

NOTICE OF FILING OF ANNEXATION PETITION

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

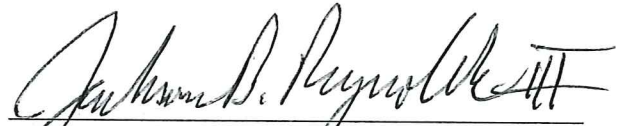
In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 5th day of July, 2017, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

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.

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.

| <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:

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

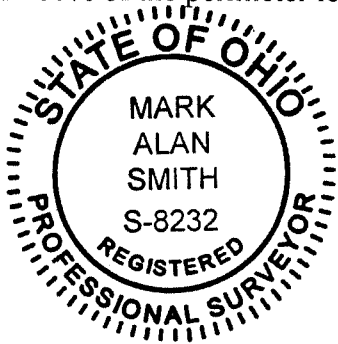
Thence northerly with the westerly line of said 1.399 acre parcel and said existing City of Gahanna corporation line a distance of approximately 123 feet to the northwesterly corner of said 1.399 acre tract and in the existing City of Gahanna corporation line ORD No. 2050-2007 of record in IN 20071220217163

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.

 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  Date 6/1/17

RECEIVED

JUN 1 2017

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 1.0 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

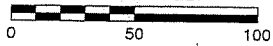
Diana M & Justin C Sponseller
999 McCarron Court
Columbus, OH 43230
025-008707-00

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

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



NORTH
SCALE IN FEET



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

BENCHMARK BANK
1.695 ACRES
IN. 200601270017254

EXISTING CITY OF GAHANNA CORPORATION LINE
ORD. 65-92
O.R. 20370C09

470 SILVER LANE CONDOMINIUM
1.236 ACRES
C.B. 80, P.D. 68
IN 190001010001953

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

KING AVENUE 1.0 LLC
2.368 ACRES
IN. 201608030101259

J. ERNEST WELLS, D.C.
1.399 ACRES
O.R. 28407E10
PID. 170-001499-00
1.4± ACRES TOTAL

EASTERLY 533'±

WESTERLY 462'±

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

U.S. 63 (JOHNSTOWN ROAD)
(VARIABLE PUBLIC RIGHT-OF-WAY)

SOUTHWESTERLY 142'±

P.O.B.

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

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 FAZ Date 6/1/17

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

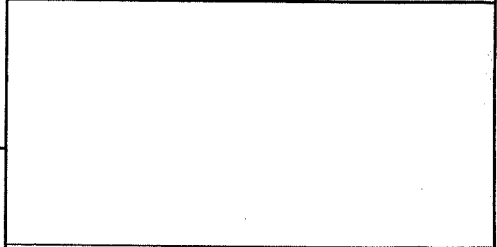
THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

Mark Alan Smith 5/31/2017

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

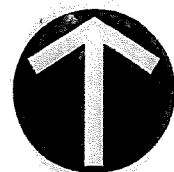


ANNEXATION PLAT

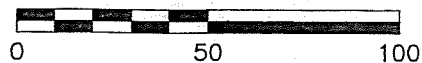
| | | | | | | | |
|-----------|------------|-------------|--------|--------------|---------|--------------|--------|
| DRAWN BY: | JEC | CHECKED BY: | JWC | APPROVED BY: | MAS | DRAWING NO.: | 1 OF 1 |
| DATE: | APRIL 2017 | DWG SCALE: | 1"=50' | PROJECT NO.: | 163-513 | | |

**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



NORTH
SCALE IN FEET



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.

BENCHMARK BANK
1.695 ACRES
IN. 200601270017254

EXISTING CITY OF GAHANNA CORPORATION LINE
ORD. 65-92
O.R. 20370C09

NORTHERLY 123'±

MIFFLIN TOWNSHIP
1.471 ACRES
IN. 200108070181702

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

EASTERLY 533'±

U.S. 62 (JOHNSTOWN ROAD)
(VARIABLE PUBLIC RIGHT-OF-WAY)

J. ERNEST WELLS, D.C.
1.399 ACRES
O.R. 28407E10
PID. 170-001499-00

1.4± ACRES TOTAL

WESTERLY 462'±

SOUTHWESTERLY 142'±

P.O.B.

470 SILVER LANE CONDOMINIUM
1.236 ACRES
C.B. 86, PG. 68
IN 190001010001953

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

KING AVENUE 1.0 LLC
2.368 ACRES
IN. 201608030101259

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

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 FAC Date 6/1/17

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] 5/31/2017

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.cecinc.com

ANNEXATION PLAT

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

P:\2016\163-513-Survey\DWG\163513-S101-ANNEX.dwg[LAYOUT1] LS:(4/27/2017 10:41 AM) - LP: 5/31/2017 10:41 AM - abenson