DO NOT DETACH

Instrument Number: 201908220107878
Recorded Date: 08/22/2019 3:27:39 PM

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: T20190050952
Document Type: ANNEXATION
Document Page Count: 14

Submitted By (Mail):
CITY OF GAHANNA

Mail

First Grantor:
JEFFERSON TOWNSHIP

First Grantee:
GAHANNA CITY OF

Fees:

Document Recording Fee:	$28.00
Additional Pages Fee:	$96.00
Total Fees:	$124.00
Amount Paid:	$124.00
Amount Due:	$0.00

Instrument Number: 201908220107878
Recorded Date: 08/22/2019 3:27:39 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

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.

City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0069-2019

File Number: ORD-0069-2019

ORDINANCE TO ACCEPT AN APPLICATION FOR ANNEXATION OF 2.889 +/- ACRES FROM JEFFERSON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO, TO THE CITY OF GAHANNA, OHIO (AKA Group, LLC).

WHEREAS, an application for annexation of property located at 4246 E. Johnstown Road consisting of 2.889+/- acres from Jefferson Township to the City of Gahanna, Ohio, has been duly filed and was granted by the Board of County Commissioners on March 12, 2019; and

WHEREAS, the City Attorney has directed the Clerk of Council to place this acceptance before Council.

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 2.889+/- 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 March 12, 2019, 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 8/5/2019, a motion was made by Jamie Leeseberg, seconded by Michael Schnetzer, that this Ordinance be Adopted. The motion passed.

President Brian Metzbower **Date** 8/5/19

RECEIVED
MICHAEL STINZIANO
AUG 22 2019
FRANKLIN COUNTY AUDITOR
BY _____ DEPUTY COUNTY AUDITOR

Attest by April Beggerow, Clerk **Date** 8/5/19

Approved by the Mayor Thomas R. Kneeland **Date** 8/6/19

Approved as to Form _____ **Date** 8/6/19

Shane W. Ewald
City Attorney

Franklin County
Where Government Works

RECEIVED
FEB 11 2018
BY: [illegible]

Application for Annexation Petition

Expedited Type 2
Pursuant to ORC §709.023

RECEIVED
FEB 04 2019 2
Franklin County Planning Department
Franklin County, OH

Economic Development & Planning Department
James Schimmer, Director

Property Information

Site Address: 4246 E. JOHNSTOWN RD. 43230	
Parcel ID(s): 170-000426-00	Total Acreage: 2.889
From Township: JEFFERSON	To Municipality: GAHANNA

Property Owner Information

Name: AKA GROUP,LLC	
Address: 6650 WALNUT STREET NEW ALBANY OHIO 43054	
Phone #: 614=855=2822	Fax #: 614=855=2823
Email: marty@rcgrealtors.com	

Attorney/Agent Information

Name: MARA L. ZIMINSKI	
Address: 6650 WALNUT STREET NEW ALBANY, OHIO 43054	
Phone #: 614=855=2822	Fax #: 614=855=2823
Email: mara@rcgrealtors.com	

Staff Use Only

Case #: ANx-02-19

Hearing date: 3/12/19

Date filed: 2/4/19

Fee paid: $250.00

Receipt #: 19-00390

Notifications deadline: 5 days 2/11/19

Svc statement deadline: 20 days 2/25/19

Document Submission

The following documents must accompany this application on letter-sized 8 ½" x 11" paper:

- [x] Legal description of property
- [x] Map/plat of property
- [x] List of adjacent properties

Waiver of Right to Appeal

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.

Marty Ackermann

AKA GROUP LLC Property Owner	12/25/18 Date	Property Owner	Date
Property Owner	Date	Property Owner	Date

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By _____ Date 12/11/18

RECEIVED
FEB 11 2019
BY: _____

RECEIVED
DEC 11 2018
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

VANCE SURVEYING
15071 HYATT ROAD
MOUNT VERNON, OHIO 43050
PH. (740)397-6296
FAX (740) 397-6032

2.889 ACRES for Annexation from Jefferson Township to City of Gahanna

Being situated Lots two (2) and nine (9), Township one (1), Range sixteen (16) West, Quarter Township two (2), United States Military Lands, Jefferson Township, Franklin County, State of Ohio. Being that land deeded to AKA Group LLC of record in Inst. No. 201509280136021 and being Parcel No. 170-000426 in the Franklin County Recorder's Office and being more particularly described as follows;

Beginning at the northwest corner of Lot 66, the southeast corner of Lot 67 – Rose run Subdivision (Plat Book 68 Page 76), also being on the City of Gahanna Corp. Line (Ord. #90-87, O.R. 11012 H-08);

Thence from the place of beginning South 04 degrees 37 minutes 35 seconds West along the west line of Lot 66 – Rose Run Subdivision, the said City of Gahanna Corp. Line (Ord. #90-87, O.R. 11021 H-08), a distance of 174.50 feet to point;

Thence North 85 degrees 20 minutes 12 seconds West along the northerly boundaries Charles R. Conroy, Trustee (199902180042168), Virginia C. Clarke (199808230215960) and Edward L. Jr. & Jinx A. Wilke (D.V. 3778 P. 659) a distance of 770.55 feet to a 5/8 inch iron pin set on the east line of Johnstown Road (U.S. Route 62);

Thence North 35 degrees 29 minutes 52 seconds East along the east line of Johnstown Road, the City of Gahanna Corp. Line (Ord. #99-368, Inst No. 200008110161553), a distance of 204.90 feet to a point;

Thence South 85 degrees 12 minutes 46 seconds East along the south line of Rose Run Subdivision, the City of Gahanna Corp. Line (ord. #90-87, O.R. 11021 H-08), a distance of 665.42 feet to the place of beginning - containing 2.889 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared by me, Samuel R. Vance, Registered Surveyor No. 7922 from the best available County Records, This information was not derived from an actual field survey, the above description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37. Bearing Basis assumed, the east line of Johnstown Road (U.S. Route 62) as North 36 degrees 29 minutes 52 seconds East.

STATE OF OHIO
SAMUEL R. VANCE
S-7922
REGISTERED
PROFESSIONAL SURVEYOR

Samuel R. Vance
Registered Surveyor No. 7922

October 22, 2018

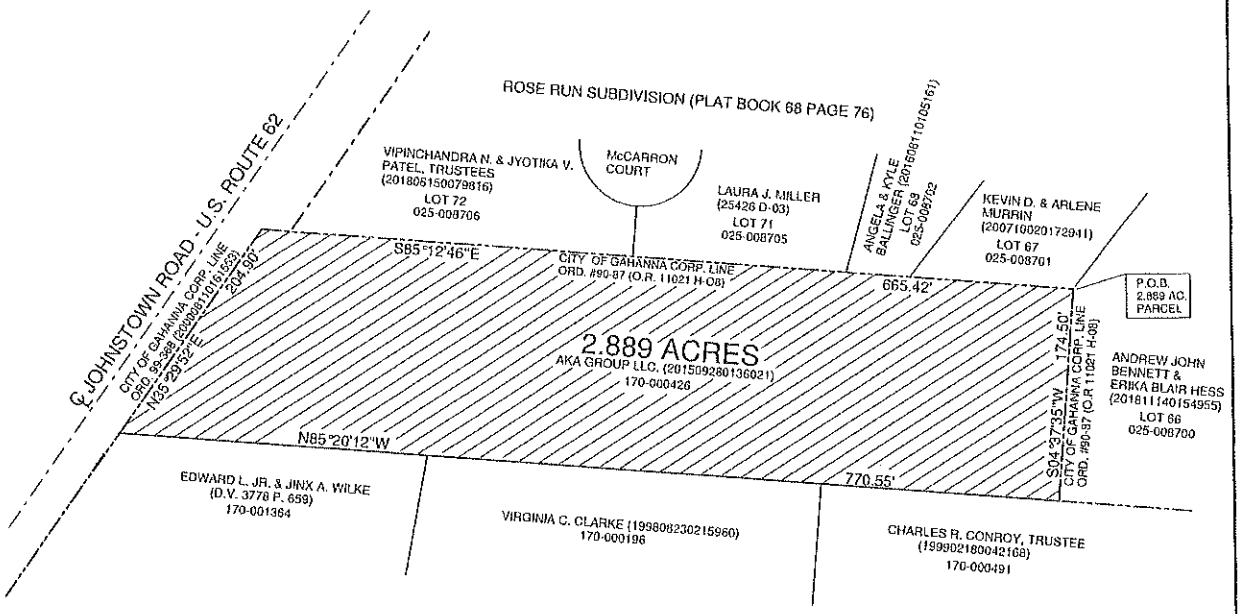
RECEIVED
FEB 04 2019
Franklin County Planning Department
Franklin County, OH

ANX-02-19

VANCE SURVEYING LTD.
15071 HYATT ROAD
MOUNT VERNON, OHIO 43050
PH. (740) 397-6296
FAX (740) 397-6032
vancesurveying@gmail.com

SURVEY FOR
AKA GROUP LLC.
RANGE 16, TOWNSHIP 1, QUARTER TOWNSHIP 2, LOTS 2 & 9, USML,
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, STATE OF OHIO

SCALE: 1" = 100'
0' 100' 200' 400'



PROPOSED ANNEXATION OF 2.889 ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA

NOTE: 1815.37' TOTAL PERIMETER
1044.82' CONTIGUOUS TO CITY
= 57.5 PERCENT

NOTE: THE ANNEXATION WILL NOT CREATE AN UNINCOPRORATED AREA TO THE TOWNSHIP THAT IS COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

THIS EXIHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE FRANKLIN COUNTY ENGINEER, RECORDER AND AUDITOR, AND IS NOT INTENDED FOR THE TRANFER OF REAL PROPERTY.

LEGEND

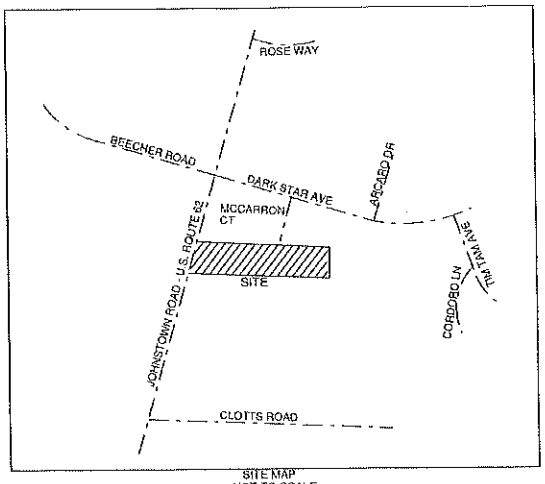
EXISTING CITY OF GAHANNA CORP. LINE

PROPOSED CITY OF GAHANNA CORP. LINE

AREA TO BE ANNEXED

RECEIVED
FEB 04 2019
Franklin County Planning Department
Franklin County, OH

ANX-02-19



SITE MAP
NOT TO SCALE

BEARING BASIS ASSUMED, THE EAST LINE OF JOHNSTOWN ROAD (U.S. ROUTE 62) AS N35°29'52"E

STATE OF OHIO
SAMUEL R. VANCE
S-7922
REGISTERED
PROFESSIONAL SURVEYOR

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By FAR Date 12/11/18

RECEIVED
DEC 11 2018
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

DRAWING PREPARED BY
Samuel R. Vance
SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922
OCTOBER 22, 2018

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By _____ Date 12/11/18

VANCE SURVEYING
15071 HYATT ROAD
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RECEIVED
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Franklin County Engineer
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STATE OF OHIO
SAMUEL R. VANCE
S-7922
REGISTERED
PROFESSIONAL SURVEYOR

Samuel R. Vance
Registered Surveyor No. 7922

October 22, 2018

RECEIVED
FEB 04 2019
Franklin County Planning Department
Franklin County, OH

ANX-02-19

City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Signature

Resolution: RES-0003-2019

File Number: **RES-0003-2019**

TO ADOPT A STATEMENT INDICATING THE SERVICES THE CITY OF GAHANNA, OHIO, WILL PROVIDE AND ARE AVAILABLE UPON ANNEXATION TO THE 2.889 +/- ACRE PROPERTY IN JEFFERSON TOWNSHIP, LOCATED AT 4242/4246 EAST JOHNSTOWN ROAD IN FRANKLIN COUNTY, PID# 170-000426, PROPOSED TO BE ANNEXED TO THE CITY OF GAHANNA; MARTY ACKERMANN, PROPERTY OWNER; AND CITY BUFFER REQUIREMENTS AS PROVIDED IN OHIO REVISED CODE 709.023.

WHEREAS, a Petition has been filed with the Board of County Commissioners of Franklin County, Ohio, for the annexation of approximately 2.889 +/- 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 2.889 +/- acres, located at 4242/4246 East Johnstown Road, PID# 170-000426, 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 for this residence/location with our current staffing levels and operational capacity.

Engineering: According to the Gahanna Thoroughfare Plan, East Johnstown Road is identified to require 40 feet of right-of-way from centerline. The current right-of-way from centerline for this property is approximately 28 feet, therefore the dedication of approximately 12 feet of right-of-way shall be designated as a condition of accepting the proposed annexation.

Public Service:
1) Water service is available from an existing 12-inch waterline on East Johnstown Road across the frontage of the property.
2) Sanitary sewer service is available from an existing 8-inch sanitary sewer approximately 250 feet west of the proposed annexation.
3) 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 2.889 +/- 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.

At a meeting of the City Council on 2/18/2019, a motion was made by Brian D. Larick, seconded by Jamie Leeseberg, that this Resolution be Adopted. The motion passed.

President _____ **Date** 2/20/19
Brian Metzbower

Attest by _____ **Date** 2/20/19
Krystal Gonchar
Deputy Clerk of Council

Approved by the Mayor _____ **Date** 2/20/2019
Thomas R. Kneeland

Approved as to Form _____ **Date** 2/20/19
Shane W. Ewald
City Attorney

I hereby certify the foregoing to be a true and exact copy of Resolution 0003-2019 as passed by the Council of the City of Gahanna, Ohio, at its meeting held 2/18/2019, approved by the Mayor on 2/20/2019.

_____
Clerk of Council, City of Gahanna, Ohio

Resolution No. 0163-19 March 12, 2019

Review of petition to annex 2.889 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-02-19 (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 SHEET FOLLOWS

Resolution No. 0163-19 March 12, 2019

Review of petition to annex 2.889 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-02-19 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Mara L. Ziminski, on February 12, 2019, 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 0003-2019 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 February 18, 2019.

Received 5/13/19
KG

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

RESOLUTION SUMMARY

Review of petition to annex 2.889 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-02-19

Description:
Attached is a resolution to consider an Expedited Type 2 annexation of 2.889-acres, more or less, from Jefferson Township to the City of Gahanna. The petition case number is ANX-02-19.

Owner:
AKA Group, LLC

Agent:
Mara L. Ziminski

Site:
4242 E. Johnstown Road (PID# 170-000426)

Additional Information:
The total perimeter of the site is approximately 1,815.37 feet; approximately 1,044.82 feet, or 57.5 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 Number 0003-2019 was passed by the City of Gahanna on February 18, 2019.

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

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.Gov

SIGNATURE SHEET

Resolution No. 163-19 March 12, 2019

REVIEW OF PETITION TO ANNEX 2.889 +/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA CASE #ANX-02-19

(EDP - Economic Development and Planning)

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

Voting:

Marilyn Brown, President	**Aye**
John O'Grady	**Absent**
Kevin L. 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.

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

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

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 **February 12, 2019** General Session Agenda for consideration on **March 12, 2019.**

Case #ANX-02-19 - An Expedited Type 2 annexation petition ANX-02-19 was filed with the Franklin County Economic Development and Planning Department on February 4, 2019. The petition is requesting to annex 2.889 +/- acres from Jefferson Township to the City of Gahanna. The petition will be considered by the Board of Commissioners on March 12, 2019.

Site: 4242 Johnstown Road (PID# 170-000426)

150 South Front Street, FSL Suite 10 Columbus, Ohio 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.Gov

Franklin County
Where Government Works

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

RECEIVED
FEB 04 2019 2
Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: 4246 E. JOHNSTOWN RD. 43230	
Parcel ID(s): 170-000426-00	Total Acreage: 2.889
From Township: JEFFERSON	To Municipality: GAHANNA

Property Owner Information

Name: AKA GROUP,LLC	
Address: 6650 WALNUT STREET NEW ALBANY OHIO 43054	
Phone #: 614-855-2822	Fax #: 614-855-2823
Email: marty@rcgrealtors.com	

Attorney/Agent Information

Name: MARA L. ZIMINSKI	
Address: 6650 WALNUT STREET NEW ALBANY OHIO 43054	
Phone #: 614-855-2822	Fax #: 614-855-2823
Email: mara@rcgrealtors.com	

Staff Use Only

Case #: ANx-02-19

Hearing date: 3/12/19

Date filed: 2/4/19

Fee paid: $250.00

Receipt #: 19-00390

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Marty Ackermann

AKA GROUP LLC Property Owner	12/25/18 Date	Property Owner	Date
Property Owner	Date	Property Owner	Date