



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
AUG 30 2019
Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: 4478 E JOHNSTOWN Rd

Parcel ID(s): 170-001140-00 Total Acreage: .70

From Township: JEFFERSON TWP To Municipality: GAHANNA

Staff Use Only

Case # ANX-19-19

Hearing Date: 10/1/19

Date Filed: 8/30/19

Fee Paid: \$250

Receipt #: 19-03303

Received By: BMP

Notification Deadline (5 days): 9/4/19

Svc Statement Deadline (20 days): 9/19/19

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

Name: JOHN B and Machiko Schaffer

Address: 4478 E JOHNSTOWN Rd
Columbus, OH 43230

Phone # 614-282-1802 Fax #

Email: JBSCHAF@YAHOO.COM

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

Attorney/Authorized Agent Information

Name: JOHN B Schaffer

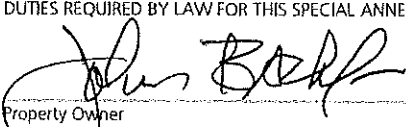
Address: 4478 E JOHNSTOWN Rd
Columbus, OH 43230


Phone # 614-282-1802 Fax #


Email: JBSCHAF@YAHOO.COM

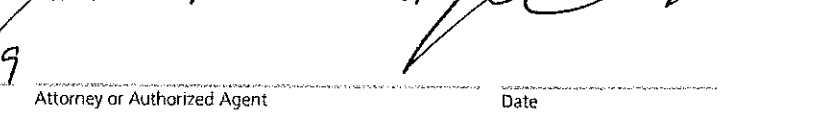
Petitioners Signature

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.

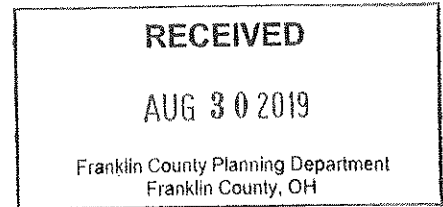
 Aug 30, 2019
 Property Owner Date

 Aug 30, 2019
 Property Owner Date

 Aug 30, 2019
 Attorney or Authorized Agent Date

 Aug 30, 2019
 Attorney or Authorized Agent Date

August 30, 2019



ANX-19-19

FRANKLIN COUNTY
ECONOMIC DEVELOPMENT & PLANNING
150 S FRONT ST, FSL STE 10
COLUMBUS, OH 43215

Re: Annexation; 4478 E Johnstown Rd, Columbus, Oh 43230, Legal Description: 4478 COLS-MILLERSBRG TRI-LAND 6, PID 170-001140

- Attachment 1, Annexation Petition
- Attachment 2, Property Survey Map/Plat of property
- Attachment 3, Gahanna City Letter of availability city sewer services
- Attachment 4, Properties adjacent to 4478 E Johnstown Rd, Columbus, Oh 43230
- Attachment 5, Jefferson Township Letter, non-availability sewer services

Per your instruction this Petition is submitted for Annexation of my property to the City of Gahanna. This is my residence in which I intend to remain and my permanent address. My primary reason is to connect to the city sewer system available to my house front across route 62, Johnstown Rd. Jefferson township does not have availability of city sewer per attachment 5. City Gahanna, availability Attachment 3. At least 60 percent of my property borders Gahanna.

A handwritten signature in black ink, appearing to read "John Schafer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Copy to:

Daniel L Miller
4450 E Johnstown Rd
Columbus, Oh 43230
Parcel ID 025-011484

Peter Nerida
4482 E Johnstown Rd
Columbus, Oh 43230
Parcel ID 170-001139

Erik L Wilson
669 Rose Way
Columbus, Oh 43230
Parcel ID 025-013274

Lisa Navarro
675 Rose Way
Columbus, Oh 43230
Parcel ID 025-013273

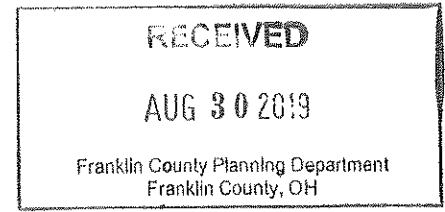
Angela M Lucente
Chad D Downing
679 Rose way
Columbus, Oh 43230
Parcel ID 025-013272

City of Gahanna
Zoning Division
South Hamilton Rd
Gahanna, Oh 43230

Jefferson Township, Water and Sewer District
6455 Taylor Rd
Blacklick, Oh 43004

Gahanna

Where currents connect



ANX-19-19

May 21, 2019

John Schafer
4478 East Johnstown Road
Gahanna, OH 43230

RE: City Sewer Availability

Dear Mr. Schafer:

This letter is being sent in response to your recent inquiry regarding the availability of City sanitary sewer for your property located at 4478 East Johnstown Road.

The City owns and maintains an existing 18-inch sewer main located across the street from your property, on the northwest side of East Johnstown Road. This sewer line could be tapped and utilized to provide sewer service to your property.

As you are aware, your property is not in the City of Gahanna, it is located in Jefferson Township. Therefore, in order to be able to connect to this sewer, you would need to annex into the City.

If there are any questions regarding this letter feel free to contact me at (614) 342-4005 or email at

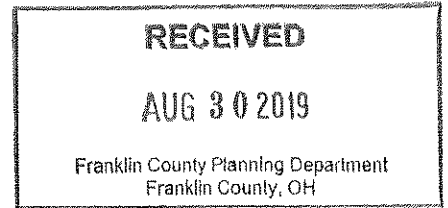
Sincerely,

A handwritten signature in black ink that reads "Jeffrey Feltz". The signature is written in a cursive style.

Jeffrey Feltz
Water Resources Engineer
City of Gahanna

Legal Description

4478 COLS-MILLERSBRG
TRI-LAND 6



ANX-19-19

Properties adjacent to 4478 E Johnstown Rd, Columbus Ohio 43230

Daniel L Miller
4450 E Johnstown Rd
Columbus, Oh 43230
Parcel ID 025-011484

Peter Nerida
4482 E Johnstown Rd
Columbus, Oh 43230
Parcel ID 170-001139

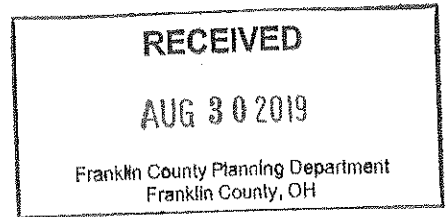
Erik L Wilson
669 Rose Way
Columbus, Oh 43230
Parcel ID 025-013274

Lisa Navarro
675 Rose Way
Columbus, Oh 43230
Parcel ID 025-013273

Angela M Lucente
Chad D Downing
679 Rose way
Columbus, Oh 43230
Parcel ID 025-013272

May 22, 2019

John Schaffer
4478 E Johnstown Rd.
Gahanna, OH 43230



ANX-19-19

RE: Account # 108-01678-07/Sewer Availability

Dear Mr. Schaffer

Sanitary Sewer service is unavailable at 4478 E Johnstown Rd.

If you have questions regarding this correspondence, please contact me at the information below.

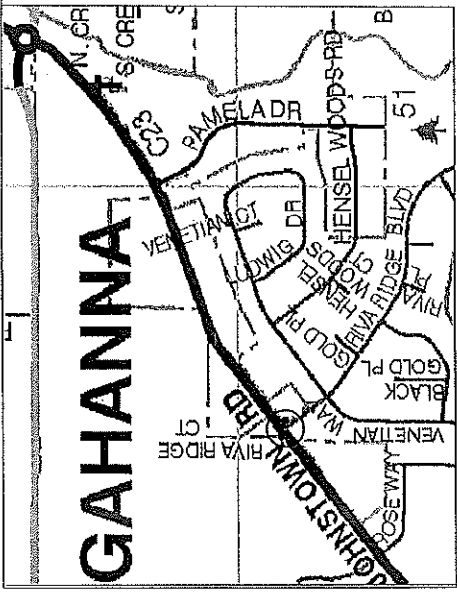
Respectfully,

John Rigo

Customer Service Representative II
Ext. 201
Jrigo@jwsd.org

PROPOSED ANNEXATION OF ±0.7 ACRES

FROM: Jefferson Township
TO: City of Gahanna



Being ±0.7 Acres, Situated in the State of Ohio, County of Franklin, Township of Jefferson, Being Lot 6 of Tri-Land as recorded in Plat Book 26, Page 37A.

Contiguity Percentage: 60%

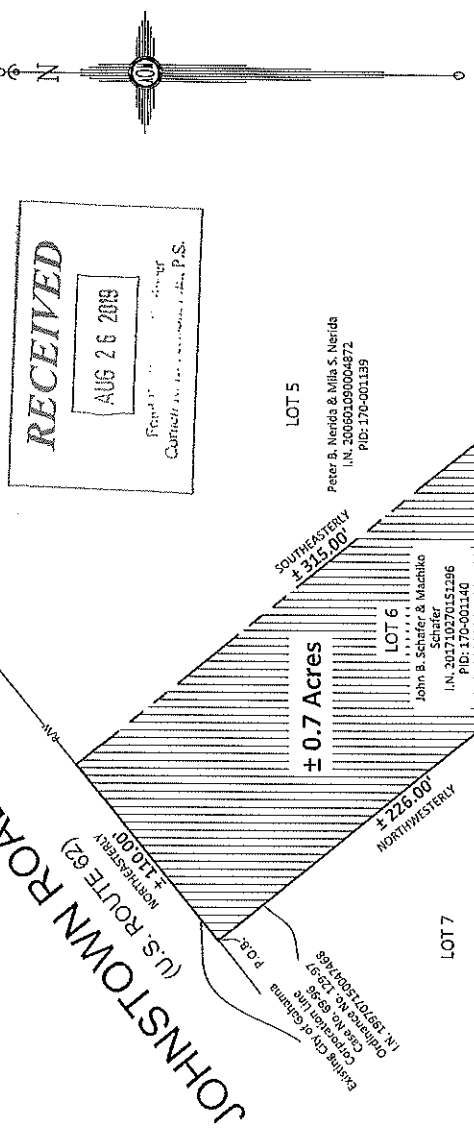


Scale: 1" = 60'
August 14, 2019

Area to Be Annexed:



Existing City of Gahanna Corp. Line
Proposed City of Gahanna Corp. Line



RECEIVED
AUG 26 2019
Franklin County Planning Department
Franklin County, OH

LOT 5
Peter B. Nesidis & Milla S. Nerida
I.N. 20050300004872
PID: 170-001159

LOT 6
John B. Schafer & Machiko Schafer
I.N. 201710270151296
PID: 170-001140

LOT 7
Daniel L. Miller
D.B. 3440, Pg. 234
PID: 025-011484

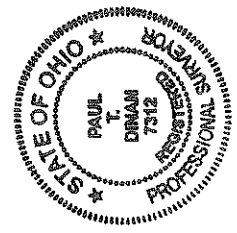
Existing City of Gahanna Corporation Line
Case No. 31-01, Ordinance No. 230-01
I.N. 200202060094636

LOT 23
Lisa S. Nazarro
I.N. 20180300058753
PID: 025-013275

LOT 24
Erik L. Wilson & Jennifer A. Wilson
I.N. 2017030000000000
PID: 025-013274

LOT 25
Woods at Rose Run
(Plat Book 106, Page 80)

LOT 26
Angela M. Lucente & Chad D. Downing
I.N. 2017030000000000
PID: 025-013272



BY: *Paul T. Dinan* Date: *8-14-19*

Paul T. Dinan, Professional Surveyor No. 7312 Date

Myers Surveying COMPANY

2740 E. Main St., Bexley, Ohio 43209-2577
(614) 235-8677 ~ (614) 235-4559 fax
info@myerssurveying.com

m.e.f 5-07/23/2019 X -- T -

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AUG 30 2019
Franklin County Planning Department
Franklin County, OH

ANX-19-17

RECEIVED
AUG 30 2019
Franklin County Planning Department
Franklin County, OH

RECEIVED
AUG 26 2019
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

ANX-19-19



2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax (614) 235-4559
Email: info@myerssurveying.com

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER August 14, 2019

0.7 Acre +/- Proposed Annexation By JH Date 8/26/19
From: Jefferson Township
To: City of Gahanna

Situate in the State of Ohio, County of Franklin, Township of Jefferson, being Lot 6 of Tri-Land as is numbered and delineated on the recorded plat thereof, of record in Plat Book 26, Page 37A, as conveyed to John B. Schafer and Machiko Schafer in Instrument Number 201710270151296, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the northwest corner of said Lot 6, also being the northeast corner of Lot 7 of said Tri-Land, in the southeast right of way of Johnstown Road (U.S. Route 62), 60 feet wide and in the existing City of Gahanna Corporation Line as established by Case Number 69-96, Ordinance Number 129-97 and recorded in Instrument Number 199707150047468;

Thence, northeasterly, along the north line of said Lot 6, along the southeast right of way of Johnstown Road and along said City of Gahanna Corporation Line, approximately 110 feet to the northeast corner of said Lot 6 and the northwest corner of Lot 5 of said Tri-Land;

Thence, southeasterly, along the east line of said Lot 6 and along the west line of said Lot 5, approximately 315 feet to the southeast corner of said Lot 6, the southwest corner of said Lot 5, in the north line of Woods at Rose Run as recorded in Plat Book 106, Page 80 and in the City of Gahanna Corporation Line as established by Case Number 31-01, Ordinance Number 230-01 and recorded in Instrument Number 200202060034636;

Thence, westerly, along the south line of said Lot 6, along the north line of said Woods at Rose Run and along said Corporation Line as established by Case Number 31-01, approximately 141 feet to the southwest corner of said Lot 6, the southeast corner of said Lot 7 and the Corporation Line as established by Case Number 69-96;

Thence, northwesterly, along the west line of said Lot 6, along the east line of said Lot 7 and along the Corporation Line as established by Case Number 69-96, approximately 226 feet to the POINT OF BEGINNING, CONTAINING 0.7 ACRES, MORE OR LESS. This description was prepared from record information only and is not based on a field survey. This description is for annexation purposes only.

Contiguity = 60 Percent

Myers Surveying Company, Inc.

Paul T. Dinan 8-14-19
Paul T. Dinan, Professional Surveyor 7312
PTD/ptd
(507232019JohnstownRoadAnnexation)

