

Resolution No. 0547-17

August 08, 2017

Review of Petition to Annex 1.4 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-11-17 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Jackson B. Reynolds, III, on July 11, 2017, 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 number Res-0005-2017 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 July 17, 2017.

Resolution No. 0547-17

August 08, 2017

**Review of Petition to Annex 1.4 +/- acres from Jefferson Township
to the City of Gahanna Case #ANX-11-17
(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

SIGNATURE PAGE FOLLOWS

SIGNATURE SHEET

Resolution No. 0547-17

August 08, 2017

REVIEW OF PETITION TO ANNEX 1.4 +/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA CASE #ANX-11-17.

(Economic Development and Planning)

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

Voting:

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



Antwan Booker, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioner John O'Grady · Commissioner Marilyn Brown · Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

Review of petition to annex 1.4 +/- acres from Jefferson Township to the City of Gahanna - Case #ANX- 11-17

Description:

Attached is a resolution to consider an Expedited Type 2 annexation of 1.4-acres, more or less, from Jefferson Township to the City of Gahanna. The petition case number is ANX-11-17.

Owner:

J Ernest Wells, D.C.

Agent:

Jackson B. Reynolds, III

Site:

4297 Johnstown Road (PID# 170-001499)

Additional Information:

The total perimeter of the site is approximately 1,260 feet; approximately 1,260 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 an ordinance 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 number Res-0005-2017 was passed by the City of Gahanna on July 17, 2017.

Recommendation:

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



Commissioner John O'Grady · Commissioner Marilyn Brown · Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Antwan Booker, 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 11, 2017** General Session Agenda for
consideration on **August 8, 2017**.

Case #ANX-11-17 - An Expedited Type 2 annexation petition ANX-11-17 was filed with the Franklin County Economic Development and Planning Department on July 5, 2017. The petition is requesting to annex 1.4 +/- acres from Jefferson Township to the City of Gahanna. The petition will be considered by the Board of Commissioners on August 8, 2017.

Site: 4297 Johnstown Road (PID# 170-001499)



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for
**Annexation
 Petition**

Expedited Type 2
 Pursuant to ORC §709.023



Property Information	
Site Address	4297 Johnstown Road
Parcel ID(s)	170-001499
From Township	Jefferson
Total Acreage	1.4±
To Municipality	Gahanna

Property Owner Information	
Name	J Ernest Wells, D.C.
Address	4297 Johnstown Road
	Columbus, OH 43230
Phone #	(614) 855-4545
Fax #	
Email	

Attorney/Agent Information	
Name	Jackson B. Reynolds, III
Address	c/o Smith & Hale LLC
	37 West Broad Street, Suite 460
	Columbus, OH 43215
Phone #	(614) 221-4255
Fax #	(614) 221-4409
Email	jreynolds@smithandhale.com

Staff Use Only	
Case #	ANX-11-17
Hearing date:	August 8, 2017
Date filed:	July 5, 2017
Fee paid	\$250.00
Receipt #	17-02234
Notifications deadline:	5 days July 10, 2017
Svc statement deadline:	20 days July 25, 2017

Document Submission
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:
<input checked="" type="checkbox"/> Legal description of property
<input checked="" type="checkbox"/> Map/plat of property
<input checked="" type="checkbox"/> List of adjacent properties

Waiver of Right to Appeal			
<p>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.</p>			
Property Owner _____	Date _____	Property Owner _____	Date _____
Property Owner _____	Date _____	Property Owner _____	Date _____

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF GAHANNA
OF 1.4± ACRES MORE OR LESS
IN THE TOWNSHIP OF JEFFERSON

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 1.4± acres with a total perimeter boundary of 1,260', more or less, in the Township of Jefferson which area is contiguous along 1,260' or 100% and adjacent to the City of Gahanna, do hereby pray that said territory be annexed to the City of Gahanna according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

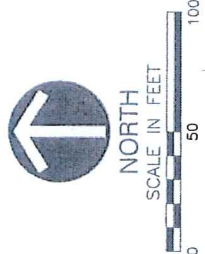
A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there is/are within the territory so prayed to be annexed one (1) OWNER(S) OF REAL ESTATE.

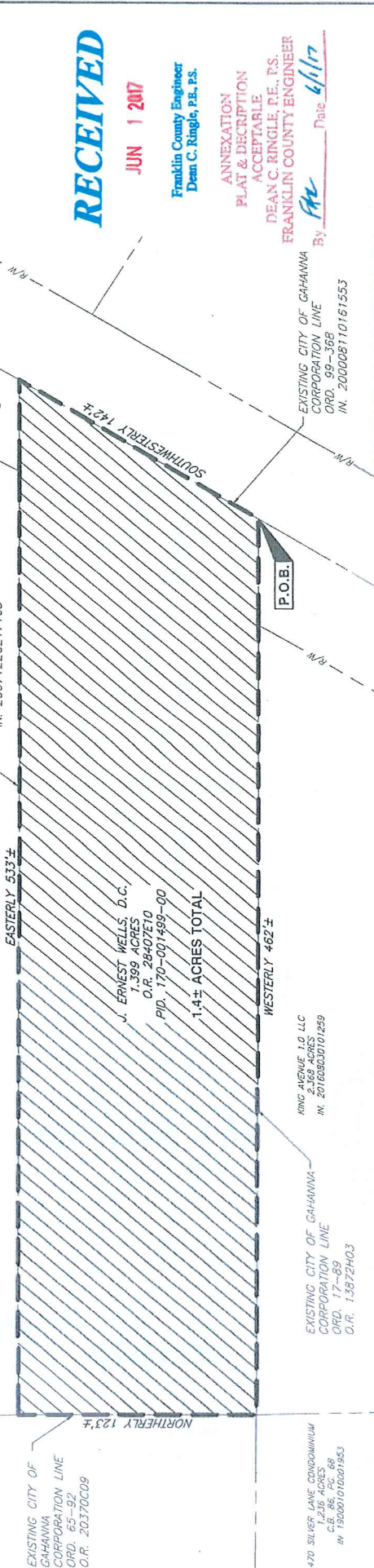
Jackson B. Reynolds, III, whose address is 37 West Broad Street, Suite 460, Columbus, Ohio 43215, is hereby appointed Agent for the undersigned Petitioner(s), as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of the Petition and 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 THE SPECIAL ANNEXATION PROCEDURE SET FORTH IN SECTION 709.023, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

**PROPOSED ANNEXATION OF 1.4± ACRES TO THE CITY OF GAHANNA FROM
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO**
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS



CONTIGUITY CALCULATION
1260 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EX. CORPORATION LINE OF THE CITY OF GAHANNA.
A TOTAL OF 1260 LINEAL FEET OF ANNEXED PERIMETER.
100% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EX. CITY OF GAHANNA CORPORATION LINE.



RECEIVED
JUN 1 2017
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By: *DR* Date: *6/1/17*

RECEIVED
JUL 05 2017
AUX-11-17
Franklin County Planning Department
Franklin County, Ohio



THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

Mark Alan Smith
MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6808
www.cecnrc.com

ANNEXATION PLAT

DRAWN BY:	JWC	CHECKED BY:	JWC
DATE:	APRIL 2017	DWG SCALE:	1" = 50'
PROJECT NO.:	163-513	DRAWING NO.:	1 OF 1



**DESCRIPTION OF 1.4 ACRES
TO BE ANNEXED FROM JEFFERSON TOWNSHIP
TO THE CITY OF GAHANNA**

Situated in the State of Ohio County of Franklin Township of Jefferson Quarter Township 2, Township 1, Range 16 United States Military Lands and being all of that 1.399 acre tract of land as conveyed to J. Ernest Wells, D.C. of record in OR 28407E10 (all deed references being to the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at the southeasterly corner of said 1.399 acre tract in the centerline of U.S. Route 62 (Johnstown Road) at an angle point in the existing City of Gahanna corporation line ORD No. 99-368 of record in IN 200008110161553

Thence westerly with the southerly line of said 1.399 acre tract and partially with said City of Gahanna corporation line and partially with the existing City of Gahanna corporation line ORD No. 17-89 of record in OR13872H03 a distance of approximately 462 feet to the southwesterly corner of said 1.399 acre tract and at an angle point in the existing City of Gahanna corporation line ORD No. 65-92 or record in OR20370C09

Thence northerly with the westerly line of said 1.399 acre parcel and said existing City of Gahanna corporation line a distance of approximately 123 feet to the northwesterly corner of said 1.399 acre tract and in the existing City of Gahanna corporation line ORD No. 2050-2007 of record in IN 20071220217163

Thence easterly with the northerly line of said 1.399 acre tract and said existing City of Gahanna corporation line a distance of approximately 533 feet to the northeasterly corner of said 1.399 acre tract in the centerline of said U.S. Route 62 (Johnstown Road) in the existing City of Gahanna corporation line ORD No. 99-368 of record in 20008110161553

Thence southwesterly with the centerline of said U.S. Route 62 (Johnstown Road) and said existing City of Gahanna corporation line a distance of approximately 142 feet to the point of beginning and containing 1.4 acres of land more or less

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains a perimeter 1260 lineal feet that is contiguous with the existing corporation line of the City of Gahanna and a total perimeter of 1260 lineal feet to be annexed and 100% of the perimeter length is contiguous to the existing City of Gahanna corporation line.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Mark Alan Smith 5/31/2017
Mark Alan Smith, P.S. Date
Registered Surveyor No. 8232

Date Prepared: August 30, 2016
File Name: 163-513-DESC-ANNEXATION.docx

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By *DR* Date *6/1/17*



RECEIVED

JUN 1 2017
Franklin County Engineer
Dean C. Ringle, P.E., P.S.



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Signature

Resolution: RES-0005-2017



ANX-11-17

File Number: RES-0005-2017

TO ADOPT A STATEMENT INDICATING THE SERVICES THE CITY OF GAHANNA, OHIO, WILL PROVIDE TO THE 1.4+/- ACRE PROPERTY IN JEFFERSON TOWNSHIP, LOCATED AT 4297 EAST JOHNSTOWN ROAD IN FRANKLIN COUNTY, PROPOSED TO BE ANNEXED TO THE CITY OF GAHANNA UPON ANNEXATION; REQUESTED BY JACK REYNOLDS, SMITH & HALE, AGENT FOR THE PETITIONER; J. ERNEST WELLS, D.C., PROPERTY OWNER.

WHEREAS, a Petition has been filed with the Board of County Commissioners of Franklin County, Ohio for the annexation of approximately 1.4+/- acres from Jefferson Township to the City of Gahanna by the expedited process provided for in Ohio Revised Code Section 709.023; 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.

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

Section 1. That the City of Gahanna hereby consents to this annexation.

Section 2. That immediately upon the effective date of the annexation of the 1.4+/- acres to the City of Gahanna as shown on the map and description attached hereto as EXHIBIT A, the City of Gahanna will provide to the entire annexed territory the following services: police, street maintenance, sanitation, economic development and planning, and parks and recreation. If the owner(s) desire public sanitary sewer or water service, the City of Gahanna has sanitary sewer and water available that can be extended to and serve the annexation territory at the request and cost of the owner(s). 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, including the codified ordinances of the City of Gahanna.

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 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 after passage by this Council and 30 days after date of signature approval by the Mayor.

At a meeting of the City Council on 7/17/2017, a motion was made by Michael Schnetzer, seconded by Stephen A. Renner, that this Resolution be Adopted. The motion passed.

Yes: 6 Angelou, Leeseberg, Renner, Schnetzer, Metzbower and McGregor

Absent: 1 Larick

President 
Jamie Leeseberg, Acting President


Date 7/18/17

Attest by Kimberly Banning
Kimberly Banning
Clerk of Council

Date 7/19/17

Approved by the Mayor 
Thomas R. Kneeland

Date 7/18/17

Approved as to Form 
Kristin E. Rosan
Acting City Attorney

Date 7/18/17

EXHIBIT A

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 15
 UNITED STATES MILITARY LANDS

CONTIGUITY CALCULATION
 1260 LINEAL FEET OF PERMETER IS CONTIGUOUS WITH THE EX. CORPORATION LINE OF THE CITY OF GAHANNA.
 A TOTAL OF 1260 LINEAL FEET OF ANNEXED PERMETER.
 100% OF THE PERMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EX. CITY OF GAHANNA CORPORATION LINE.

RECEIVED

JUN 1 2017

Franklin County Engineer
 Dean C. Ringle, P.E., P.S.

ANNEXATION
 PLAT & DESCRIPTION
 ACCEPTABLE
 DEAN C. RINGLE, P.E., P.S.
 FRANKLIN COUNTY ENGINEER

By: *[Signature]* Date: 6/1/17

EXISTING CITY OF GAHANNA CORPORATION LINE
 ORD. 99-368
 IN. 200008110161553

US 62 (JOHNSTOWN ROAD)
 VARIABLE PUBLIC RIGHT-OF-WAY

EXISTING CITY OF GAHANNA CORPORATION LINE
 ORD. 0250-2007
 IN. 20071220217163

METRY TOWNSHIP
 1.471 ACRES
 IN. 200106072181702

EASTERLY 533'±

J. ERNEST WELLS, D.C.
 1.308 ACRES
 O.R. 26407610
 P.O. 170-001499-00

1.4± ACRES TOTAL

WESTERLY 462'±

KING AVENUE I.G. LLC
 2.160 ACRES
 IN. 201606030161229

EXISTING CITY OF GAHANNA CORPORATION LINE
 ORD. 17-89
 O.R. 13872H03

470 SILVER LAKE CONDOMINIUM
 6.8 ACRES
 IN. 198001010601953

BENCHMARK BARK
 1.635 ACRES
 IN. 200601270017254

EXISTING CITY OF GAHANNA CORPORATION LINE
 ORD. 65-82
 O.R. 20377C09

NORTHERLY 123'±



NORTH

SCALE IN FEET



LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CORPORATION LINE
- ▨ PROPOSED CORPORATION AREA

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

[Signature]
 MARK ALAN SMITH, P.S.
 PROFESSIONAL SURVEYOR 8232

Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
 614-540-6633 - 888-598-6608
 www.cedinc.com



DRAWN BY:
 DATE:

JWC CHECKED BY:
 APRIL 2017 DWS SCALE:

JWC APPROVED BY:
 1"=50'

MAS DRAWING NO.:
 163-513

1 OF 1

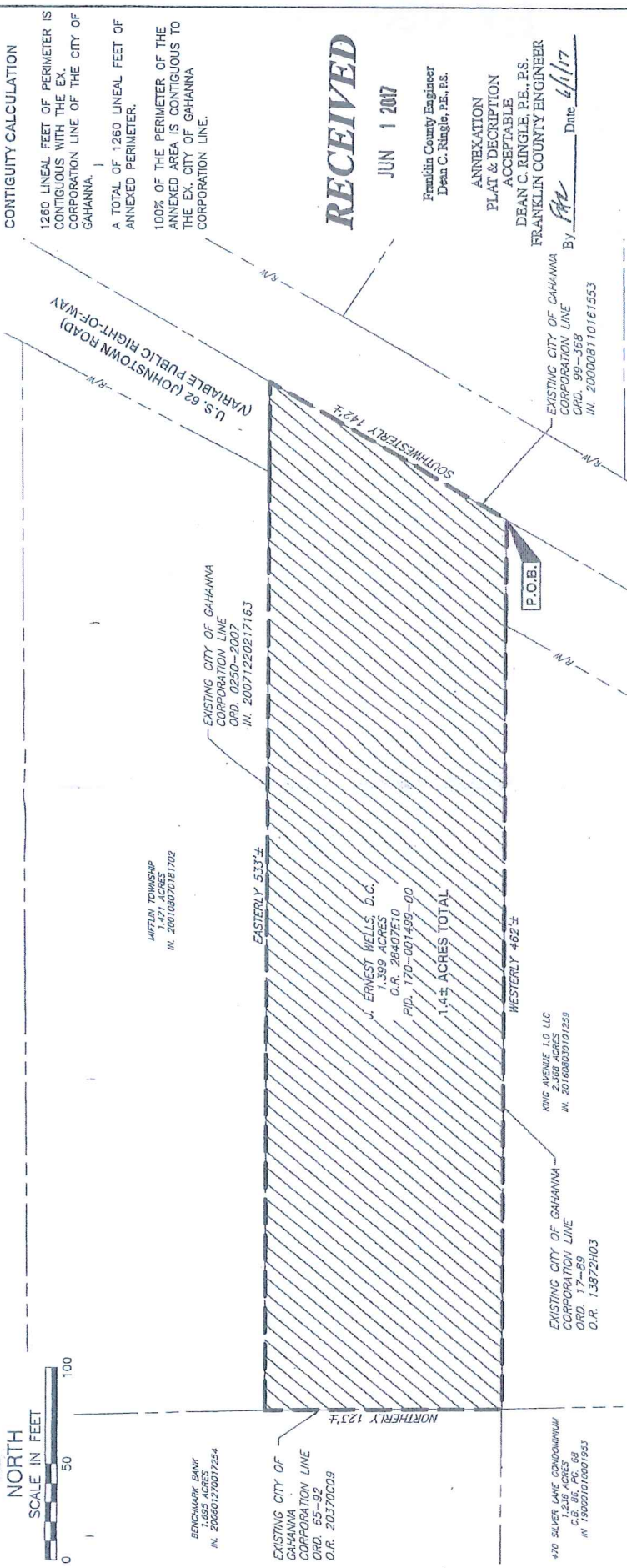
ANNEXATION PLAT



NORTH



PROPOSED ANNEXATION OF 1.4± ACRES TO THE CITY OF GAHANNA FROM
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS



CONTIGUITY CALCULATION
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RECEIVED
JUN 1 2017

Franklin County Engineer
Dean C. Ringle, P.E., P.S.
ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By *[Signature]* Date *6/1/17*

EXISTING CITY OF GAHANNA CORPORATION LINE
ORD. 99-368
IN. 200008110161553

EXISTING CITY OF GAHANNA CORPORATION LINE
ORD. 0250-2007
IN. 20071220217163

MIFFLIN TOWNSHIP
1.471 ACRES
IN. 200108070181702

J. ERNEST WELLS, D.C.
1.389 ACRES
O.R. 28401750
PID. 170-001499-00

ROSE AVENUE, L.C. LLC
21.608 ACRES
IN. 201608030101259

EXISTING CITY OF GAHANNA CORPORATION LINE
ORD. 17-89
O.R. 13872403

BENCHMARK BANK
1.695 ACRES
IN. 200501270017254

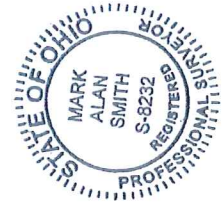
EXISTING CITY OF GAHANNA CORPORATION LINE
ORD. 53-52
O.R. 20370009

470 SILVER LAKE CO-OP/OWNERS
1.238 ACRES
C.B. 86, P.C. 68
IN. 196601015001953

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CORPORATION LINE
- PROPOSED CORPORATION AREA

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[Signature]
MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232



CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 • 888-598-6808
www.cecinc.com

DRAWN BY: JEC CHECKED BY: JWC APPROVED BY: MAS DRAWING NO.: 163-513
DATE: APRIL 2017 DWG SCALE: 1"=50' PROJECT NO.: 1 OF 1

ANNEXATION PLAT

NOTICE OF FILING OF ANNEXATION PETITION

TO: Kim Banning, Council Clerk
City of Gahanna
200 South Hamilton Road
Gahanna, OH 43230

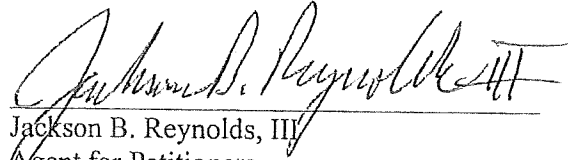
In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 5th day of July, 2017, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Gahanna, Ohio, of 1.4 ± acres, more or less, in Jefferson Township.


A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: _____

7/5/17


Jackson B. Reynolds, III
Agent for Petitioners

RECEIPT OF THE AFOREMENTIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED
THIS 5th day of July, 2017.


CLERK'S OFFICE Kayla Holbrook,
Deputy Clerk of Council

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF GAHANNA
OF 1.4± ACRES MORE OR LESS
IN THE TOWNSHIP OF JEFFERSON

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 1.4± acres with a total perimeter boundary of 1,260', more or less, in the Township of Jefferson which area is contiguous along 1,260' or 100% and adjacent to the City of Gahanna, do hereby pray that said territory be annexed to the City of Gahanna according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

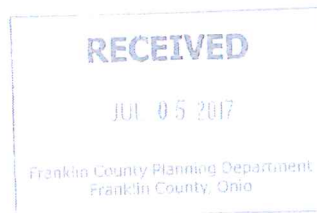
A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there is/are within the territory so prayed to be annexed one (1) OWNER(S) OF REAL ESTATE.

Jackson B. Reynolds, III, whose address is 37 West Broad Street, Suite 460, Columbus, Ohio 43215, is hereby appointed Agent for the undersigned Petitioner(s), as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of the Petition and 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.

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<u>NAME</u>	<u>DATE</u>	<u>ADDRESS</u>
J. Ernest Wells, D.C.	13 June 2017	4297 E. Johns Town Rd. Columbus OH 43230





DESCRIPTION OF 1.4 ACRES
TO BE ANNEXED FROM JEFFERSON TOWNSHIP
TO THE CITY OF GAHANNA

Situated in the State of Ohio County of Franklin Township of Jefferson Quarter Township 2, Township 1, Range 16 United States Military Lands and being all of that 1.399 acre tract of land as conveyed to J. Ernest Wells, D.C. of record in OR 28407E10 (all deed references being to the Recorder's Office, Franklin County, Ohio) and described as follows:

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Thence westerly with the southerly line of said 1.399 acre tract and partially with said City of Gahanna corporation line and partially with the existing City of Gahanna corporation line ORD No. 17-89 of record in OR13872H03 a distance of approximately 462 feet to the southwesterly corner of said 1.399 acre tract and at an angle point in the existing City of Gahanna corporation line ORD No. 65-92 of record in OR20370C09

Thence northerly with the westerly line of said 1.399 acre parcel and said existing City of Gahanna corporation line a distance of approximately 123 feet to the northwesterly corner of said 1.399 acre tract and in the existing City of Gahanna corporation line ORD No. 2050-2007 of record in IN 20071220217163

Thence easterly with the northerly line of said 1.399 acre tract and said existing City of Gahanna corporation line a distance of approximately 533 feet to the northeasterly corner of said 1.399 acre tract in the centerline of said U.S. Route 62 (Johnstown Road) in the existing City of Gahanna corporation line ORD No. 99-368 of record in 20008110161553

Thence southwesterly with the centerline of said U.S. Route 62 (Johnstown Road) and said existing City of Gahanna corporation line a distance of approximately 142 feet to the point of beginning and containing 1.4 acres of land more or less

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains a perimeter 1260 lineal feet that is contiguous with the existing corporation line of the City of Gahanna and a total perimeter of 1260 lineal feet to be annexed and 100% of the perimeter length is contiguous to the existing City of Gahanna corporation line.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Mark Alan Smith 5/31/2017
Mark Alan Smith, P.S. Date
Registered Surveyor No. 8232

Date Prepared: August 30, 2016
File Name: 163-513-DESC-ANNEXATION.docx

RECEIVED

JUN 1 2017

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By *DR* Date *6/1/17*

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

PROPERTY OWNER

J Ernest Wells
4297 Johnstown Road
Columbus, OH 43230
170-001499-00

Vipin N & Jyotika V Patel
P.O. Box 30266
Columbus, OH 43230-0266
025-008706-00

Mitchell B & Rachel D Klein
1007 McCarron Court
Columbus, OH 43230
025-008708-00

King Avenue I.0 LLC
4251 Johnstown Road
Columbus, OH 43230
025-008946-00

SURROUNDING PROPERTY OWNERS

Mifflin Township
155 Olde Ridenour Road
Columbus, OH 43230
027-000098-00

Dennis L Sears
1015 McCarron Court
Columbus, OH 43230
025-008709-00

JTH Enterprises LLC
470 Silver Lane
Columbus, OH 43230
025-012059-00

Diana M & Justin C Sponseller
999 McCarron Court
Columbus, OH 43230
025-008707-00

Benchmark Bank
461 Beecher Road
Columbus, OH 43230
025-012671-00

MD United LLC
470 Silver Lane
Columbus, OH 43230
025-012060-00


025-008946-00

AFFIDAVIT OF NOTICE OF FILING OF ANNEXATION PETITION
WITH MUNICIPAL COUNCIL CLERK


STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

Jackson B. Reynolds, III, being first duly sworn, deposes and says that he is the agent for petitioner(s) in that certain Annexation Petition wherein it is prayed that 1.4± acres, more or less, in Jefferson Township to be annexed to the City of Gahanna, Ohio, said Annexation Petition was filed in accordance with the provisions of Section 709.02 of the Ohio Revised Code with the Franklin County Board of County Commissioners on the 5th day of July, 2017. A copy of the Annexation Petition, map and legal description was served personally on the Council Clerk of City of Gahanna on the 5th day of July, 2017 by the affiant. Said personal service on the City of Gahanna Council Clerk was done within five (5) days of the filing the Annexation Petition with the Franklin County Board of County Commissioners according to Ohio Revised Code Section 709.023.

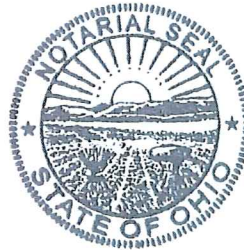
Further Affiant Sayeth Naught.


Name Jackson B. Reynolds III

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 04th day of July, 2017.



Notary Public



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

canini-fleitz-mun.aff
S:Docs/s&hannex/2017



ANX-11-17

Sum. in 9/16/17

NOTICE OF FILING OF ANNEXATION PETITION

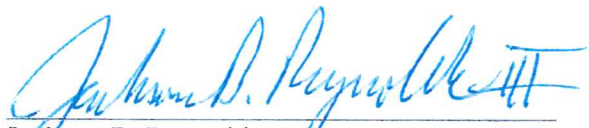
TO: Kim Banning, Council Clerk
City of Gahanna
200 South Hamilton Road
Gahanna, OH 43230

In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 5th day of July, 2017, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Gahanna, Ohio, of 1.4 ± acres, more or less, in Jefferson Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: 7/5/17


Jackson B. Reynolds, III
Agent for Petitioners

RECEIPT OF THE AFOREMENTIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED
THIS 5th day of July, 20 17.

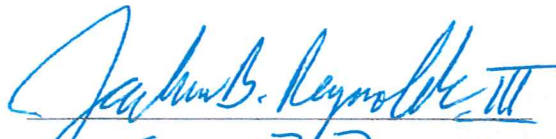

CLERK'S OFFICE *Kayla Holbrook,*
Deputy Clerk of Council

AFFIDAVIT OF NOTICE OF FILING OF ANNEXATION PETITION
WITH TOWNSHIP CLERK

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

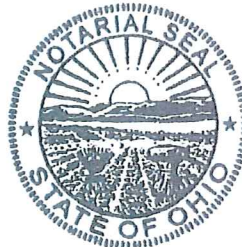
Jackson B. Reynolds, III, being first duly sworn, deposes and says that he is the agent for petitioner(s) in that certain Annexation Petition wherein it is prayed that 1.4± acres, more or less, in Jefferson Township to be annexed to the City of Gahanna, Ohio, said Annexation Petition was filed in accordance with the provisions of Section 709.02 of the Ohio Revised Code with the Franklin County Board of County Commissioners on the 5th day of July, 2017. A copy of the Annexation Petition, map and legal description was served personally on the Township Clerk of Jefferson Township on the 5th day of July, 2017 by the affiant. Said personal service on the Jefferson Township Clerk was done within five (5) days of the filing the Annexation Petition with the Franklin County Board of County Commissioners according to Ohio Revised Code Section 709.023.

Further Affiant Sayeth Naught.


Name Jackson B. Reynolds III

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 10th day of July, 2017.


Notary Public



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

Smith & Hale

NOTICE OF FILING OF ANNEXATION PETITION

TO: Ken Jones, Fiscal Officer
Jefferson Township, Franklin County Ohio
6545 Havens Road
Blacklick, OH 43004

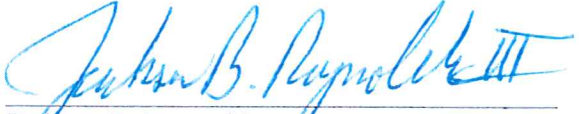
In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 5th day of July, 2017, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Gahanna, Ohio, of 1.4 ± acres, more or less, in Jefferson Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: _____

7/5/17



Jackson B. Reynolds, III
Agent for Petitioners

RECEIPT OF THE AFOREMENTIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED
THIS 5th day of July, 20 17.



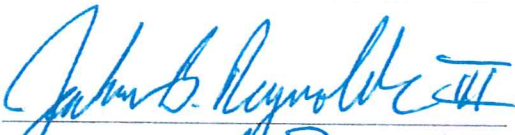
CLERK'S OFFICE Admin. Assistant
Zoning

AFFIDAVIT OF NOTICE TO SURROUNDING PROPERTY
OF FILING OF ANNEXATION PETITION

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

Jackson B. Reynolds, III, being first duly sworn, deposes and says that he is agent for petitioner(s) in that certain Annexation Petition wherein it is prayed that 1.4± acres, more or less, in Jefferson Township to be annexed to the City of Gahanna, Ohio, said Annexation Petition was filed in accordance with the provisions of Section 709.02 of the Ohio Revised Code with the Franklin County Board of County Commissioners on the 5th day of July, 2017. A copy of the Annexation Petition, map and legal description was mailed by First Class U.S. Mail on the 5th day of July, 2017 to each of the surrounding property owners shown on the attached sheet within five (5) days of the filing of the Annexation Petition as required in Section 709.023 of the Ohio Revised Code.

Further Affiant Sayeth Naught.


Name Jackson B. Reynolds III

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 0th day of July, 2017.


Notary Public

canini-fleitz-prop.aff
S:Docs/s&hannex/2017



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

