

928.05 EAST INDUSTRIAL SANITARY SEWER DISTRICT.

THERE IS HEREBY CREATED AN AREA KNOWN AS THE EAST INDUSTRIAL SANITARY SEWER DISTRICT FOR THE PURPOSE OF CONSTRUCTING A SUBTRUNK SEWER TO SERVE THE DISTRICT, AND TO RECOVER THE COST OF SAID SEWER BY MEANS OF A PER ACRE FEE, AS DESCRIBED HEREIN, WITH SAID EAST INDUSTRIAL SANITARY SEWER DISTRICT MORE PARTICULARLY DESCRIBED IN EXHIBIT A AND MAP AS SHOWN ON EXHIBIT B, ATTACHED TO THE ORIGINAL ORDINANCE ORD-0104-2003 AND MADE A PART HEREIN.

- (A) FEES. THE PROPERTIES ENCLOSED BY THE BOUNDARIES OF EXHIBITS A AND B OF ORIGINAL ORDINANCE ORD-0104-2003, WHICH CONNECT TO THE SUBTRUNK SEWER OR TRIBUTARIES AND ARE DEVELOPED IN A COMMERCIAL ZONING, A MULTI-FAMILY ZONING, OR ARE PLATTED SUBDIVISIONS SHALL BE ASSESSED AN ACREAGE FEE. THIS FEE SHALL BE BASED ON THE ACTUAL COST OF THE SEWER FINANCES OVER A FIVE-YEAR PERIOD WITH AN INTEREST RATE OF FIVE PERCENT (5%). ENGINEERING ECONOMICAL ANALYSIS, ASSUMING FIVE EQUAL PAYMENTS, YIELDS A FACTOR OF 1.276. THE CAPITAL RECOVERY COST CALCULATED IS TO BE DIVIDED BY THE 211.7 ACRES IN THIS SERVICE AREA OF THE DISTRICT. FEES ARE TO BE PAID UPON ACCEPTANCE OF CONNECTING SEWER OR CONNECTION OF SERVICE.
- (B) WAIVERS. THE SUBTRUNK FOOTAGE FEE DEFINED IN SECTION 921.05(B) SHALL BE WAIVED FOR PROPERTIES CONNECTING TO THE NORTH TRIANGLE SUBTRUNK SEWER.
- (C) EXCEPTIONS.
 - (1) EXISTING SINGLE FAMILY RESIDENCES OF LAND ZONED IN THE ER-1 OR ER-2 DISTRICTS ARE SUBJECT TO THE STATUTORY FRONT FOOTAGE FEES.
 - (2) EXEMPTED PROPERTIES SHALL BE SUBJECT TO THE FEE IF REZONED OR REDEVELOPED AS SPECIFIED HEREIN.

EXHIBIT A

EAST INDUSTRIAL SEWER DISTRICT

AREA ONE:

Situated in the State of Ohio, County of Franklin, City of Gahanna and Township of Jefferson, located in part of Quarter Township 3, Township 1, Range 16, United States Military District, being all of Parcel Numbers 78, 608, 742, 764, 770, 777, 779, 814, 815, 863, 868, 1074, 1097, 1270, 1346, 1437, 2393 & 2758 of District 170, part of Parcel Number 682 of District 170, and all of Parcel Numbers 10637, 11178 & 12074 of District 025 (Parcel Numbers recited herein are to those of the Auditor's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning in the centerline of Taylor Road, at the northeasterly corner of said Parcel 1346;

thence southerly along the easterly line of said Parcel 1346, a distance of 366 feet, more or less, to the southeasterly corner of said Parcel 1346;

thence westerly along a portion of the southerly line of said Parcel Number 1346, a distance of 38 feet, more or less, to the northeasterly corner of said Parcel Number 12074;

thence southerly along the easterly line of said Parcel Number 12074, a distance of 247 feet, more or less, to the southeasterly corner of said Parcel Number 12074;

thence westerly along the southerly line of said Parcel Number 12074, a distance of 426 feet, more or less, to the centerline of Taylor Station Road, being in the easterly line of said Parcel Number 814;

thence southerly with said centerline of Taylor Station Road, being said easterly line of Parcel Numbers 814 & 868, a distance of 114 feet, more or less, to an angle point in said line;

thence southwestly with said centerline of Taylor Station Road, being said easterly line of Parcel Number 868 and the easterly line of said Parcel Number 770, a distance of 360 feet, more or less, to the southeasterly corner of said Parcel Number 770;

thence westerly along the southerly line of Parcel Numbers 770, 78, 779, 2758 and a portion of 2393, a distance of 1,314 feet, more or less, to the intersection of said line with the northerly extension of an easterly line of said Parcel Number 682;

thence southerly along said northerly extension and said easterly line of Parcel Number 682, a distance of 539 feet, more or less, to a southeasterly corner of said Parcel Number 682;

thence westerly along a southerly line of said Parcel Number 682, a distance of 1,213 feet, more or less, to the southwestly corner of said Parcel Number 682;

Area One, continued;

thence northerly along the westerly line of said Parcel Number 682, a distance of 541 feet, more or less, to the northwesterly corner of said Parcel Number 682;

thence easterly along a portion of the northerly line of said Parcel Number 682, a distance of 267 feet, more or less, to the southwestery corner of said Parcel Number 742;

thence northerly along the westerly line of Parcel Numbers 742 & 11178, a distance of 1,060 feet to the centerline of said Taylor Road;

thence easterly with said centerline of Taylor Road, being the original northerly line of Parcel Numbers 11178, 742, 10637, 863, 608, 764, 1437 and a portion of 2758, a distance of 1,315 feet, more or less, to the southwestery corner of said Parcel Number 1097;

thence northerly, easterly and southerly along the westerly, northerly and easterly lines of said Parcel Number 1097, the following three (3) courses and distances:

1. northerly, a distance of 792 feet, more or less, to the northwesterly corner of said Parcel Number 1097;
2. easterly, a distance of 330 feet, more or less, to the northeasterly corner of said Parcel Number 1097; And,
3. southerly, a distance of 792 feet, more or less, to the centerline of said Taylor Road, being the southeasterly corner of said Parcel Number 1097;

thence easterly with said centerline of Taylor Road, being the original northerly line of said Parcel Numbers 78, 777, 1074, 1270 & 1346, a distance of 1,223 feet, more or less, to the 'Point of Beginning,' containing 85.1 acres of land (of which 4.3 acres lie within road rights-of-way, leaving a net of 80.8 acres), more or less, as described in June of 2003, for sewer district purposes only, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

AREA TWO:

Situated in the State of Ohio, County of Franklin, City of Gahanna and Township of Jefferson, located in part of Quarter Township 3, Township 1, Range 16, United States Military District, being all of Parcel Numbers 13, 27, 241, 418, 515, 688, 751, 785, 841, 1231 & 2449 of District 170, and all of Parcel Numbers 1138, 6924, 10844, 10845, 10846, 10847, 10848, 10849, 10850, 10851, 10852 & 11941 of District 025 (Parcel Numbers recited herein are to those of the Auditor's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning in the centerline of Taylor Road, at the northeasterly corner of said Parcel 27;

Area Two, continued;

thence southerly along the easterly line of said Parcel 27, a distance of 541 feet, more or less, to the southeasterly corner of said Parcel 27;

thence westerly along the southerly line of said Parcel Number 27, 841, 1231, 515 & part of 751, a distance of 600 feet, more or less, to a northeasterly corner of said Parcel Number 785;

thence southerly, easterly, southerly, westerly and northerly, along an easterly, southerly and westerly line of said Parcel 785, the following five (5) courses and distances:

1. southerly, 277 feet, more or less, to a corner of said Parcel 785;
2. easterly, 26 feet, more or less, to a corner of said Parcel 785;
3. southerly, 32 feet, more or less, to a corner of said Parcel 785;
4. westerly, 316 feet, more or less, to a corner of said Parcel 785; And,
5. northerly, 311 feet, more or less, to a corner of said Parcel 785;

thence westerly along a portion of the southerly line of said Parcel 785 and the southerly line of said Parcel Number 2449, 688, 241 & 418, a distance of 1,345 feet, more or less, to the easterly line of said Parcel Number 13;

thence southerly along said easterly line of Parcel Number 13, a distance of 316 feet, more or less, to the southeasterly corner of said Parcel Number 13;

thence westerly along the southerly line of said Parcel Number 13, a distance of 1,318 feet, more or less, to the intersection of said line with the northerly extension of the easterly line of said Parcel Number 10844;

thence southerly along said northerly extension and the easterly line of said Parcel Number 10844, a distance of 596 feet, more or less, to the southeasterly corner of said Parcel Number 10844;

thence westerly along the southerly line of said Parcel Number 10844, a distance of 297 feet, more or less, to the southwest corner of said Parcel Number 10844, being in the easterly line of said Parcel Number 10847;

thence southerly along a portion of said easterly line of said Parcel Number 10847, and the easterly line of said Parcel 6924, a distance of 641 feet, more or less, to the southeasterly corner of said Parcel Number 6924;

thence westerly along the southerly line of said Parcel Number 6924, a distance of 607 feet, more or less, to the southwest corner thereof;

Area Two, continued;

thence northerly along a portion of the westerly line of said Parcel Number 6924, a distance of 269 feet, more or less, to the intersection of said line with the easterly extension of the southerly line of said Parcel Number 1138;

thence westerly along said easterly extension and the southerly line of said Parcel Number 1138, and the southerly line of said Parcel Number 11941, a distance of 852 feet, more or less, to the southwesterly corner of said Parcel Number 11941;

thence northerly along the westerly line of said Parcel Number 11941, a distance of 299 feet, more or less, to the northwesterly corner of said Parcel Number 11941;

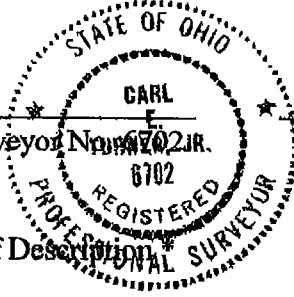
thence easterly along a portion of the northerly line of said Parcel Number 11941, a distance of 127 feet, more or less, to the southwesterly corner of said Parcel Number 10850;

thence northerly along the westerly line of said Parcels Number 10850 and 10851, a distance of 1,716 feet, more or less, to the centerline of said Taylor Road, being the northwesterly corner of said Parcel Number 10851;

thence easterly with said centerline of Taylor Road, being the original northerly line of Parcels Number 10851, 10850, 10845, 10848, 10846, 10852, 10849, 10847 and a portion of 13, a distance of 2694 feet, more or less, to an angle point in said centerline;

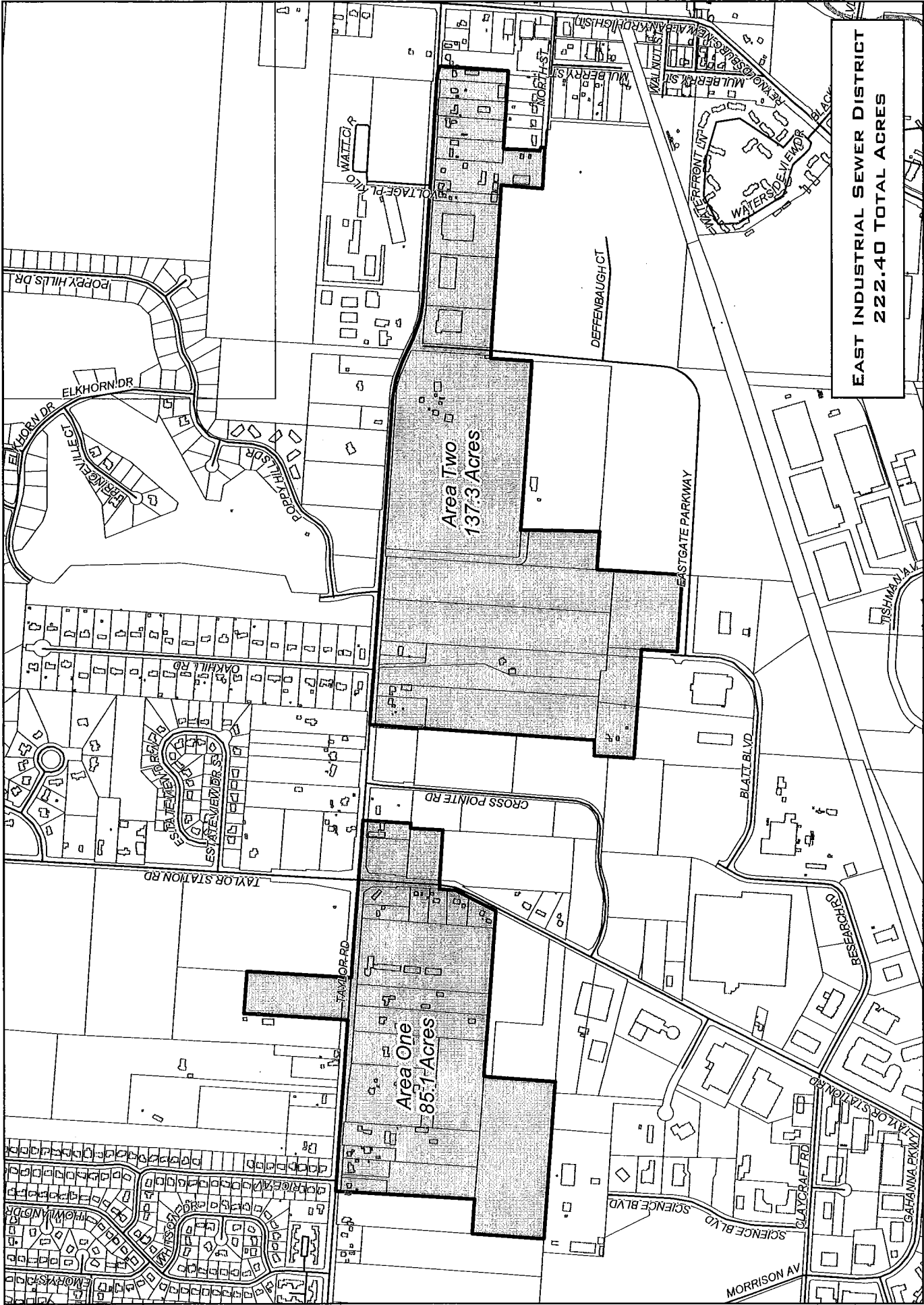
thence continuing easterly with said centerline of Taylor Road, being a portion of the original northerly line of said Parcels Number 13 and 418, a distance of 515 feet, more or less, to an angle point in said centerline;

thence continuing easterly with said centerline of Taylor Road, being a portion of the original northerly line of said Parcel Number 418, and the northerly line of Parcels Number 241, 688, 2449, 785, 751, 515, 1231, 841 and 27, a distance of 1,961 feet, more or less, to the 'Point of Beginning,' containing 137.3 acres of land (of which 3.6 acres lie within road right-of-way & 2.8 acres lie within other exceptions, leaving a net of 130.9 acres), more or less, as described in June of 2003, for sewer district purposes only, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

By Carl E. Turner Jr.  4 June 2003
 Carl E. Turner Jr., Professional Surveyor No. S-6702 JR. Date

* End of Description *

SEWER DISTRICT ANALYSIS



EAST INDUSTRIAL SEWER DISTRICT
222.40 TOTAL ACRES



CITY OF GAHANNA, OHIO
200 SOUTH HAMILTON ROAD, GAHANNA, OHIO 43230
NOTE: THIS MAP IS A RESOURCE TO BE USED FOR GENERAL INFORMATION PURPOSES ONLY. THE CITY OF GAHANNA SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED.
GIS DEPARTMENT 06-05-02

