land as conveyed to Jimmie Toney and Darlene Toney of record in Instrument No. 201706150081227 (1/2 interest) and Instrument No. 201706150081228 (1/2 interest), said 7.6± acres being more particularly described as follows;

Beginning, at the northwesterly corner of the remainder of said Original 3.417 acre tract, said corner also being the northeasterly corner of that Original 1/2 acre tract of land as conveyed to K C Real Property Investments, LLC of record in Instrument No. 200507140138663, the southeasterly corner of that 0.071 acre tract of land described as Parcel 7WD, T as conveyed to the City of Gahanna of record in Instrument No. 200406160138898, the southwesterly corner of that 0.342 acre tract of land described as Parcel 9WD as conveyed to the City of Gahanna of record in Instrument No. 200407210169342, being in the southerly right-of-way line of Johnstown Road (U.S. 62)(Varies) and in the southerly line of an existing City of Gahanna Corporation Line (Case No. EXP2-07-08, Ord. No. 0139-2008, I.N. 200809030133620);

Thence along the northerly line of the remainder of said Original 3.417 acre tract, along the southerly line of said Parcel 9WD, along said southerly right-of-way line and along said existing City of Gahanna Corporation Line, with a curve to the left, having a central angle of 06°10'38" and a radius of 3490.36± feet, an arc length of 376.31± feet, a chord bearing and chord distance of N 54°35'52" E, 376.13± feet to a common corner thereof, said corner also being the northwesterly corner of the remainder of said Original 4.921 acre tract and the southwesterly corner of that 0.211 acre tract of land described as Parcel 11WD as conveyed to the City of Gahanna of record in Instrument No. 200407210169337;

Thence N 55°09'12" E, with the northerly line of the remainder of said Original 4.921 acre tract, the southerly line of said Parcel 11WD and continuing along said right-of-way line and said existing City of Gahanna Corporation Line, 190.0± feet to a common corner thereof, said corner also being the southwesterly corner of that 0.016 acre tract of land described as Parcel 12WD as conveyed to the Franklin County Commissioners of record in Instrument No. 200604060064075 and the northwesterly corner of that 1/4 acre tract of land (Dague Cemetery) as conveyed to the Trustees of Jefferson Township of record in Deed Book 1394, Page 297;

Thence S 07°55'48" E, with the common line of said Original 4.921 acre tract and said 1/4 acre tract (Dague Cemetery), 84.8± feet to a southwesterly corner of said 1/4 acre tract (Dague Cemetery), a northwesterly corner of that 4.007 acre tract of land as conveyed to Roger's Market Ltd. of record in Instrument No. 200112060284224 and at a northwesterly corner of an existing City of Gahanna Corporation Line (Case No. 17-90, Ord. No. 150-90, O.R. 16700B11);

Thence along the common lines of said Original 4.921 acre tract, said 4.007 acre tract and said existing City of Gahanna Corporation Line (Case No. 17-90, Ord. No. 150-90, O.R. 16700B11), the following two (2) courses and distances:

S 07°55'50" E, 108.4± feet to a common corner thereof;

S 87°54'00" E, 246.5± feet to a common corner thereof, said corner being in the westerly line of Lot 7 of Creekway Court of record in Plat Book 78, Page 94, said Lot 7 being in the name of Ted P. Valin and Kristine M. Valin of record in Instrument No. 200607270147408 and being in the centerline of Rocky Fork Creek and westerly line of an existing City of Gahanna Corporation Line (Case No. 24-88, Ord. No. 93-88, O.R. 13873B08);

Thence S 14°40'00" W, with the easterly line of the remainder of said Original 4.921 acre tract, the westerly line of said Lot 7, the westerly line of Lot 6 of said Creekway Court plat, Lot 6 being in the name of Jamie L. Sribljan of record in Instrument No. 202409050090414 and the westerly line of said existing City of Gahanna Corporation Line (Case No. 24-88, Ord. No. 93-88, O.R. 13873B08), 283.6± feet to an angle point thereof, being the southwesterly corner of said Lot 6 and said existing City of Gahanna Corporation Line (Case No. 24-88, Ord. No. 93-88, O.R. 13873B08), also being the northwesterly corner of that Original 5.205 acre tract of land as conveyed to Jerry Glen Southard & Deanna Kay Southard of record in Instrument No. 201606290082241 and an existing City of Gahanna Corporation Line (Case No. 24-98, Ord. No. 980217, I.N. 199811050284434);

Thence S 09°27'20" W, with the centerline of said Rocky Fork Creek, with the easterly line of the remainder of said Original 4.921 acre tract, partially with the westerly line of said Original 5.205 acre tract, partially with the westerly line of that 2.613 acre tract of land as conveyed to David M. Meadows and Denice A. Meadows of record in Instrument No. 202110060180315 and said existing City of Gahanna Corporation Line (Case No. 24-98, Ord. No. 980217, I.N. 199811050284434), 146.2± feet to an angle point in the easterly line of the remainder of said Original 4.921 acre tract and the westerly line of said 2.613 acre tract;

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FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

Proposed 7.6± Acre Annexation
From Jefferson Township
To the City of Gahanna

-2-

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: FDA DATE: 09/03/25

Thence S 13°46'53" W, with the centerline of said Rocky Fork Creek, the easterly line of the remainder of said Original 4.921 acre tract, the westerly line of said 2.613 acre tract and along said existing City of Gahanna Corporation Line (Case No. 24-98, Ord. No. 980217, I.N. 199811050284434), 108.7± feet to a common corner thereof, said corner also being the northwesterly corner of that 7.580 acre tract of land as conveyed to John L. Worman, Trustee and Paula A. Marrie, Trustee of record in Instrument No. 200212180325551;

Thence S 11°32'24" W, with the centerline of said Rocky Fork Creek, the easterly line of the remainder of said Original 4.921 acre tract, the westerly line of said 7.580 acre tract, 93.6± feet to an angle point;

Thence N 86°33'26" W, leaving the centerline of said Rocky Fork Creek and with the southerly line of said Original 4.921 acre tract and the northerly line of said 7.580 acre tract, 130.1± feet to common corner thereof, said corner also being an angle point in the easterly line of Lot 26 of Ludwig's Rocky Fork Estates No. 2 of record in Plat Book 30, Page 12, said Lot 26 being conveyed to Kyle & Linda Ermlich of record in Instrument No. 201806180080324;

Thence N 01°02'05" W, with a westerly line of said Original 4.921 acre tract, easterly line of said Lot 26 and easterly line of Lot 25 of said Ludwig's Rocky Fork Estates No. 2, said Lot 25 being conveyed to Michael Aaron Barker and Madonna L. Barker in Instrument No. 201905100054648, 199.7± feet to a common corner of said Original 4.921 acre tract and said Lot 25;

Thence S 88°12'23" W, with a southerly line of said Original 4.921 acre tract, a southerly line of said Original 3.417 acre tract, a northerly line of said Lot 25, a northerly line of Lot 24 of said Ludwig's Rocky Fork Estates No. 2, said Lot 24 as conveyed to Deborah K. Putnam, Transfer on Death to Jack A. Putnam, of record in Instrument No. 201806220083133 and Instrument No. 202202280031901 and partially with the northerly line of Lot 23 of said Ludwig's Rocky Fork Estates No. 2, said Lot 23 as conveyed to Matthew K. Webb & Lindsey E. Webb of record in Instrument No. 202403250028614, 457.2± feet to a southwesterly corner of said Original 3.417 acre tract and southeasterly corner of said Original 1/2 acre tract;

Thence N 0°55'56" W, with a common line of said Original 3.417 acre tract and said Original 1/2 acre tract, 294.4± feet to the True Point of Beginning, containing 7.6± acre.

The above description was prepared by Advanced Civil Design Inc. on August 20, 2025 and is based on information obtained from the Franklin County Auditor's and Recorder's Office.

The total length of the annexation perimeter is 2,719.5± feet, of which 1,544.5± are contiguous with existing City of Gahanna Corporation lines, being 56.8% contiguous.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This is not to be used for the transfer of land and is for annexation purposes only.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661 Date: 9/2/25

Z:\25-0046-344\survey\25-0046-344 7.6 ac annex desc.doc



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2:15 PM

OCT 23 2025

Franklin County Auditor's Office
Franklin County, Ohio

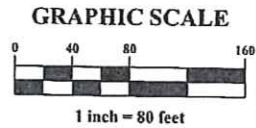
EXHIBIT B

[Plat of lands to be annexed – attached]





**7.6± ACRE ANNEXATION FROM THE
TOWNSHIP OF JEFFERSON TO
THE CITY OF GAHANNA**
Part of Lot 3 and 4 of the Edmund Dague Lands
Township of Jefferson, Franklin County, Ohio
Quarter Township 2, Township 1, Range 16
United States Military Lands



RECEIVED

SEP 03 2025

FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

**ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE**
BY: **TDA** DATE: **09/03/25**
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

JOHNSTOWN ROAD (US 62)(Varies)
Franklin County
Commissioners
Parcel 12W - 0.016 Ac.
I.N. 200804060084075

Trustees of
Jefferson Township
(Dague Cemetery)
1/4 Ac.
D.B. 1394, P. 297
P.I.D. 170-000440

Roger's Market Ltd.
Parcel II - 4.007 Ac.
I.N. 200112050284224
P.I.D. 025-009560

City of Gahanna
Parcel 7W - 0.071 Ac.
I.N. 200406160158898
City of Gahanna
Parcel 9W - 0.342 Ac.
I.N. 200407210169342

A=610'39"
R=3490.36'
ArcL=376.31'±
ChB=N54°35'52"E
ChD=376.13'±

Darlene J. Toney
aka Darlene Toney
3.417 Ac.
I.N. 199908180210007
P.I.D. 170-000069

Jimmie Toney &
Darlene Toney
Orig. 4.921 Ac.
I.N. 201706150081227 (J)
I.N. 201706150081228 (J)
P.I.D. 170-000068

City of Gahanna Corp. Line
Case #24-88
Ordinance #93-88
O.R. 13873808

Ted P. Vain &
Kristine M. Vain
I.N. 20060727017408
P.I.D. 025-010392

Jerry Glen Southard &
Deanna Kay Southard
Orig. 5.205 Ac.
I.N. 201606290082241
P.I.D. 025-011838

David M. Meadows &
Denice A. Meadows
2.613 Ac.
I.N. 202110060180315
P.I.D. 025-011881

John L. Worman, Trs. &
Paula A. Marrie, Trs.
7.580 Ac.
I.N. 200212180325551
P.I.D. 170-000334

Matthew K. Webb &
Lindsey E. Webb
I.N. 202403250028614
P.I.D. 170-001245

Deborah K. Putnam,
Transfer on Death to
Jack A. Putnam
I.N. 202202280031901
I.N. 201806220083133
P.I.D. 170-001246

Michael Aaron Barker &
Madonna L. Barker
I.N. 201905100054648
P.I.D. 170-001247

**LUDWIG'S ROCKY FORK
ESTATES NO. 2
P.B. 30, P. 12**

Kyle Ermlich &
Linda Ermlich
I.N. 201806180080324
P.I.D. 170-001248

This exhibit is based on information
obtained from the Franklin County
Auditor's, from the Franklin County
Recorder's Office and is not intended for
the transfer of real property.

Length of Contiguity: ±1544.5 feet
Total Length of Perimeter: ±2,719.5 feet
Percentage of Contiguity: ±56.8%

An island of township property (Jefferson
Township Dague Cemetery) is created by
this annexation.



Area to be Annexed

Existing City of Gahanna Corp Line

Proposed City of Gahanna Corp Line

[Signature] 9/2/25
Douglas R. Hock P.S. 7661 Date:

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

Job No.: 25-0046-344
Date: 08/20/25

