

Review of Petition to Annex 6.18 +/- acres from Clinton Township to the city of Columbus by Jackson B. Reynolds, III, Esq. Case #ANX-EXP2-12-11 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Jackson B. Reynolds, III, Esq. filed on behalf of 1100 Steelwood LLC on June 8, 2011 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 #0944-2011, passed on June 23, 2011 by the city of Columbus

Review of Petition to Annex 6.18 +/- acres from Clinton Township to the city of Columbus by Jackson B. Reynolds, III, Esq. Case #ANX-EXP2-12-11 (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, 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 Columbus, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0476-11

July 12, 2011

REVIEW OF PETITION TO ANNEX 6.18 +/- ACRES FROM CLINTON TOWNSHIP TO THE CITY OF COLUMBUS BY JACKSON B. REYNOLDS, III, ESQ. CASE #ANX-EXP2-12-11

(Economic Development and Planning)

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

Voting:

Marilyn Brown, President	Aye
Paula Brooks	Aye
John O'Grady	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.



Debra A Willaman, 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
6.18 +/- ACRES FROM
CLINTON TOWNSHIP
TO THE CITY OF COLUMBUS
BY JACKSON B. REYNOLDS, III, ESQ.

Description:

Attached is a resolution to consider the annexation of 6.18-acres, more or less, from Clinton Township to the city of Columbus. The petition case number is ANX-EXP2-12-11.

Applicant:

1100 Steelwood LLC

Agent:

Jackson B. Reynolds, III, Esq.

Site:

1080 Steelwood Drive

Additional Information:

The site is contiguous to the city of Columbus on two sides. The proposed annexation does not include the right-of-way of Kenny Road

Analysis:

The applicant has all statutory requirements outlined in Section 709.21 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 #0944-2011 passed May 2, 2011.

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: Debbie Willaman, County Clerk
Franklin County Commissioners Office

FROM: R. Lee Brown, Planning Administrator
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 **June 14, 2011** General Session Agenda for a
hearing on **July 12, 2011**.

Case #ANX-EXP2-12-11- A Expedited Type 2 annexation ANX-EXP2-12-11 was filed in our office on June 8, 2011. The petition is requesting to annex 6.18+/- acres from Clinton Township to the city of Columbus. The applicant is Jackson B. Reynolds, III **Site: 1080 Steelwood Drive (Parcel Number 130-004067)**



Commissioners
 Paula Brooks, President
 Marilyn Brown
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for
Annexation Franklin County Planning Department
Petition Franklin County, OH

Expedited Type 2
 Pursuant to ORC §709.023

RECEIVED

JUN - 8 2011



Property Information	
Site Address	1080 Steelwood Drive
Parcel ID(s)	130-004067
From Township	Clinton
Total Acreage	6.18 +/- acres
To Municipality	Columbus

Property Owner Information	
Name	1100 Steelwood LLC
Address	47 S. Liberty Street
	Suite 200
	Powell, OH 43065
Phone #	614-325-0939
Fax #	
Email	mskunda@covingtoncapital.com

Attorney/Agent Information	
Name	Jackson B. Reynolds, III
Address	37 W. Broad Street, Suite 725
	Columbus, OH 43215
Phone #	614-221-4255
Fax #	614-221-4409
Email	jreynolds@smithandhale.com

Staff Use Only	
Case #	ANX EXP2 12-11
Hearing date:	7.12.11
Date filed:	6.8.11
Fee paid	250.00
Receipt #	456201
Notifications deadline: 5 days	6.13.11
Svc statement deadline: 20 days	6.28.11

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

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

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By DR Date 4/21/11

DESCRIPTION OF 6.18 ACRES TO BE ANNEXED
CLINTON TOWNSHIP TO CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO
LOCATED AT THE NORTHWEST CORNER OF
STEELWOOD ROAD & KENNY ROAD

RECEIVED

APR 21 2011

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

Situated in the State of Ohio, County of Franklin, Clinton Township, Quarter Township 3, Township 1, Range 18, United States Military Lands, being 5.02 acres and 0.27 acres, the remainder of Tract 1 and 2 known as Franklin County Auditor's Parcel 130-004067 conveyed to 1100 Steelwood LLC of record in Instrument Number 200707310133105 (references to records are those on file in the Recorder's Office Franklin County unless otherwise stated), and also 0.89 acres of Steelwood Road dedicated to the Franklin County Commissioners in Plat Book 30, Page 46, all together containing 6.18 acres, more or less, approximately described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument 1159, being on the center of Kenny Road near Kinnear Road; Thence south, along the center of Kenny Road, 585 feet more or less to the northeast corner of a 0.161 acre tract conveyed to the Franklin County Commissioners of record in Instrument Number 200012200256239; Thence south, along the easterly line of said 0.161 acre tract and the center of Kenny Road, 263 feet more or less to the southeast corner of said 0.161 acre tract, being located where the northerly right of way line of Steelwood Road extended intersects the centerline of Kenny Road, said point being shown of record in Plat Book 30, Page 46; Thence west, with the north line of Steelwood Road extended, 55 feet to a point at the southwest corner of said 0.161 acre tract, being the true point of beginning;

Thence south, crossing Steelwood Road, 55 feet to a point in the south line of Steelwood Road, which is the existing corporation line of the City of Columbus accepted by City Council in Ordinance #1189-76 and recorded in Miscellaneous Record 166, Page 048;

Thence west, along said existing corporation line (Ord #1189-76, Misc. Rec. 166, Pg 048) and the south line of Steelwood Road, 139 feet more or less to the northeast corner of the 0.27 acre tract;

Thence south, with the east line of the 0.27 acre tract, along said existing corporation line (Ord #1189-76, Misc. Rec. 166, Pg 048), leaving the south line of Steelwood Road, 80 feet more or less to the southeast corner of the 0.27 acre tract;

Thence west, with the south line of the 0.27 acre tract, along said existing corporation line (Ord #1189-76, Misc. Rec. 166, Pg 048), 300 feet more or less to the southwest corner of the 0.27 acre tract, being in the south line of Steelwood Road;

Thence west, along said existing corporation line (Ord #1189-76, Misc. Rec. 166, Pg 048), with the south line of Steelwood Road, 256 feet more or less to a point in the existing corporation line of the City of Columbus accepted by City Council in Ordinance #487-69, recorded in Miscellaneous Record 147, Page 283;

Thence north, along said existing corporation line (Ord #487-69, Misc. Rec. 147, Pg. 283), crossing Steelwood Road, 55 feet to the southwest corner of the 5.02 acre tract;

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Franklin County Planning Department
Franklin County, OH
ANX 672 12-11

Thence north, along said existing corporation line (Ord #487-69, Misc. Rec. 147, Pg. 283) and a portion of the west line of the 5.02 acre tract, 284 feet more or less to an angle point in the existing corporation line (Ord #487-69, Misc. Rec. 147, Pg. 283);

Thence north, leaving said existing corporation line (Ord #487-69, Misc. Rec. 147, Pg. 283) and continuing along the west line of said 5.02 acre tract, 60 feet to the northwest corner of said 5.02 acre tract, being on a existing corporation line of the City of Columbus accepted by City Council in Ordinance #239-86, recorded in Miscellaneous Record 7042 Page C-15;

Thence east, along said existing corporation line (Ord #239-86, Misc. Rec. 7042, Pg. C-15) and the north line of the 5.02 acre tract, 80 feet more or less to an angle point in said existing corporation line (Ord #239-86, Misc. Rec. 7042, Pg. C-15);

Thence east, leaving said existing corporation line (Ord #239-86, Misc. Rec. 7042, Pg. C-15) and continuing along the north line of the 5.02 acre tract, 630 feet more or less to the northwest corner of a 0.083 acre tract conveyed to the Franklin County Commissioners of record in Instrument Number 200805140074249;

Thence south, along the west line of said 0.083 acre tract, being the east line of said 5.02 acre tract, 247 feet more or less to the southwest corner of said 0.083 acre tract, being in a westerly line of the previously described 0.161 acre tract conveyed to the Franklin County Commissioners;

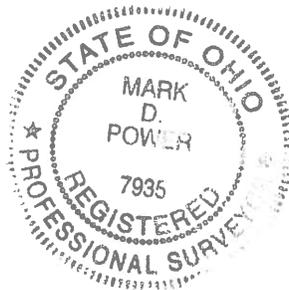
Thence southwest, along a portion of the west line of said 0.161 acre tract, being the east line of said 5.02 acre tract, 22 feet more or less to the point of beginning.

Containing 6.18 acres, more or less.

This annexation description was prepared from records available in the Franklin County Auditor's Office, Recorder's Office, and information supplied by the Franklin County Engineer, and does not meet the "Minimum Standards for Boundary Surveys" described in Ohio Revised Code, Chapter 4733.

Civil & Environmental Consultants, Inc.


Mark D. Power
Professional Surveyor No. 7935



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Franklin County Planning Department
Franklin County, OH

ANX EXP2

12-11

PROPERTY TO BE ANNEXED					
A	PART OF P.L.D 130-004067 1100 STEELWOOD LLC 5.02 ACRES I.N. 200707310133105 TRACT NO. 1 (MINUS EXCEPTIONS)	B	PART OF P.L.D 130-004067 1100 STEELWOOD LLC 0.27 ACRES I.N. 200707310133105 TRACT NO. 2 (MINUS EXCEPTIONS)	C	FRANKLIN CO. COMMISSIONERS STEELWOOD ROAD RIGHT OF WAY 0.89 ACRES P.B. 30 PG. 46

- TOTAL AREA OF ANNEXATION FROM CLINTON TOWNSHIP TO CITY OF COLUMBUS = 6.18 ACRES
- TOTAL PERIMETER OF ANNEXATION = 2,206 FEET
- TOTAL LENGTH CONTIGUOUS TO EX. CORPORATION LINE = 1,194 FEET
- PERCENTAGE OF ANNEXATION PERIMETER CONTIGUOUS = 54%

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APR 21 2011

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

D	P.L.D 010-017485 1751 KENNY LLC 2.7 ACRES
E	P.L.D 010-187920 SOMERSET SQUARE CONDOS 2.7 ACRES
F	P.L.D 010-087466 HIGH ST STEELWOOD LLC 2.7 ACRES
G	P.L.D 010-204007 STATE OF OHIO 3 ACRES
H	P.L.D 130-003338 COLUMBUS 41 LLC LOT 13, PB 8, PG 6-B
I	P.L.D 130-004065 BASIC COMPANIES INC LOT 12 P.B. 8, PG 6-B
J	P.L.D 130-004029 KENNY ROAD LTD. 0.5 ACRES

REFERENCE

1. FRANKLIN COUNTY AUDITOR'S GIS MAPPING.
2. INFORMATION SUPPLIED BY THE FRANKLIN COUNTY OHIO ENGINEER'S OFFICE.
3. DEEDS ON FILE IN THE RECORDER'S OFFICE FRANKLIN COUNTY, OHIO

LEGEND

- AREA INCLUDED IN ANNEXATION
- EX. RIGHT OF WAY
- EX. PARCEL LINE
- EX. CORPORATION LINE
- PROPOSED CORPORATION LINE

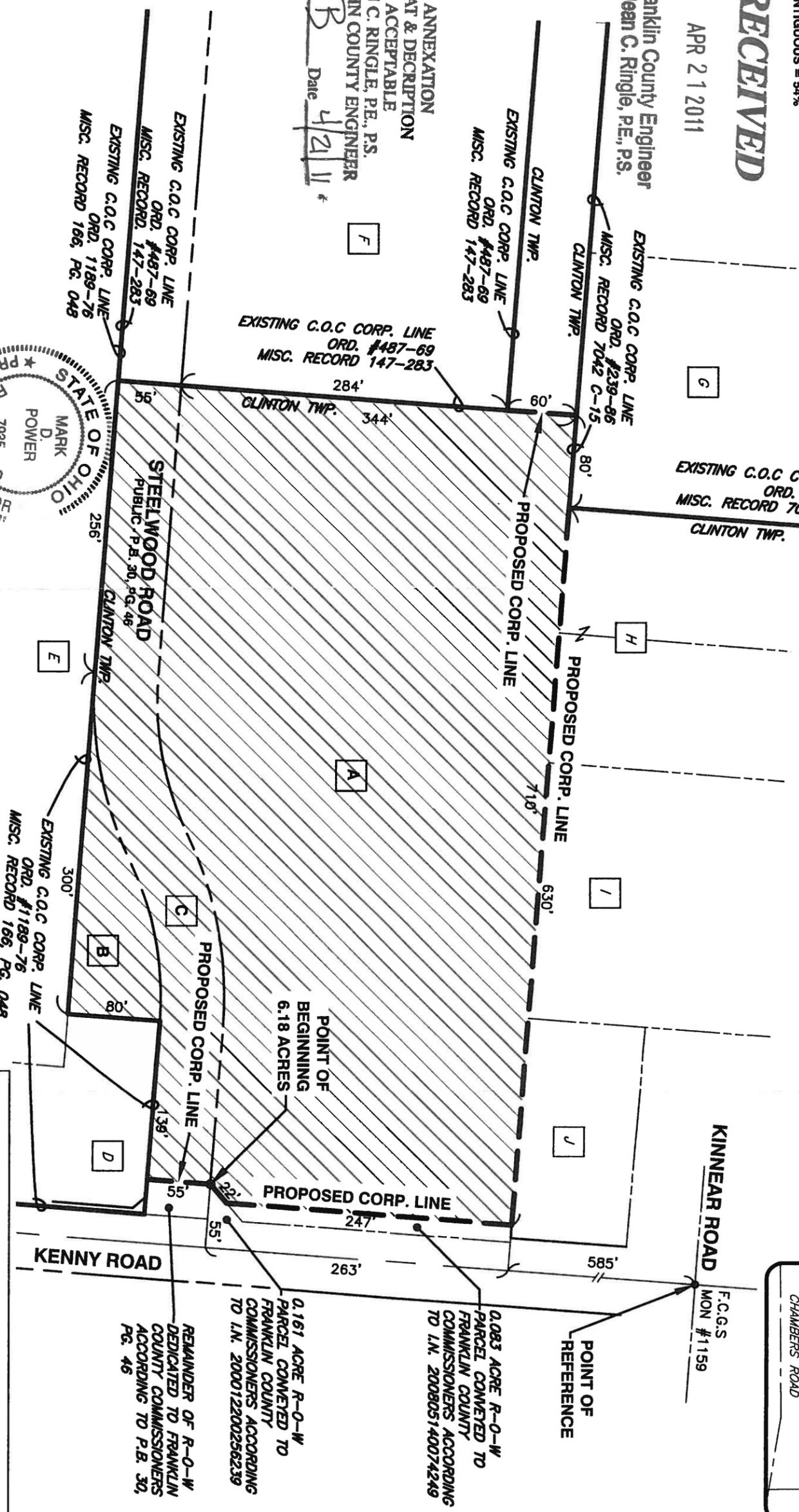
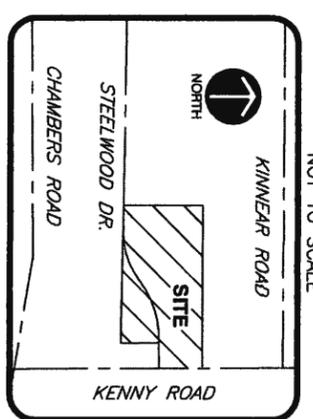
ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By *DRB* Date *4/21/11*



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CLINTON TOWNSHIP,
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18,
UNITED STATES MILITARY LANDS.

ANNEXATION PLAT

CLINTON TOWNSHIP
TO
CITY OF COLUMBUS



5.02 AC., 0.27 AC., & 0.89 AC. OF RIGHT OF WAY
AT 1080 STEELWOOD ROAD, COLUMBUS, OH
FRANKLIN COUNTY AUDITOR P.L.D. 130-004067

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.R.C.
CHAPTER 4733.



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JUN - 8 2011

Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
614-540-6633 - 888-698-8908
www.cedinc.com

ANNEXATION PLAT

Franklin County Planning Department
Franklin County, OH
AMR EXP2
12-11

1 OF 1

DATE: APRIL 2011 DWG SCALE: 1"=100' PROJECT NO: 110-303 MP FIGURE NO: 1 OF 1



City of Columbus Legislation Report

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

ORIGINAL

File Number: 0944-2011

Emergency

File Number: 0944-2011

File Type: Ordinance

Status: Second Reading

Version: 1

Controlling Body: Development Committee

File Name: Annexation Service AN11-005: 6.18 Acres, Clinton Township,
1100 Steelwood LLC

Introduced: 6/8/2011

Requester: Dev Drafter

Cost:

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)

JUN 20 2011 Passed 6-0 MILLER ABSENT

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 0944-2011 passed by The Council of The City of Columbus, Ohio 6/20, 20 11, as shown by the records now on file in this office.

Seal Andrea Blewins
City Clerk

Mayor's Action

Mayor

JUN 22 2011

Date

Council Action

JUN 20 2011

Date Passed/ Adopted

President of Council

City Clerk

Veto

Date

Title:

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN11-005) of 6.18 ± acres in Clinton Township to the City of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Indexes:

Attachments: ORD0944-2011 AN11-005 Legal Description.doc, ORD0944-2011 AN11-005 Map (1080 Steelwood Drive).doc

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	6/8/11	Sent for Approval	DEVELOPMENT DIRECTOR			
	Action Note:	Planning Division					
1	DEVELOPMENT DIRECTOR	6/8/11	Reviewed and Approved	Dev Drafter			
	Action Note:	nmb					
1	Dev Drafter	6/9/11	Sent to Clerk's Office for Council	City Clerk Inbox			

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 Attorneys Office as to its form and legality only.

Explanation

AN011-005

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 Clinton 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 required 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 (AN11-005) of 6.18 ± acres in Clinton 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 100 Steelwood LLC on June 8, 2011; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on July 12, 2011; 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 parcel is located within the boundaries of the adopted 5th by Northwest Plan, which recommends office/technology uses for this site;

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 6.18 ± acres in Clinton 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: Residential refuse collection services will be available for residential uses upon annexation of the property 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 will be served by be served by the 20" water main located in Kinnear Road.

Sanitary Sewer: Department of Utility records indicate that there is an existing 12-inch county sanitary sewer flowing south through the parking lot along the eastern face of the existing building that is already available to serve the proposed annexation.

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/developers at their own cost and expense with no cost to the city.

Section 2. If this 6.18 ± 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 Clinton 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 Clinton 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 AN11-005
6.18 ± Acres in Clinton Township
1100 Steelwood LLC

Proposed annexation of property located at 1080 Steelwood Avenue, Columbus, Ohio 43212 owned by 1100 Steelwood LLC.

FROM: CLINTON TOWNSHIP
TO: THE CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, Clinton Township, Quarter Township 3, Township 1, Range 18, United States Military Lands, being 5.02 acres and 0.27 acres, the remainder of Tract 1 and 2 known as Franklin County Auditor's Parcel 130-004067 conveyed to 1100 Steelwood LLC of record in Instrument Number 200707310133105 (references to records are those on file in the Recorder's Office Franklin County unless otherwise stated), and also 0.89 acres of Steelwood Road dedicated to the Franklin County Commissioners in Plat Book 30, Page 46, all together containing 6.18 acres, more or less, approximately described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument 1159, being on the center of Kenny Road near Kinnear Road; Thence south, along the center of Kenny Road, 585 feet more or less to the northeast corner of a 0.161 acre tract conveyed to the Franklin County Commissioners of record in Instrument Number 200012200256239; Thence south, along the easterly line of said 0.161 acre tract and the center of Kenny Road, 263 feet more or less to the southeast corner of said 0.161 acre tract, being located where the northerly right of way line of Steelwood Road extended intersects the centerline of Kenny Road, said point being shown of record in Plat Book 30, Page 46; Thence west, with the north line of Steelwood Road extended, 55 feet to a point at the southwest corner of said 0.161 acre tract, being the true point of beginning;

Thence south, crossing Steelwood Road, 55 feet to a point in the south line of Steelwood Road, which is the existing corporation line of the City of Columbus accepted by City Council in Ordinance #1189-76 and recorded in Miscellaneous Record 166, Page 048;

Thence west, along said existing corporation line (Ord #1189-76, Misc. Rec. 166, Pg 048) and the south line of Steelwood Road, 139 feet more or less to the northeast corner of the 0.27 acre tract;

Thence south, with the east line of the 0.27 acre tract, along said existing corporation line (Ord #1189-76, Misc. Rec. 166, Pg 048), leaving the south line of Steelwood Road, 80 feet more or less to the southeast corner of the 0.27 acre tract;

Thence west, with the south line of the 0.27 acre tract, along said existing corporation line (Ord #1189-76, Misc. Rec. 166, Pg 048), 300 feet more or less to the southwest corner of the 0.27 acre tract, being in the south line of Steelwood Road;

Thence west, along said existing corporation line (Ord #1189-76, Misc. Rec. 166, Pg 048), with the south line of Steelwood Road, 256 feet more or less to a point in the existing corporation line of the City of Columbus accepted by City Council in Ordinance #487-69, recorded in Miscellaneous Record 147, Page 283;

Thence north, along said existing corporation line (Ord #487-69, Misc. Rec. 147, Pg. 283), crossing Steelwood Road, 55 feet to the southwest corner of the 5.02 acre tract;

Thence north, along said existing corporation line (Ord #487-69, Misc. Rec. 147, Pg. 283) and a portion of the west line of the 5.02 acre tract, 284 feet more or less to an angle point in the existing corporation line (Ord #487-69, Misc. Rec. 147, Pg. 283);

Thence north, leaving said existing corporation line (Ord #487-69, Misc. Rec. 147, Pg. 283) and continuing along the west line of said 5.02 acre tract, 60 feet to the northwest corner of said 5.02 acre tract, being on an existing corporation line of the City of Columbus accepted by City Council in Ordinance #239-86, recorded in Miscellaneous Record 7042 Page C-15;

Thence east, along said existing corporation line (Ord #239-86, Misc. Rec. 7042, Pg. C-15) and the north line of the 5.02 acre tract, 80 feet more or less to an angle point in said existing corporation line (Ord #239-86, Misc. Rec. 7042, Pg. C-15);

Thence east, leaving said existing corporation line (Ord #239-86, Misc. Rec. 7042, Pg. C-15) and continuing along the north line of the 5.02 acre tract, 630 feet more or less to the northwest corner of a 0.083 acre tract conveyed to the Franklin County Commissioners of record in Instrument Number 200805140074249;

Thence south, along the west line of said 0.083 acre tract, being the east line of said 5.02 acre tract, 247 feet more or less to the southwest corner of said 0.083 acre tract, being in a westerly line of the previously described 0.161 acre tract conveyed to the Franklin County Commissioners;

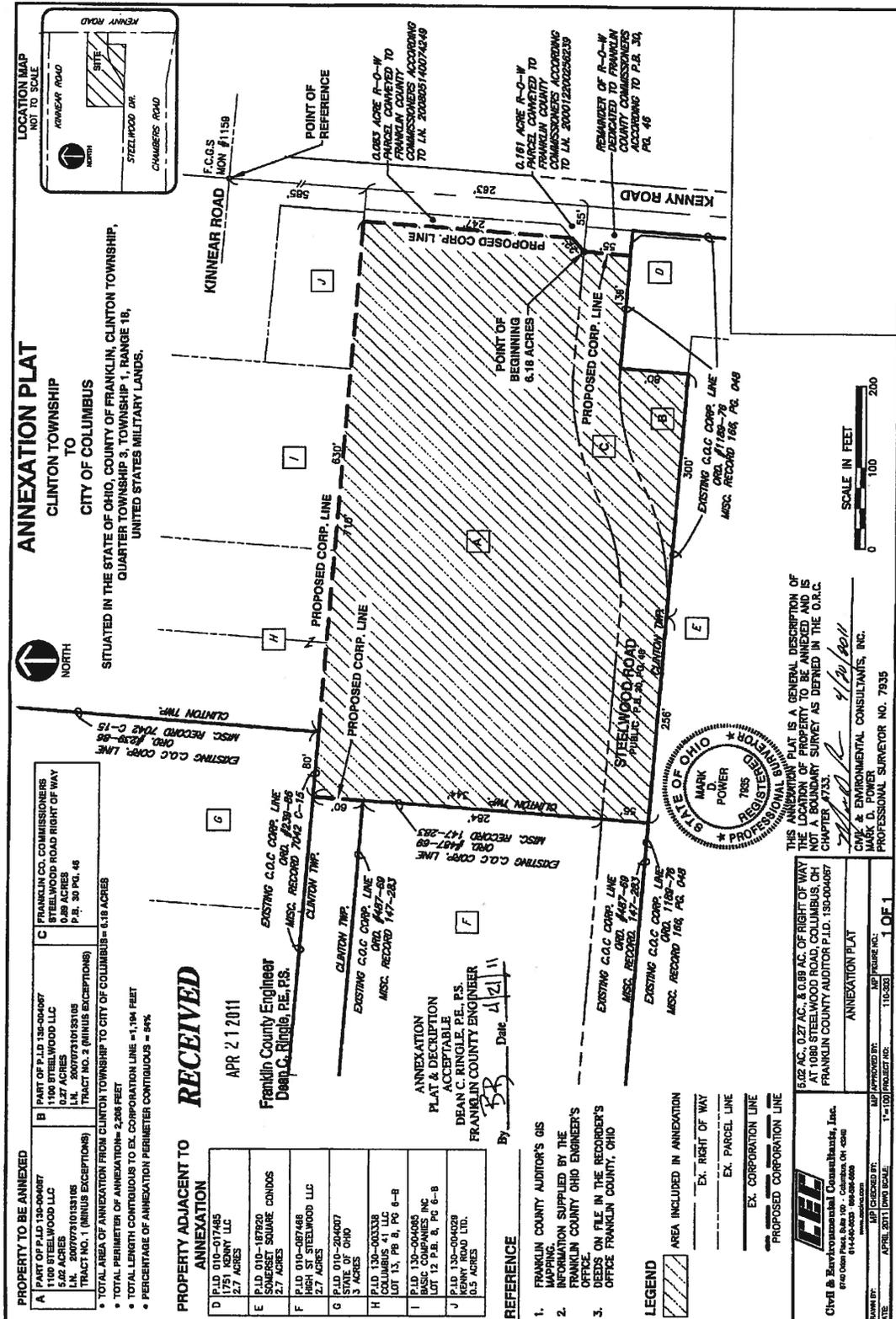
Thence southwest, along a portion of the west line of said 0.161 acre tract, being the east line of said 5.02 acre tract, 22 feet more or less to the point of beginning.

Containing 6.18 acres, more or less.

This annexation description was prepared from records available in the Franklin County Auditor's Office, Recorder's Office, and information supplied by the Franklin County Engineer, and does not meet the "Minimum Standards for Boundary Surveys" described in Ohio Revised Code, Chapter 4733.

Civil & Environmental Consultants, Inc.

ANNEXATION AN11-005 + 6.18 Acres in Clinton Township 1800 Steelwood LLC



11-10-2011 10:55 AM - APR 20, 2011 - 8:42