

**Review of petition to annex 2.0 +/- acres from Washington Township to the City of Dublin by Jennifer D. Readler - CASE #ANX-MUNI-03-15 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition filed on January 14, 2015 by Jennifer D. Readler, on behalf of the City of Dublin, and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Municipal Annexation 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 709.16 of the Revised Code.
2. The City of Dublin has authorized the annexation of the described territory under ordinance no. 113-14 passed December 8, 2014.

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 Dublin, Ohio, 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 Dublin, Ohio.

Prepared by: D. Anthony Hray  
Cc: Economic Development & Planning Department

**SIGNATURE SHEET**

Resolution No. 0070-15

January 27, 2015

**REVIEW OF PETITION TO ANNEX 2.0 +/- ACRES FROM WASHINGTON TOWNSHIP TO THE CITY OF DUBLIN BY JENNIFER D. READLER - CASE #ANX-MUNI-03-15**

**(Economic Development and Planning)**

Upon the motion of Commissioner Paula Brooks, seconded by Commissioner John O'Grady:

**Voting:**

<b>Marilyn Brown, President</b>	<b>Aye</b>
<b>Paula Brooks</b>	<b>Aye</b>
<b>John O'Grady</b>	<b>Aye</b>

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.



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



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

Economic Development & Planning Department  
James Schimmer, Director

### RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX  
2.0 +/- ACRES FROM  
WASHINGTON TOWNSHIP  
TO THE CITY OF DUBLIN  
BY JENNIFER D. READLER

**Description:**

Attached is a resolution to consider the annexation of 2.0-acres, more or less, from Washington Township to the City of Dublin. The petition case number is ANX-MUNI-03-15.

**Applicant/Agent:**

Jennifer D. Readler

**Owner:**

City of Dublin

**Site:**

6716 Dublin Road and adjacent section of Dublin Road

**Analysis:**

The applicant has met all statutory requirements outlined in Section 709.16 of the Ohio Revised Code. The City of Dublin has authorized the annexation of the described territory under ordinance no. 113-14 passed December 8, 2014.

**Recommendation:**

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



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady  
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  
Jenny Snapp, Assistant Director  
Matthew Brown, Planning Administrator  
Franklin County Economic Development & Planning Department

**RE:** Description of Municipal annexation case to be journalized on the  
**January 20, 2015** General Session Agenda for a hearing on  
**January 27, 2015.**

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**Case #ANX-MUNI-03-15** - A municipal annexation ANX-MUNI-03-15 was filed in our office on January 14, 2015. The petition is requesting to annex a tract of land from Washington Township to the City of Dublin. The subject tract consists of real property owned by the City of Dublin and an adjacent portion of the public right-of-way of Dublin Road, totaling 2.0+/- acres. The applicant is Jennifer D. Readler, Esq. **Site: 6716 Dublin Road (270-000271) and adjacent section of Dublin Road.**



**Commissioners**  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

**Economic Development & Planning Department**  
 James Schimmer, Director

Application for  
**Annexation  
 Petition**

Municipal  
 Pursuant to ORC §709.15

**RECEIVED**

JAN 14 2015

**M**

Franklin County Planning Department  
 Franklin County, OH

Property Information	
Site Address 6716 Dublin Road	
Parcel ID(s) 270-000271	Total Acreage 2.0
From Township Washington	To Municipality Dublin

Municipal Authority	
Authorizing Ordinance No. 113-14	
Land Ownership (check one)	
<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Franklin County
<input type="checkbox"/> State of Ohio	

Applicant/Agent Information	
Name Jennifer D. Readler	
Address One Columbus, Suite 2300 10 West Broad St. Columbus, Ohio 43215	
Phone # 614-559-7253	Fax # 614-464-1737
Email jreadler@fbtlaw.com	

Staff Use Only
Case # ANX-MUNI 03-15
Hearing date: 1/27/15
Date filed: 1/14/15
Fee paid N/A
Receipt #
Date Journalized 1/20/15

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"/> Certified copy of ordinance authorizing this application

Signatures		
The undersigned, petitioners in the premises, and being authorized to act on behalf of the municipality listed above, do hereby pray that the territory listed above be annexed to said municipality.		
The undersigned further acknowledge that the Franklin County Board of Commissioners may take the following actions:		
<ul style="list-style-type: none"> <li>For land owned by the municipality, the Board must grant the petition</li> <li>For land owned by a County, the Board may grant or deny the petition</li> <li>For land owned by the State of Ohio, if the Director of Administrative Services has filed written consent, the Board must grant the petition.</li> </ul>		
	Assistant Law Director	1.6.15
Agent or Authorized Representative	Title	Date
_____	_____	_____
Agent or Authorized Representative	Title	Date

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Franklin County Planning Department  
Franklin County, OH

January 9, 2015

*ANX-MUNE*  
*03-15*



**Jennifer D. Readler**  
Member  
614.559.7253 (t)  
614.464.1737 (f)  
jreadler@fbtlaw.com

**HAND DELIVERED**

Economic Development and Planning Department  
Franklin County  
c/o Anthony Hray  
150 South Front Street  
FSL Suite 10  
Columbus, OH 43215

Re: Application for Annexation Petition – Municipally Owned Land  
6716 Dublin Road, Dublin, Ohio 43017

Mr. Hray:

Please find enclosed an application for the annexation of municipally-owned property from the City of Dublin (the “City”). Enclosed with this application is a certified ordinance petitioning the County Commissioners of Franklin County for annexation of approximately 2.0 acres of land to the City. This land is owned by the City and includes public right-of-way on Dublin Road, which was added at the request of Franklin County. The application also includes the legal description and a map of the property to be annexed.

The City intends to use the annexed property to provide additional public park space along the Scioto River.

Please do not hesitate to contact me at the number or email address above if you have any questions or need any additional information. Thank you.

Very truly yours,

A handwritten signature in cursive script that reads 'Jennifer D. Readler'.

Jennifer D. Readler  
Assistant Law Director, City of Dublin

Enclosure

cc: Marsha I. Grigsby, City Manager (via email)

0127206.0607929 4821-8703-3121v1

**MEMORANDUM**

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JAN 14 2015

To: Dublin City Council  
Marsha I. Grigsby, City Manager  
Anne Clarke, Clerk of Council

From: Stephen J. Smith, Law Director  
Jennifer D. Readler, Assistant Law Director

Franklin County Planning Department  
Franklin County, OH

*ANX - MUNI*

*03-15*

Date: November 13, 2014

Re: Ordinance 113-14 - Annexation of 2.0 Acres of Land from Washington Township

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**SUMMARY**

The City of Dublin (the "City") purchased this property from Judith R. Margaroli (formerly Wilson) and Enrico Margaroli (the "Margarolis") in September of 2014. This property is located at 6716 Dublin Road and is located entirely in Washington Township. The Franklin County parcel number for the parcel is 270-000271. The 2.0 acres also contains a portion of Dublin road, which fronts the property. The parcel and roadway total 2.0 acres (the "Property"). Attached to this memorandum is an aerial image depicting the parcel to be annexed.

The ordinance for your consideration would authorize the Law Director's Office to file an annexation petition with the Franklin County Commissioners and to act as the City's agent in order to bring the Property into the City of Dublin.

Previous goals of City Council and recent Bridge Street District Planning efforts have reinforced the need and desirability of the City to provide additional public park space along the Scioto River. This Property was purchased to provide another opportunity to advance the vision for a substantial river park along both sides of the Scioto River in this area. In addition to its Scioto River frontage, the Property also possesses high quality scenic character and accessible land areas.

Franklin County requested the City include the portion of Dublin Road along the frontage in the annexation so that eventually Dublin Road will be in the City. The City already maintains/plows this section of roadway.

For these reasons, it is critical that the Property be annexed to Dublin in order to maintain an integrated park system and Dublin Road continuity. As always, please do not hesitate to contact this office if you have any questions or wish to discuss this matter further.

**RECOMMENDATION**

Staff recommends that Council approve Ordinance 113-14 at the second reading/public hearing on December 8, 2014.

**RECEIVED**

2014

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

ANNEXATION OF 2.0 ACRES

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 11/3/14

FROM: WASHINGTON TOWNSHIP

TO: CITY OF DUBLIN

Situated in the State of Ohio, County of Franklin, Township of Washington, located in Virginia Military Survey Number 2542, and being all of that 1.5 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201409100119409, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and part of the right-of-way for Dublin Road and being described as follows:

BEGINNING in the southerly line of said City of Dublin tract and in the easterly right-of-way line for Dublin Road as shown on Plat Book 29, Page 12 (width varies), in the northerly line of that tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201311050185838 and in the northerly line of the existing City of Dublin Corporation Line as established by Ordinance Number 02-14 and recorded in Instrument Number 201404040041499;

thence Southerly, with said easterly right-of-way line, the same being said existing corporation line, about 57 feet to an angle point thereof;

thence Southeasterly, continuing with said easterly right-of-way line, the same being said existing corporation line, about 235 feet to the northerly line of the existing City of Dublin Corporation Line as established by Plat Book 3, Page 199;

thence Westerly, across the right-of-way of said Dublin Road, with said existing corporation line, about 84 feet to the westerly right-of-way line of said Dublin Road per said Plat Book 29, Page 12 and the existing City of Dublin Corporation Line as established by Ordinance Number 18-01 and recorded in Instrument Number 200110110234982;

thence Northerly, along a curve to the right and with said westerly right-of-way line, the same being said existing corporation line, about 56 feet to the end of curve thereof;

thence Northerly, continuing with said westerly right-of-way line, the same being said existing corporation line, about 357 feet to intersection thereof with the westerly extension of the northerly line of said 1.5 acre City of Dublin tract;

thence Easterly, across the right-of-way of said Dublin Road and with the northerly line of said 1.5 acre City of Dublin tract, about 566 feet to the northeast corner of said 1.5 acre tract;

thence Southerly, with the easterly line of said 1.5 acre City of Dublin tract, about 121 feet to the southeast corner thereof, in the northerly line of said existing City of Dublin Corporation Line as established by Ordinance Number 02-14;

thence Westerly, with the southerly line of said 1.5 acre City of Dublin tract, the same being said existing corporation line, about 512 feet to the POINT OF BEGINNING, and containing approximately 2.0 acres of land.

THIS DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY, AND IS NOT TO BE USED FOR DEED TRANSFER.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

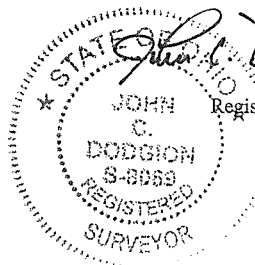
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Franklin County, OH

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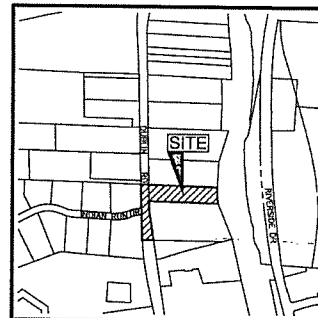


John C. Dodgion  
Registered Surveyor No. 8069

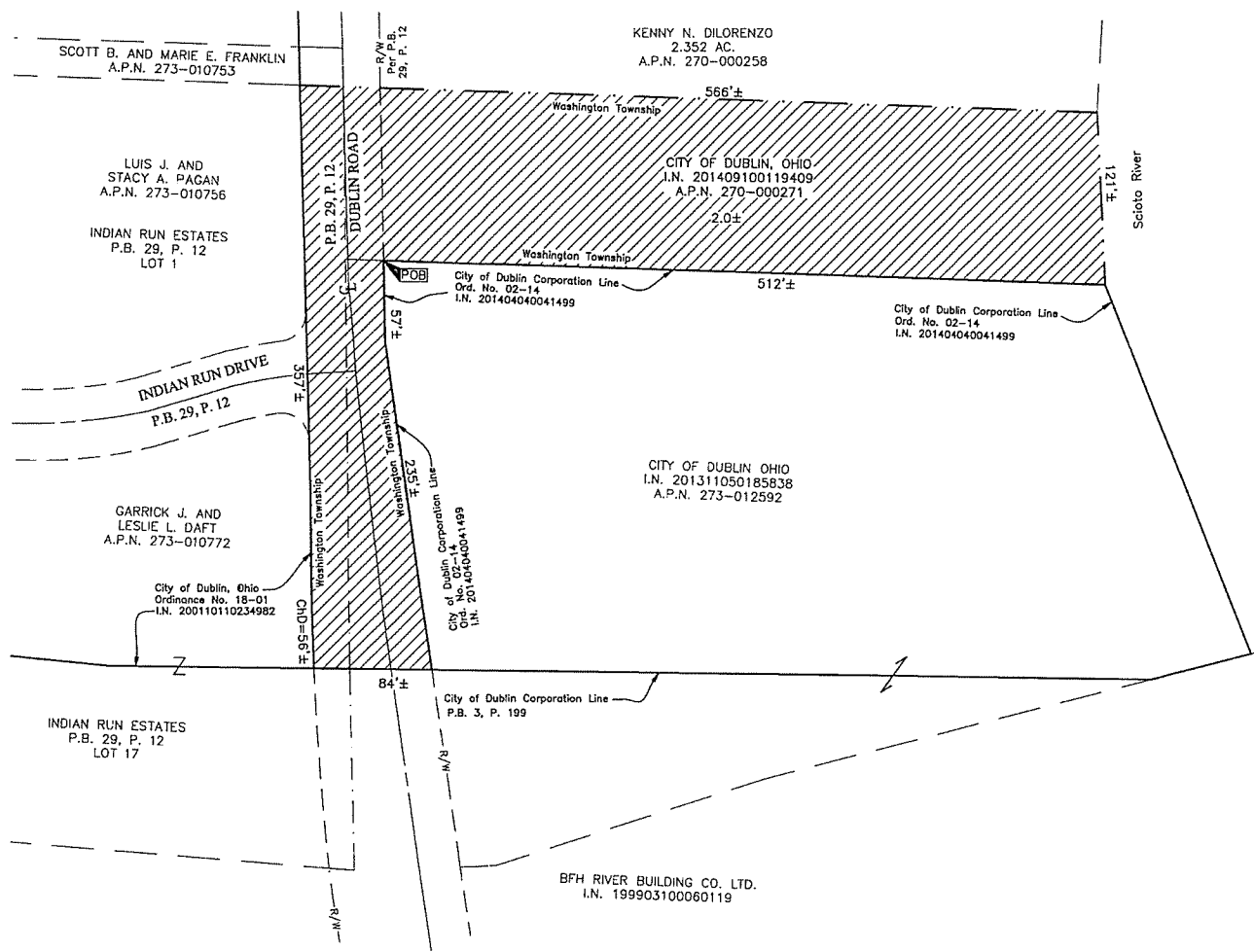
10/29/2014



# ANNEXATION OF 2.0± ACRES TO THE CITY OF DUBLIN FROM WASHINGTON TOWNSHIP VIRGINIA MILITARY SURVEY NO. 2542 TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE



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Franklin County, OH

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

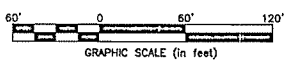
Note:  
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

AREA TO BE ANNEXED

PROPOSED CITY OF DUBLIN CORPORATION LINE

EXISTING CITY OF DUBLIN CORPORATION LINE

Contiguity Note:  
Total perimeter of annexation area is 1,988 feet, of which 1,301 feet is contiguous with the City of Dublin by Ordinance Number 02-14, Ordinance Number 18-01 and Plat Book 3, Page 199 giving 65% perimeter contiguity.



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

By *BB* Date *11/3/14*

By *John C. Dodgion* Date *10/29/2014*  
John C. Dodgion  
Professional Surveyor No. 8069

	Date: October 6, 2014
	Scale: 1" = 60'
<small>                 Evans, Macomber, Hornbush &amp; Topp, Inc.                  Engineers - Surveyors - Planners - Scientists                  6320 New Albany Road, Columbus, OH 43254                  Phone: 614.775.4500    Toll Free: 888.775.3448                  emhi.com             </small>	Job No: 2014-0037 Sheet: 1 of 1
REVISIONS	
MARK	DATE
DESCRIPTION	

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

113-14

Ordinance No.

Passed

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Franklin County Planning Department  
Franklin County, OH

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03-15

AN ORDINANCE PETITIONING THE COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO FOR ANNEXATION OF APPROXIMATELY 2.0 ACRES OF LAND, LOCATED ON DUBLIN ROAD, TO THE CITY OF DUBLIN.

WHEREAS, the City of Dublin (the "City") has an interest in annexing land that is owned by the City; and

WHEREAS, the City currently owns the property located at 6716 Dublin Road (the "Property") that is located in Washington Township and which the City desires to annex; and

WHEREAS, the Property that is proposed to be annexed is adjacent and contiguous to the City and further described in the attached Exhibit "A" and depicted in the attached Exhibit "B"; and

WHEREAS, the City acquired the Property to provide additional public park space along the Scioto River, which advances the vision for a substantial river park along both sides of the Scioto River in this area; and

WHEREAS, the municipal annexation procedure must be initiated by petition to the Franklin County Board of Commissioners, pursuant to Ohio Revised Code Sections 709.14 through 709.16; and

WHEREAS, the Franklin County Application for a municipal annexation petition is attached hereto.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 5 of the elected members concurring that:

Section 1. Council considers it necessary to annex the subject Property to the City of Dublin.

Section 2. The Law Director's Office of the City of Dublin is hereby directed to petition the Franklin County Commissioners for annexation of 2.0 acres of land located in Washington Township, Franklin County, Ohio, in accordance with Ohio Revised Code Sections 709.14 through 709.16, and to serve as the City of Dublin's agent in this annexation proceeding.

Section 3. The City Manager is hereby authorized to take any action necessary to further the annexation petition.

Section 4. This ordinance shall be effective upon the earliest date permitted by law.

Passed this 8th day of December, 2014.

[Signature]  
Vice Mayor - Presiding Officer

ATTEST:  
[Signature]  
Clerk of Council

I, Anne C. Clarke, Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No. 113-14 duly adopted by the Council of the City of Dublin, Ohio, on the 8th Day of December, 2014.

[Signature]  
Clerk of Council, Dublin, Ohio