

DO NOT DETACH



Instrument Number: 202012110197399

Recorded Date: 12/11/2020 8:16:46 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):

CITY OF GAHANNA

Mail Envelope

Transaction Number: T20200126457

Document Type: ANNEXATION

Document Page Count: 15

Submitted By (Mail):

CITY OF GAHANNA

Mail

First Grantor:

JEFFERSON TOWNSHIP

First Grantee:

GAHANNA CITY OF

Fees:

Document Recording Fee: \$34.00

Additional Pages Fee: \$104.00

Total Fees: \$138.00

Amount Paid: \$138.00

Amount Due: \$0.00

Instrument Number: 202012110197399

Recorded Date: 12/11/2020 8:16:46 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

200 SOUTH HAMILTON ROAD
FAX: (614) 342-4190



www.gahanna.gov

GAHANNA, OHIO 43230-2996
TELEPHONE: (614) 342-4090

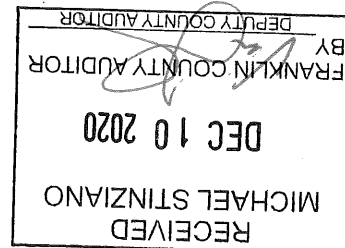
To: Franklin County Auditor
Franklin County Recorder

Date: 12/2/2020

I, April Beggerow, MPA, CMC, Clerk of Council of the City of Gahanna, do hereby certify this to be a true and accurate transcript from the Council records of the City of Gahanna, Ohio, concerning the annexation of .8 +/- acres from Jefferson Township to the City of Gahanna, requested by Greg A. and Paula Stonerock PID 170-000215-00, 5829 Taylor Road, Gahanna, Ohio, 43230-3207.

Certified this 2nd day of December, 2020

April Beggerow, MPA, CMC
Clerk of Council



Gahanna's Vision is...

...to be an innovative model community that values its rich heritage, pursues high standards, and where citizens respect one another.

Gahanna's Mission is...

...to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, so that city government will continue to be responsive, accessible, and accountable to our diverse and growing community of citizens.



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-079-2020

File Number: ORD-079-2020

ORDINANCE TO ACCEPT AN APPLICATION FOR ANNEXATION OF 0.8 +/- ACRES FROM JEFFERSON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO, TO THE CITY OF GAHANNA, OHIO (Greg A. & Paula Stonerock PID#170-000215-00).

WHEREAS, an application for annexation of property located at 5829 Taylor Road consisting of 0.8+/- acres from Jefferson Township to the City of Gahanna, Ohio, has been duly filed and was granted by the Board of County Commissioners on August 25, 2020;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the application of the City of Gahanna, requesting the annexation to the City of Gahanna of 0.8+/- acres, more particularly described in EXHIBIT A, hereto, which territory is contiguous to the City of Gahanna, as approved by the Board of County Commissioners of Franklin County, Ohio, on August 25, 2020, is hereby accepted.

Section 2. That an accurate map of the territory, together with the petition for its annexation and other papers in relation thereto and a certified transcript of proceedings of the Franklin County Board of County Commissioners in relation thereto have been on file with the Clerk of Council of the City of Gahanna for sixty (60) days prior to being presented to this Council.

Section 3. That this Ordinance shall be in full force and effect after passage by this Council and 30 days after date of signature approval by the Mayor.

At a meeting of the City Council on 10/19/2020, this Ordinance was Adopted on the Consent Agenda.

President _____
Jamie Leeseberg

Date _____

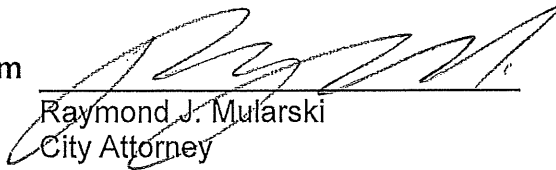
Attest by Krystal Gonchar
Krystal Gonchar
Deputy Clerk of Council

Date 10/20/2020

Approved by the Mayor Laurie A. Jadwin
Laurie A. Jadwin

Date 10.20.2020

Approved as to Form


Raymond J. Mularski
City Attorney

Date 10-20-2020

Review of petition to annex 0.8 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-18-20 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Thomas L. Weber, on July 28, 2020, and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 2 petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has passed Resolution 018-2020 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The Resolution was passed by the City of Gahanna on August 4, 2020.

Resolution No. 0574-20

August 25, 2020

**Review of petition to annex 0.8 +/- acres from Jefferson Township
to the City of Gahanna Case #ANX-18-20
(ECONOMIC DEVELOPMENT & PLANNING)**

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the City of Gahanna, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, City of Gahanna, Ohio.

Prepared by: Matt Brown

C: Economic Development & Planning Department

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND
CORRECT COPY OF RESOLUTION NO. 0574-20
ADOPTED BY THE FRANKLIN COUNTY BOARD OF
COMMISSIONERS ON August 25th, 2020


CLERK

SIGNATURE SHEET FOLLOWS

SIGNATURE SHEET

Resolution No. 574-20

August 25, 2020

REVIEW OF PETITION TO ANNEX 0.8 +/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, CASE #ANX-18-20.

(EDP - Economic Development and Planning)

Upon the motion of Commissioner Kevin L. Boyce, seconded by Commissioner Marilyn Brown:

Voting:

John O'Grady, President
Marilyn Brown
Kevin L. Boyce

Aye
Aye
Aye

Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Dean Hindenlang, Clerk
Board of County Commissioners
Franklin County, Ohio

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF RESOLUTION NO. 0574-20 ADOPTED BY THE FRANKLIN COUNTY BOARD OF COMMISSIONERS ON August 25th, 2020


CLERK



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

RESOLUTION SUMMARY

Review of petition to annex 0.8 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-18-20

Description:

Attached is a resolution to consider an Expedited Type 2 annexation of 0.8-acres, more or less, from Jefferson Township to the City of Gahanna. The petition case number is ANX-18-20.

Owners:

Greg A. Stonerock and Paula Stonerock

Sites:

5829 Taylor Road (PID #170-000215)

Agent:

Thomas L. Weber

Additional Information:

The total perimeter of the site is approximately 758 feet; approximately 758 feet, or 100 percent, of which is contiguous to the City of Gahanna.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.021 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a Resolution from the City of Gahanna identifying the services that will be provided once the annexation has been approved and a statement regarding possible incompatible land uses and zoning buffer. Resolution 018-2020 was passed by the City of Gahanna on August 4, 2020.

Recommendation:

Pending any questions, staff would request your approval of this annexation.



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

**MEMO
JOURNALIZATION**

TO: Dean Hindenlang, County Clerk
Franklin County Commissioners Office

FROM: Matthew Brown, Planning Administrator
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Jenny Snapp, Assistant Director, Building, Planning and Zoning
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **July 28, 2020** General Session Agenda for
consideration on **August 25, 2020**.

Case #ANX-18-20 - An Expedited Type 2 annexation petition ANX-18-20 was filed with the Franklin County Economic Development and Planning Department on July 22, 2020. The petition is requesting to annex 0.8 +/- acres from Jefferson Township to the City of Gahanna. The petition will be considered by the Board of Commissioners on August 25, 2020.

Site: 5829 Taylor Road (PID #170-000215)



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
JUL 22 2020
Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: 5829 TAYLOR ROAD

Parcel ID(s): 170-000215-00 Total Acreage: 0.822 ACRE

From Township: JEFFERSON TOWNSHIP To Municipality: GAHANNA

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

Name: GREG A STONEROCK + PAULA STONEROCK

Address: 5829 TAYLOR ROAD
GAHANNA OHIO 43230 - 3807

Phone # 614-863-8922 ^{Cell} 614-499-2894 ^{Fax #}

Home Email: PAULA27384@AOL.COM

Attorney/Authorized Agent Information

Name: Thomas L. Weber

Address: 146 GRANVILLE ST E
GAHANNA, OHIO

Phone # 614-476-0350 Fax # 614-476-4209

Email: CWwudg@bellsouth.net

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

[Signature] 4/10/20 Paula Stonerock 4/10/20
Property Owner Date Property Owner Date

[Signature] 4/17/20 Thomas L. Weber 4/17/20
Attorney or Authorized Agent Date Attorney or Authorized Agent Date

Staff Use Only

Case # ANX-18-20

Hearing Date: 8/25/20

Date Filed: 7/22/20

Fee Paid: \$250

Receipt #: 20-02400

Received By: BMF

Notification Deadline (5 days):

7/27/20

Svc Statement Deadline (20 days):

8/11/20

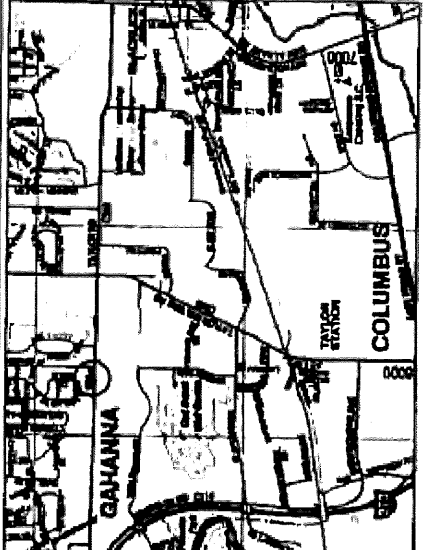
Document Submission

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

PROPOSED ANNEXATION OF ±0.8 ACRES
FROM: Jefferson Township
TO: City of Gahanna

TAYLOR ROAD



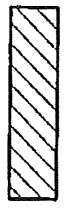
Vicinity Map

Being ±0.8 Acres, Situate in the State of Ohio, County of Franklin, Township of Jefferson, in Quarter Township 3, Township 1, Range 16, United States Military Lands



Scale: 1" = 40'
 June 16, 2020

Area to Be Annexed:

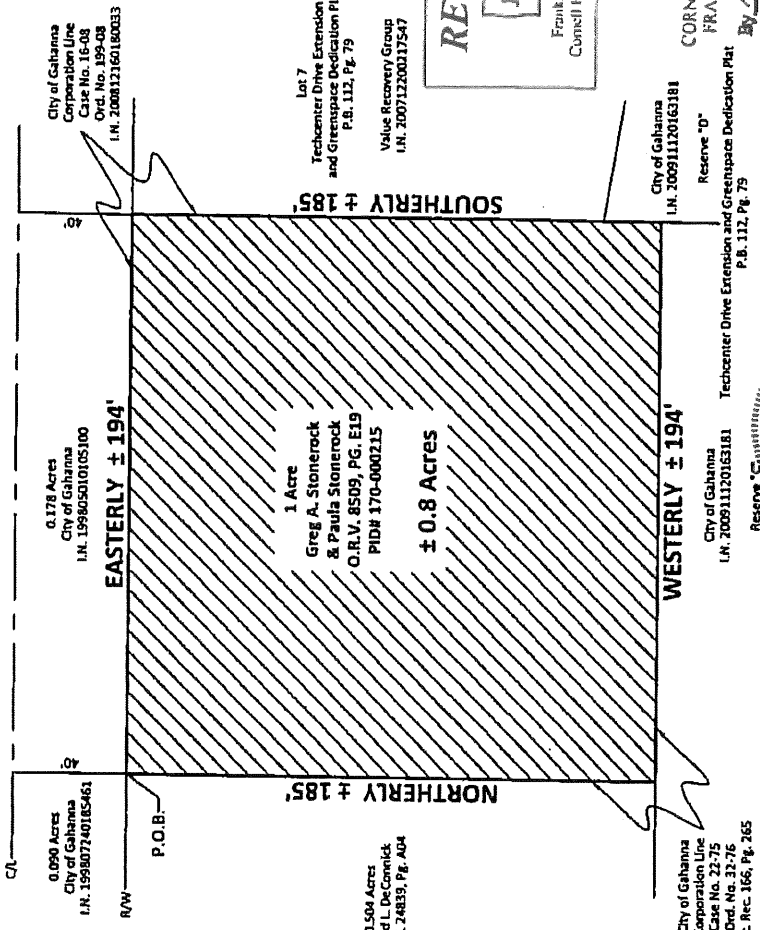
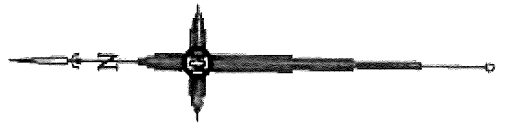


Contiguity Length ± 758'
 Perimeter Length ± 758'
 Contiguity Percentage: 100%

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

Myers Surveying COMPANY
 2740 E. Main St., Beavercreek, Ohio 43209-2577
 (614) 235-8677 - (614) 235-6559 fax
 info@myerssurveying.com

m.s.f. 1-05/20/2020



0.090 Acres
 City of Gahanna
 I.N. 159807740185461

0.178 Acres
 City of Gahanna
 I.N. 159805010105100

EASTERLY ± 194'

1 Acre
 Greg A. Stonerock
 & Paula Stonerock
 O.R.V. 8509, PG. E19
 PID# 170-000215

0.504 Acres
 David L. DeConnick
 O.R.V. 24839, Pg. A04

NORTHERLY ± 185'

Lot 7
 Techcenter Drive Extension
 and Greenspace Dedication Plat
 P.B. 112, Pg. 79

Value Recovery Group
 I.N. 200712200117547

± 0.8 ACRES

WESTERLY ± 194'

City of Gahanna
 Corporation Line
 Case No. 22-75
 Ord. No. 21-76
 Misc. Rec. 106, Pg. 265

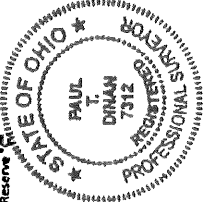
City of Gahanna
 Reserve "D"
 I.N. 200911120163181

Techcenter Drive Extension and Greenspace Dedication Plat
 P.B. 112, Pg. 79

RECEIVED
 JUN 17 2020
 Franklin County Engineer
 Cornell K. Robertson, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
 CORNELL K. ROBERTSON, P.E., P.S.
 FRANKLIN COUNTY ENGINEER

By: *[Signature]* Date: 6/16/2020



RECEIVED
 JUL 22 2020
 Franklin County Planning Department
 Franklin County, OH

AUX-18-23

By: Paul T. Dinnah, Professional Surveyor No. 7312 Date: 6-16-2020

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

By Paul T. Dinan Date 6/16/2020

RECEIVED

JUN 19 2020

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

Myers Surveying
COMPANY

2740 East Main Street
Bexley, Ohio 43209-2877
(614) 235-8877
Telefax (614) 235-4889
Email: info@myerssurveying.com

June 16, 2020

+/- 0.8 Acre Proposed Annexation
From: Jefferson Township
To: City of Gahanna

Situate in the State of Ohio, County of Franklin, Township of Jefferson, in Quarter Township 3, Township 1, Range 16, United States Military Lands, being part of the 1 Acre tract conveyed to Greg A. Stonerock and Paula Stonerock in Official Record Volume 8509, Page E19, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at a point in the west line of said 1 Acre tract, in the east line of a 0.504 Acre tract conveyed to David L. DeConnick in Official Record Volume 24839, Page A04, at the southwest corner of a 0.178 Acre tract conveyed to City of Gahanna in Instrument Number 199805010105100, at the southeast corner of a 0.090 Acre tract conveyed to City of Gahanna in Instrument Number 199807240185461, in the south right of way line of Taylor Road and in the City of Gahanna Corporation Line as established by Case Number 16-08, Ordinance Number 199-08 and recorded in Instrument Number 200812160180033;

Thence, easterly, along the south right of way line of Taylor Road, across said 1 Acre tract and along said City of Gahanna Corporation Line, approximately 194 feet to the east line of said 1 Acre tract and the northwest corner of Lot 7 of Techcenter Drive Extension and Greenspace Dedication Plat as is numbered and delineated on the recorded plat thereof, of record in Plat Book 112, Page 79,

Thence, southerly, along part of the east line of said 1 Acre tract, along part of the west line of said Lot 7, along part of the west line of Reserve "D" of said Techcenter Drive Extension and Greenspace Dedication Plat as conveyed to City of Gahanna in Instrument Number 200911120163181 and continuing along said City of Gahanna Corporation Line, approximately 185 feet to the southeast corner of said 1 Acre tract and the northeast corner of Reserve "C" of said Techcenter Drive Extension and Greenspace Dedication Plat as conveyed to City of Gahanna in Instrument Number 200911120163181;

Thence, westerly, along the south line of said 1 Acre tract, along part of the north line of said Reserve "C" and along the City of Gahanna Corporation Line as established by Case Number 22-75, Ordinance Number 32-76 and recorded in Miscellaneous Record Volume 166, Page 265, approximately 194 feet to the southwest corner of said 1 Acre tract and the southeast corner of said 0.504 Acre tract;

Thence, northerly, along part of the west line of said 1 Acre tract, along part of the east line of said 0.504 Acre tract and continuing along the last mentioned City of Gahanna Corporation Line, approximately 185 feet to the **POINT OF BEGINNING, CONTAINING 0.8 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 = 100%

Myers Surveying Company, Inc.

Paul T. Dinan 6-16-2020
Paul T. Dinan Professional Surveyor 7312

PTD/ptd
(105262020TaylorRoadAnnexation)



THOMAS L. WEBER

Attorney at Law

146 Granville Street, Suite E
Gahanna, Ohio 43230

Telephone (614) 476-0350

Fax (614) 476-4209

E-mail curmudgeontlw1@aol.com

TO: City of Gahanna - Clerk of Court

FROM: Tom Weber

DATE: 7/27/20

Re: annexation 5829 Taylor Rd to Gahanna

annexation petition and other required documents
+ The enclosed is for your information and files.

 The enclosed is for your further handling.

 Please sign the enclosed and return to my office.

 Please examine the enclosed and telephone my office.

 Please file the enclosed on my behalf.

 Please record the enclosed on my behalf.

 Please telephone the office.

Other: _____



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Resolution: RES-018-2020

RECEIVED

AUG 11 2020

Franklin County Planning Department
Franklin County, OH

File Number: RES-018-2020

RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION: +/- 0.8 ACRES IN JEFFERSON TOWNSHIP (5829 Taylor Road; Greg A. & Paula Stonerock, PID#170-000215-00) TO THE CITY OF GAHANNA, AND CITY BUFFER REQUIREMENTS AS PROVIDED IN OHIO REVISED CODE 709.023. *AUG-18-20*

WHEREAS, a Petition has been filed with the Board of County Commissioners of Franklin County, Ohio, for the annexation of approximately 0.8 +/- acres from Jefferson Township to the City of Gahanna; and

WHEREAS, Ohio Revised Code Section 709.023(C) requires that a municipal corporation shall, by ordinance or resolution adopt a statement indicating what services, if any, the municipal corporation will provide to the territory upon annexation, which legislation must be adopted and filed with the County Commissioners within twenty (20) days after the petition is filed; and

WHEREAS, Ohio Revised Code Section 709.023(C) also requires that a municipal corporation shall, by ordinance or resolution, require buffers separating any new uses that clearly are incompatible with the uses permitted under current township zoning regulations in the adjacent land remaining in the unincorporated township.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That immediately upon the effective date of annexation of 0.8 +/- acres, located at 5829 Taylor Road; Greg A. & Paula Stonerock, PID#170-000215-00, to the City of Gahanna, the City of Gahanna will provide to the entire annexed territory, the following services:

Police: The Division of Police is able to provide full police services or this residence/location with our current staffing levels and operational capacity.

Public Service:

- 1) Water service is available from an existing 16-inch waterline on the north side of Taylor Road, adjacent to the property.
- 2) Upon being annexed to the City of Gahanna, the proposed annexation shall receive roadway maintenance and service and sanitation services as provided in Chapter 941 (Garbage and Refuse Collection) of the Codified Ordinances.

Fire: Jefferson Township is, and will continue to be, the authority having jurisdiction for fire and emergency medical services. Services can be provided by the City of Gahanna to the annexation territory on the same terms and conditions as they are provided to properties currently located within the City of Gahanna and as established by City Ordinances.

Section 2. That the 0.8 +/- acre annexation territory is subject to Jefferson Township zoning regulations. If the territory is annexed and becomes subject to Gahanna zoning and the city zoning permits uses in the annexed territory that the city determines are clearly incompatible with the uses permitted under applicable township zoning regulations in effect at the time of the filing of the petition on the land adjacent to the annexation territory

remaining within Jefferson Township, then Gahanna City Council will require the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Jefferson Township. The landscape "buffer" may include open space, landscaping, fences, walls, and other structured elements, streets and street rights-of-way, or bicycle and pedestrian paths and sidewalks.

Section 3. That the Clerk of Council is hereby authorized and directed to deliver a copy of this legislation to the office of the Board of Commissioners of Franklin County, Ohio, within twenty (20) days of the date of the filing of the petition.

Section 4. That this Resolution shall be in full force and effect at the earliest period allowed by law.

Yes: 7 Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

President _____
Jamie Leeseberg

Date _____

Attest by April Beggerow
April Beggerow, MPA, CMC
Clerk

Date 8/4/2020

Approved by the Mayor Laurie A. Jadwin
Laurie A. Jadwin

Date 8.4.2020

Approved as to Form Raymond J. Mularski
Raymond J. Mularski
City Attorney

Date 8-4-2020

THIS IS A TRUE AND CERTIFIED COPY


BY: April Beggerow
Clerk of Council

**AFFIDAVIT IN SUPPORT OF ANNEXING 5829 TAYLOR ROAD FROM
JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA**

Thomas L. Weber, being duly sworn and deposes states the following:

1. That he is the Attorney and Agent of Greg and Paula Stonerock, the owners of 5829 Taylor Road;
2. That he made personal service of the annexation petition and other required documents filed with the Franklin County Economic Development and Planning Department, on Jefferson Township lot at 6545 Havens Road, Blacklick, Ohio, 43004, on July 24, 2020;
3. That he made personal service of the annexation petition, and the other required documents filed with the Franklin County Economic Development and Planning Department, and on the City of Gahanna, at 200 South Hamilton Road, Gahanna, Ohio, 43230 on July 27, 2020;
4. That he mailed by ordinary mail copies of the above-noted documents upon the adjacent property owners on July 23, 2020;
5. That submitted herein is a copy of the municipal services resolution pertaining to the subject property enacted by the City of Gahanna Council on August 3, 2020.

Further affiant sayeth naught.




Thomas L. Weber
Attorney at Law

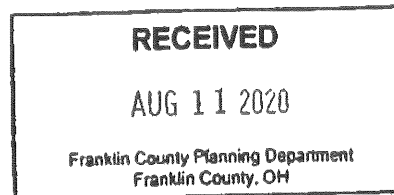
Sworn to and before me subscribed by Thomas L. Weber, Esq., on this 4
day of August, 2020.



Daniel Chastant
Notary Public, State of Ohio
My Commission Expires
December 11, 2024



Notary Public



AWX-18-20

