

**Review of Petition to Annex 8.8+/- acres from Prairie Township to the City of Columbus by Laura MacGregor Comek, Esq. Case #ANX-EXP2-20-13 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Laura MacGregor Comek, Esq. filed on behalf of LJKJ Rome Hilliard LLC, Ruth Ann Hoffman and Roy Lee Hoffman on August 26, 2013 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 agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance no. 2096-2013, passed on September 9, 2013 by the City of Columbus.

**Review of Petition to Annex 8.8+/- acres from Prairie Township to the City of Columbus by Laura MacGregor Comek, Esq. Case #ANX-EXP2-20-13 (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 Columbus, 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 Columbus, Ohio.

Prepared by: D. Anthony Hray

C: Economic Development & Planning Department

**SIGNATURE SHEET**

Resolution No. 0756-13

October 01, 2013

**REVIEW OF PETITION TO ANNEX 8.8+/- ACRES FROM PRAIRIE TOWNSHIP TO THE CITY OF COLUMBUS BY LAURA MACGREGOR COMEK, ESQ. CASE #ANX-EXP2-20-13**

**(Economic Development and Planning)**

Upon the motion of Commissioner Marilyn Brown, seconded by Commissioner John O'Grady:

**Voting:**

**John O'Grady, President**

**Aye**

**Marilyn Brown**

**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.



---

Shannon Z Cross, Clerk  
Board of County Commissioners  
Franklin County, Ohio



Commissioner John O' Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

### RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX  
8.8+/- ACRES FROM  
PRAIRIE TOWNSHIP  
TO THE CITY OF COLUMBUS  
BY LAURA MACGREGOR COMEK, ESQ.

**Description:**

Attached is a resolution to consider the annexation of 8.8-acres, more or less, from Prairie Township to the city of Columbus. The petition case number is ANX-EXP2-20-13.

**Applicant/Agent:**

Laura MacGregor Comek, Esq.

**Owners:**

LJKJ Rome Hilliard LLC  
Ruth Ann Hoffman  
Roy Lee Hoffman

**Site:**

931 Hilliard-Rome Road (240-006855)

**Additional Information:**

The site is contiguous to the city of Columbus on two (2) sides.

**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 service ordinance from the city of Columbus stating the services that will be provided once the annexation has been approved. The city of Columbus has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance no. 2096-2013 passed September 9, 2013.

**Recommendation:**

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



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown  
President

Economic Development & Planning Department  
James Schimmer, Director

## MEMO JOURNALIZATION

**TO:** Shannon Zee Cross, County Clerk  
Franklin County Commissioners Office

**FROM:** D. Anthony Hray, Planner  
Franklin County Economic Development & Planning Department

**CC:** James Schimmer, Director  
Franklin County Economic Development & Planning Department

**RE:** Description of Expedited Type 2 annexation case to be  
journalized on the **September 3, 2013** General Session Agenda  
for a hearing on **October 1, 2013**.

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**Case #ANX-EXP2-20-13**- An Expedited Type 2 annexation ANX-EXP2-20-13 was filed in our office on August 26, 2013. The petition is requesting to annex 8.8 +/- acres from Prairie Township to the city of Columbus. The agent is Laura MacGregor Comek, Esq. **Site: 931 Hilliard-Rome Road (240-006855)**



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

AUG 26 2013

2

Franklin County Planning Department  
 Franklin County, OH

Property Information	
Site Address	931 Hilliard - Rome Rd.
Parcel ID(s)	240.006855
Total Acreage	8.8
From Township	Kraus
To Municipality	Columbus

Staff Use Only	
Case #	ANX-EXP2
	20-13
Hearing date:	10.1.13
Date filed:	8.26.13
Fee paid	250.00
Receipt #	1763
Notifications deadline: 5 days	9.31.13
Svc statement deadline: 20 days	9.15.13

Property Owner Information	
Name	L&K Rome Hilliard LLC & Ruth Ann Hoffman
Address	500 S. Front St., 12th fl. & Roy Lee Hoffman Columbus, Ohio 43215
Phone #	614 229 4557
Fax #	614 229 4559
Email	laura@cbjlawyers.com

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/plot of property
<input checked="" type="checkbox"/> List of adjacent properties

Attorney/Agent Information	
Name	Laura Macgregor Comek, Esq. & Crabbe Brown & James
Address	500 S. Front St., 12th fl. Columbus, Ohio 43215
Phone #	614 229 4557
Fax #	614 229 4559
Email	laura@cbjlawyers.com

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>			
	atly 8.26.13	Property Owner	Date
Property Owner	Date	Property Owner	Date
Property Owner	Date	Property Owner	Date

**RECEIVED**

JUL 09 2013

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

ANNEXATION DESCRIPTION  
8.8 ACRES  
Prairie Township to City of Columbus  
Hilliard Rome Road, Columbus, Ohio

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 7/9/13

Situated in the State of Ohio, Franklin County, Prairie Township, Virginia Military Survey 7326, and being 6.5 acres of land conveyed to Ruth Ann Hoffman, Roy Lee Hoffman, and LJK Rome Hilliard LLC in Instrument Number 201306120097793, Recorder's Office, Franklin County, Ohio and 2.3 acres being within the right-of-way of Parcel 104 WD conveyed to ODOT for Relocated Hilliard Rome Road as described in D.B. 2990, Page 249, shown on the ODOT right of way plan for FRA-70-3.41. Said 8.8 acres being more generally described as follows:

Beginning for reference at the intersection of Hilliard Rome Road and Feder Road as delineated on the Ohio Department of Transportation (ODOT) Centerline Plat for FRA-70-3.41 recorded in Plat Book 35, Page 109;

Thence westerly, along the centerline of Feder Road, being the common line between Virginia Military Survey 7326 and 6641, 239 feet, more or less, to a point;

Thence southerly, 50 feet, more or less, to the south line of Feder Road, being the northwest corner of a 0.980 acre tract conveyed to F.W. and Benjamin Englefield in Instrument No. 200901270010366;

Thence continuing southerly, along the west line of the 0.980 acre tract, and along the west line of a 0.972 acre tract conveyed to Dean & Connie Salts in Instrument No. 200509120187823, and along part of the City of Columbus corporation line recorded in Official Record 31700C03, and accepted in Ordinance 39-96, 444 feet, more or less, to the northwest corner of said 6.5 acre tract, being the Point of Beginning;

Thence easterly, along the southerly line of said 0.972 acre tract extended, 247 feet, more or less, to the westerly right of way of said 2.3 acre tract;

Thence continuing easterly along the easterly extension along the southerly line of said 0.972 acre tract to the easterly line of said 2.3 acre tract;

Thence with the easterly right of way line of said 2.3 acre tract, the following courses:

Southeasterly, 63 feet, more or less;

Southeasterly, 289 feet, more or less;

Southeasterly, 193 feet, more or less;


Southeasterly, 283 feet, more or less, to a north line of the remainder of that 30.75 acre tract conveyed to LJK Rome Hilliard LLC in Instrument No. 201212190195037, Recorder's Office, Franklin County, Ohio.

Thence westerly, leaving the easterly right of way line of said 2.3 acre tract, along the north line of said 30.75 acre tract, 828 feet, more or less, to the southwest corner of the 6.5 acre tract, being in the east line of a 4.434 acre tract conveyed to Hartford Village Commons LLC in Instrument Number 200902190022456 and in the City of Columbus corporation line recorded in Instrument No. 199805120115788 and accepted in Ordinance 775-98;

Thence northerly, along the common line between the 6.5 acre tract and 4.434 acre tract, and said corporation line, 685 feet, more or less, to the Point of Beginning. Containing 8.8 acres of land, more or less.

This description is a general description of property for annexation purposes and is not a boundary survey defined in O.R.C 4733-37 and is not suitable for transfer of property.

Civil & Environmental Consultants, Inc.

  
Jeffrey A. Miller  
Professional Surveyor No. 7211

**RECEIVED**

AUG 26 2013

Franklin County Planning Department  
Franklin County, OH

ANX - EXP 2

20-13

**ADJACENT PROPERTY INDEX**

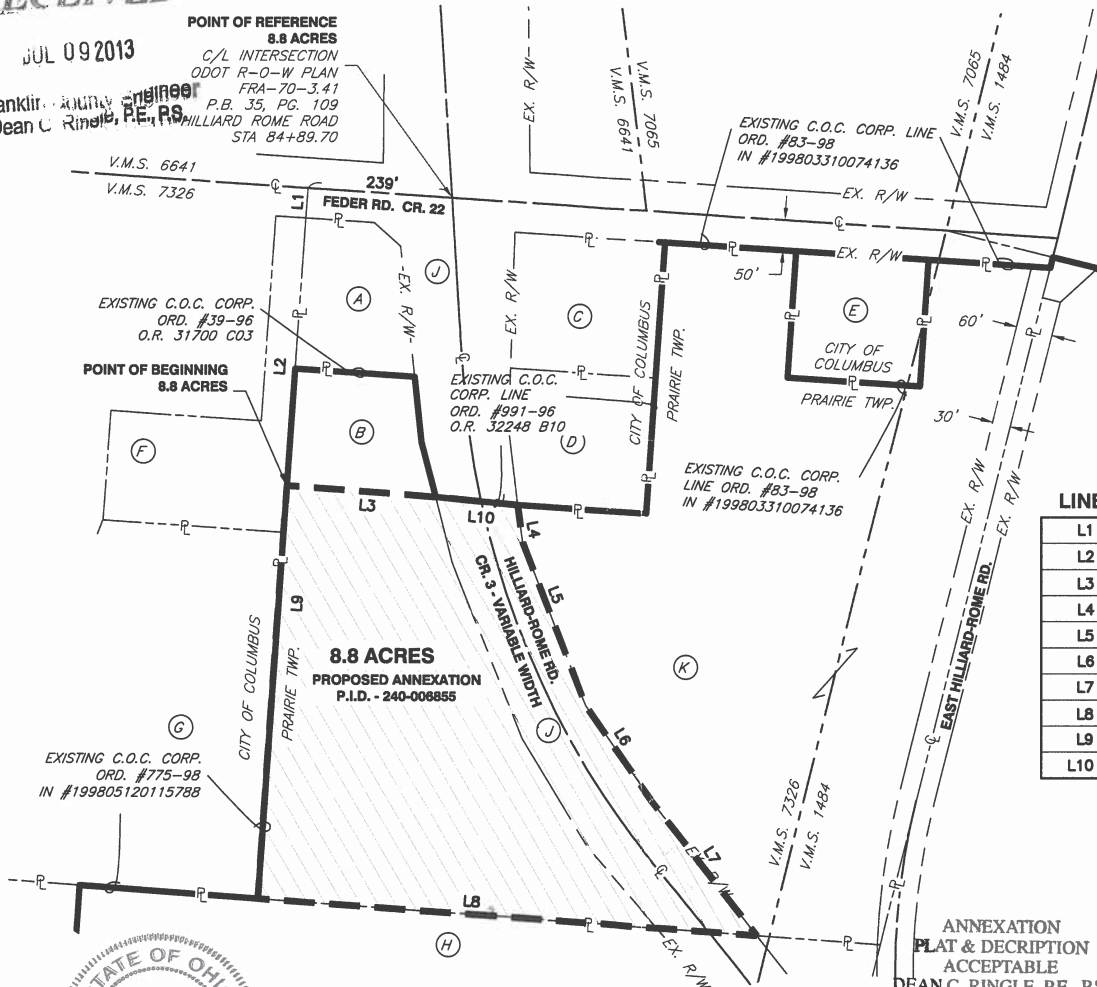
- (A) 010-234593 0.980 AC. F.W. & BENJAMIN ENGLEFIELD 925 HILLIARD ROME ROAD I.N. 200901270010366
- (B) 240-000003 0.972 AC. DEAN & CONNIE SALTS 975 HILLIARD ROME ROAD I.N. 200509120187823
- (C) 010-235560 1.259 AC. CAMPBELL OIL COMPANY 5501 FISHER ROAD I.N. 201101270014095
- (D) 010-235561 1.189 AC. NALINE INVESTMENTS LLC 1030 HILLIARD ROME ROAD I.N. 2008050068932
- (E) 010-243356 1.313 AC. CITY OF COLUMBUS 5501 FISHER ROAD DB 3334, PG. 411
- (F) 010-249539 1.629 AC. IMAGE HOSPITALITY LLC 5655 FEDER ROAD I.N. 201010010129017
- (G) 010-243602 4.434 AC. HARTFORD VILLAGE COMMONS LLC (VACANT) I.N. 200902190022456
- (H) 240-002540 30.75 AC. (ORIGINAL) LJKJ ROME HILLIARD LLC 931 HILLIARD ROME IN201212190195037
- (J) DEDICATED RIGHT OF WAY HWY PARCEL 104 WD 7.9 ACRES DB 2990, PG 249
- (K) 240-000203 30.75 AC. (ORIGINAL) JUDITH K. HOFFMAN LARRY LEE HOFFMAN LJKJ ROME HILLIARD LLC. I.N. 201212190195037

**RECEIVED**

JUL 09 2013

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

**POINT OF REFERENCE**  
8.8 ACRES  
C/L INTERSECTION  
ODOT R-0-W PLAN  
FRA-70-3.41  
P.B. 35, PG. 109  
HILLIARD ROME ROAD  
STA 84+89.70



**VICINITY MAP**  
**ANNEXATION PLAT**  
**8.8 ACRES**  
**PRAIRIE TOWNSHIP TO**  
**CITY OF COLUMBUS**

OF 8.8 ACRES OF LAND SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, PRAIRIE TOWNSHIP, VIRGINIA MILITARY SURVEY 7326, BEING COMPRISED OF LAND ALL OUT OF THAT 6.5 ACRE TRACT KNOWN AS FRANKLIN COUNTY AUDITOR'S P.I.D. 240-006855 CONVEYED TO RUTH ANN HOFFMAN, ROY LEE HOFFMAN, AND LJKJ ROME HILLIARD LLC I.N. 201308120097793, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND THAT 2.3 ACRE TRACT OF HILLIARD ROME ROAD AS DESCRIBED IN D.B. 2990, PAGE 249.

**LINE TABLE**

L1	50'
L2	444'
L3	247'
L4	63'
L5	289'
L6	193'
L7	283'
L8	828'
L9	685'
L10	135'

**CONTIGUITY CALCULATION**

1067 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EX. CORPORATION LINE OF THE CITY OF COLUMBUS.

A TOTAL OF 1651 LINEAL FEET OF ANNEXED PERIMETER.

39.2% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EX. CITY OF COLUMBUS CORPORATION LINE.

**8.8 ACRES**  
**PROPOSED ANNEXATION**  
P.I.D. - 240-006855

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By: *BR* Date: 7/9/13

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AUG 26 2013

Franklin County Planning Department  
Franklin County, OH

*ANX - GRP C*  
*20-13*

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.



**LEGEND**

- EXISTING CORPORATION LINE
- PROPOSED CORPORATION LINE

AREA TO BE ANNEXED FROM PRAIRIE TOWNSHIP TO THE CITY OF COLUMBUS

**PROPERTY TO BE ANNEXED**

P.I.D. 240-006855  
8.510 ACRES  
OWNER: RUTH ANN HOFFMAN, ROY LEE HOFFMAN, & LJKJ ROME HILLIARD LLC.  
I.N. 201308120097793

*Miller 7-3-13*  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
JEFFREY A. MILLER  
REGISTERED LAND SURVEYOR NO.: S-7211

**C&E**  
**Civil & Environmental Consultants, Inc.**  
8740 Orion Place, Suite 100 - Columbus, OH 43240  
614-540-8633 • 888-598-8808  
www.cecinc.com

TRANSFUELS LLC  
8.8 ACRES  
HILLIARD ROME ROAD  
PRAIRIE TOWNSHIP, OHIO  
ANNEXATION PLAT  
931 HILLIARD ROME ROAD, COLUMBUS, OHIO

DRAWN BY:	CL	CHECKED BY:	KB	APPROVED BY:	MP	DRAWING NO.:	
DATE:	DEC 12, 2012	DWG SCALE:	1"=200'	PROJECT NO.:	122-346		1 OF 1





# City of Columbus Legislation Report

RECEIVED  
Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org  
SEP 16 2013

Franklin County Planning Department  
Franklin County, OH

File Number: 2096-2013

ORIGINAL

**Emergency**

File ID: 2096-2013

Type: Ordinance

Status: Consent

Version: 1

\*Committee: Development Committee

File Name: Annexation Service AN13-005: 8.8 Acres, Prairie Township, LJKJ Rome Hilliard LLC, Ruth Ann and Roy Lee Hoffman

File Created: 08/28/2013

**Final Action:**

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Lori Baudro 645-6986

Floor Action (Clerk's Office Only)

SEP 09 2013 Passed 6-0

CRAIG ABSENT

Mayor's Action

  
\_\_\_\_\_  
Mayor Date

Council Action

SEP 09 2013  
\_\_\_\_\_  
Date Passed/ Adopted

  
\_\_\_\_\_  
President of Council

Veto

Date

City Clerk

  
\_\_\_\_\_  
City Clerk

**Title:**

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN13-005) of 8.8 ± acres in Prairie Township to the City of Columbus as required by the Ohio Revised Code; and to declare an emergency.

**Sponsors:**

Attachments: ORD2096-2013 AN13-005 Legal Description, ORD2096-2013 AN13-005 Map (931 Hilliard Rome Road)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 2096-2013 passed by The Council of The City of Columbus, Ohio 9/9, 2013, as shown by the records now on file in this office.

Seal   
\_\_\_\_\_  
City Clerk

**Approval History**

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Version	Date	Approver	Action
1	08/28/2013	Steven Schoeny	Approved
1	08/28/2013	ATTORNEY APPROVER	Approved
Notes	jsg		

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**History of Legislative File**


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Ver.	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**EBOCO:** Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

**City Attorney:** Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

---

**Explanation**
**AN013-005**

**BACKGROUND:** This ordinance is being submitted to set forth the municipal services and zoning conditions the City of Columbus will provide upon annexation of a territory located in Prairie Township. This ordinance is required by the Ohio Revised Code (ORC) as enacted by the General Assembly of the State of Ohio. An annexation petition has been filed with Franklin County for this property. A service ordinance must be passed before the annexation meeting takes place before the Board of County Commissioners of Franklin County. Information regarding municipal services that would be available, should the subject site be annexed, has been compiled and is reflected in this ordinance. If the petition is approved by the County Commissioners, a second City ordinance accepting the annexation will be necessary to complete the process. The time frames specified in the ORC require that this legislation be filed as emergency.

**FISCAL IMPACT:** The statement of municipal services and zoning conditions for a proposed annexation area has no fiscal impact. While provision of the stated services does represent cost to the City, annexation of land also has the potential to create revenue to the City.

**Title**

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN13-005) of 8.8 ± acres in Prairie Township to the City of Columbus as required by the Ohio Revised Code; and to declare an emergency.

**Body**

**WHEREAS,** a petition for the annexation of certain territory in Prairie Township was duly filed on behalf of LJKJ Rome Hilliard LLC, Ruth Ann Hoffman and Roy Lee Hoffman on August 26, 2013; and

**WHEREAS,** a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on October 1, 2013; and

**WHEREAS,** the Ohio Revised Code requires that before said hearing the Municipal Legislative Authority shall adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon annexation; and

**WHEREAS**, the Ohio Revised Code requires that before said meeting the Municipal Legislative Authority adopt an ordinance stating zoning buffering conditions; and

**WHEREAS**, the property is located within the boundaries of the Hilliard Rome Subarea of the adopted Trabue Roberts Area Plan, which recommends Mixed Use (Community) development; and

**WHEREAS**, the parcel is not located within a Pay as We Grow area; and

**WHEREAS**, upon annexation, properties will have uniform access to City services as they become available; and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to present this ordinance to the Franklin County Board of Commissioners in accordance with the Ohio Revised Code all for the preservation of the public peace, property, health safety and welfare; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**Section 1.** That the City of Columbus will provide the following municipal services for 8.8 ± acres in Prairie Township upon the annexation of said area to the city of Columbus:

**Public Safety:** The City of Columbus, Department of Public Safety will be able to provide the appropriate level of safety related services to the proposed annexation area. Such services will include police and fire protection as well as emergency medical service to the subject property.

While the petitioner for annexation may have proposed future development plans for the property in question, the Department of Public Safety requests that the City exercise its discretion in the coming development planning and review process to ensure any future development will be properly served by the Department of Public Safety. Discussions between the City and the present property owner or any future developers regarding post annexation changes in zoning or other changes to the property should include the Department of Public Safety and the Department of Development to ensure any proposed development of the annexation property may be adequately accommodated. Specific details for safety services are dependent upon the parameters of future development that is ultimately approved by the City.

**Sanitation:** Single family homes would qualify for city provided 90-gallon front curb refuse collection service. Any other development would require compliance with Title 13 requirements; Commercial/business uses are required to provide their own refuse collection.

**Transportation:** Maintenance will be available for any additional right-of-way that may be included in this annexation request. If this annexation contains existing signalized intersections, those intersections and signals are subject to Transportation Division Policy, which appeared in the December 6, 2003 Columbus City Bulletin, and any subsequent updates thereto.

**Water:** The site can be served, however a water main extension of approximately 1850' from the 12" water main located at the intersection of Feder Road and Hilliard Rome Road to the south property line of the annexation parcel will be needed. This 12" water main extension would be at the property owner's expense. Applicant's Attorney has been notified of this situation.

**Sanitary Sewer:** Records indicate that this property can be served by an existing 18-inch sanitary sewer

situated along the southern property line of the southerly subject parcel proposed to be annexed. Currently, records do not indicate whether the City was able to acquire a proper easement on this sanitary sewer, therefore we would require the developer to provide us legal easement documents as set forth in the policies within our Sanitary Design Manual.

**Storm Sewer:** All storm sewers necessary for development/redevelopment of the area shall be designed in accordance with design policy and zoning codes in effect at the time of development. All sanitary and storm sewers required shall be constructed privately by the owners and developers at their own cost and expense with no cost to the City.

**Section 2.** If this 8.8 ± acre site is annexed, and if the City of Columbus permits uses in the annexed territory that the City of Columbus determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Prairie Township, the Columbus City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Prairie Township. For the purpose of this section, "buffer" includes open space, landscaping, fences, walls, and other structured elements: streets and street right-of-way; and bicycle and pedestrian paths and sidewalks.

**Section 3.** That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.

**LEGAL DESCRIPTION**  
**ANNEXATION AN13-005**  
**8.8 ± Acres in Prairie Township**  
**LJKJ Rome Hilliard, LLC**

Situated in the State of Ohio, Franklin County, Prairie Township, Virginia Military Survey 7326, and being 6.5 acres of land conveyed to Ruth Ann Hoffman, Roy Lee Hoffman, and LJKJ Rome Hilliard LLC in Instrument Number 201306120097793, Recorder's Office, Franklin County, Ohio and 2.3 acres being within the right-of-way of Parcel 104 WD conveyed to ODOT for Relocated Hilliard Rome Road as described in D.B. 2990, Page 249, shown on the ODOT right of way plan for FRA-70-3.41. Said 8.8 acres being more generally described as follows:

Beginning for reference at the intersection of Hilliard Rome Road and Feder Road as delineated on the Ohio Department of Transportation (ODOT) Centerline Plat for FRA-70-3.41 recorded in Plat Book 35, Page 109;

Thence westerly, along the centerline of Feder Road, being the common line between Virginia Military Survey 7326 and 6641, 239 feet, more or less, to a point;

Thence southerly, 50 feet, more or less, to the south line of Feder Road, being the northwest corner of a 0.980 acre tract conveyed to F.W. and Benjamin Englefield in Instrument No. 200901270010366;

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Thence easterly, along the southerly line of said 0.972 acre tract extended, 247 feet, more or less, to the westerly right of way of said 2.3 acre tract;

Thence continuing easterly along the easterly extension along the southerly line of said 0.972 acre tract to the easterly line of said 2.3 acre tract;

Thence with the easterly right of way line of said 2.3 acre tract, the following courses:

Southeasterly, 63 feet, more or less;

Southeasterly, 289 feet, more or less;

Southeasterly, 193 feet, more or less;

Southeasterly, 283 feet, more or less, to a north line of the remainder of that 30.75 acre tract conveyed to LJKJ Rome Hilliard LLC in Instrument No. 201212190195037, Recorder's Office, Franklin County, Ohio.

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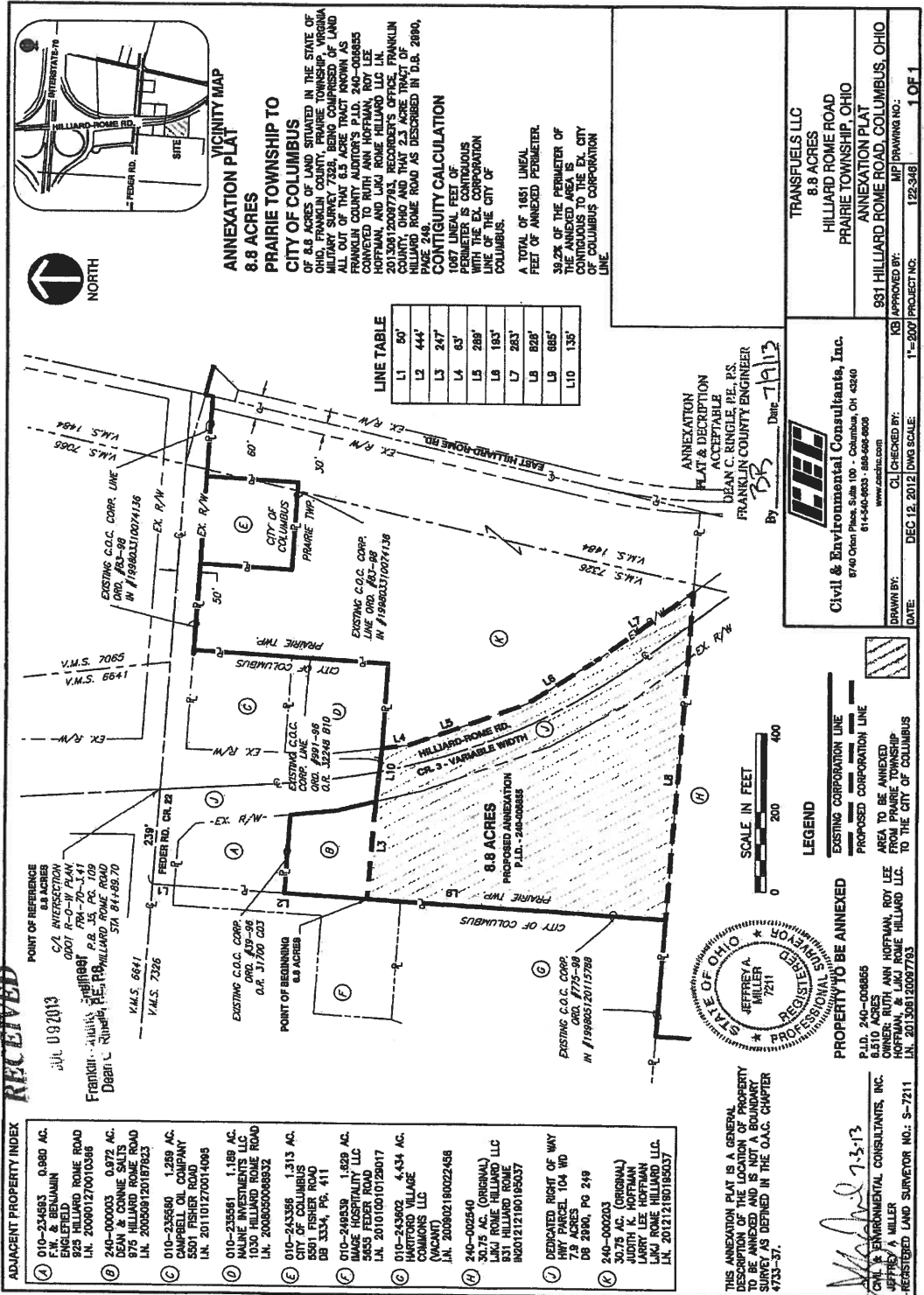
Thence northerly, along the common line between the 6.5 acre tract and 4.434 acre tract, and said corporation line, 685 feet, more or less, to the Point of Beginning. Containing 8.8 acres of land, more or less.

This description is a general description of property for annexation purposes and is not a boundary survey defined in O.R.C 4733-37 and is not suitable for transfer of property.

Civil & Environmental Consultants, Inc.

# ANNEXATION AN13-005

## + 8.8 Acres in Prairie Township LJKJ Rome Hilliard LLC, et al.



**ANNEXATION TO PRAIRIE TOWNSHIP TO CITY OF COLUMBUS**

8.8 ACRES OF LAND SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, BEING COMPRISED OF LAND ALL OUT OF THAT 6.5 ACRE TRACT KNOWN AS FRANKLIN COUNTY AUDITOR'S P.L.D. 240-006855 CONVEYED TO RUTH ANN HOFFMAN, ROY LEE HOFFMAN, AND LJKJ ROME HILLIARD LLC IN COUNTY ORD. AND THAT 2.3 ACRES TRACT OF HILLIARD ROME ROAD AS DESCRIBED IN D.B. 2890, PAGE 246.

**CONTIGUITY CALCULATION**

1067 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EX. CORPORATION OF THE CITY OF COLUMBUS.

A TOTAL OF 1651 LINEAL FEET OF ANNEXED PERIMETER.

39.2% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EX. CITY OF COLUMBUS CORPORATION LINE.

LINE	BEARING	DISTANCE
L1	S 0°	50'
L2	S 44°	44'
L3	S 24°	24'
L4	S 83°	83'
L5	S 288°	288'
L6	S 193°	193'
L7	S 263°	263'
L8	S 828°	828'
L9	S 885°	885'
L10	S 135°	135'



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

By: *[Signature]* Date: 7/13/13

**Civil & Environmental Consultants, Inc.**  
6740 Cheney Plaza, Suite 100, Columbus, OH 43240  
www.cecinc.com  
614-540-6855 • 614-540-6856

TRANSFUELS LLC  
8.8 ACRES  
HILLIARD ROME ROAD  
PRAIRIE TOWNSHIP, OHIO  
ANNEXATION PLAN  
931 HILLIARD ROME ROAD, COLUMBUS, OHIO

**RECEIVED**

DATE: 09/20/13  
Franklin County Auditor  
Dean C. Ringle, P.E., P.S.  
Hilliard-Rome Road  
57A 84+59.70

- ADJACENT PROPERTY INDEX**
- (A) 010-234583 0.980 AC. F.W. & S.B. SULLIVAN ENGLEFIELD 925 HILLIARD ROME ROAD L.N. 200901270010386
  - (B) 240-000003 0.972 AC. DEAN & CONNIE SALTS 975 HILLIARD ROME ROAD L.N. 2009009120187823
  - (C) 010-235590 1.259 AC. HOFFMAN COMPANY 5501 FISHER ROAD L.N. 201101270014085
  - (D) 010-235581 1.189 AC. MAJNE INVESTMENTS LLC 1030 HILLIARD ROME ROAD L.N. 2008050068932
  - (E) 010-243356 1.313 AC. CITY OF COLUMBUS 5591 FISHER ROAD DB 3334, PG. 411
  - (F) 010-249539 1.929 AC. IMAGE HOSPITALITY LLC 5655 FEDER ROAD L.N. 201010010129017
  - (G) 010-243602 4.434 AC. HARTFORD VILLAGE COMMONS LLC (INCANT) L.N. 200902180022458
  - (H) 240-002540 30.75 AC. (ORIGINAL) LJKJ ROME HILLIARD LLC 931 HILLIARD ROME RD IN 201212180185037
  - (J) DEDICATED RIGHT OF WAY HWY PARCEL 104 WD DB 2890, PG 249
  - (K) 240-000293 30.75 AC. (ORIGINAL) JUSTY K. HOFFMAN HILLIARD ROME ROAD LJKJ ROME HILLIARD LLC L.N. 201212180185037

THIS ANNEXATION PLAN IS A GENERAL SURVEY AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

PROPERTY TO BE ANNEXED  
P.L.D. 240-006855  
6.510 ACRES  
OWNER: RUTH ANN HOFFMAN, ROY LEE HOFFMAN, & LJKJ ROME HILLIARD LLC. TO THE CITY OF COLUMBUS

REGISTERED LAND SURVEYOR NO.: S-7211

*[Signature]* 7-5-13  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
JEFFREY A. MILLER  
REGISTERED LAND SURVEYOR NO.: S-7211



**LEGEND**

EXISTING CORPORATION LINE ———

PROPOSED CORPORATION LINE - - - - -

AREA TO BE ANNEXED FROM PRAIRIE TWP. TO THE CITY OF COLUMBUS

DRAWN BY: [Signature]  
DATE: DEC 12, 2012 (DWG SCALE: 1"=300') PROJECT NO.: 122-348

APPROVED BY: [Signature]  
DATE: 7/13/13  
PROJECT NO.: 122-348