



To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: September 3, 2019

Initiated By: Jennifer D. Readler, Law Director
Paul Hammersmith, P.E., Director of Engineering/City Engineer
Claudia Husak, AICP, Senior Planner

Re: Ordinance 44-19 – Accepting the Annexation of 1.29 Acres, More or Less, from Jerome Township, Union County (Petitioner: Property Owner, Darshan Shah)

Summary

On January 25, 2019, Sanjay K. Bhatt, Attorney/Agent for Petitioner, Darshan Shah, filed a regular annexation petition with the Union County Commissioners. The petition is for 1.29 acres, more or less.

The petition was filed as a regular annexation petition. Under this process the City must first, at least 20 days prior to the annexation hearing, adopt an ordinance or resolution relating to municipal services. City Council passed Resolution No. 18-19, which was prepared for this purpose, on April 10, 2019.

The Union County Commissioners granted the annexation on May 21, 2019, finding that all the Ohio Revised Code requirements were met, including the criteria in R.C. 709.03. Provided City Council accepts the annexation, the Law Department intends to file a boundary adjustment petition with the Union County Commissioners in order to transfer the property from Jerome Township to Washington Township to ensure uniform fire service.

Recommendation

This Property is within the proposed annexation areas of the Community Plan and is located in the exclusive Dublin Service expansion area as defined in the water and sewer agreements with the City of Columbus. Staff therefore recommends approval of Ordinance No. 44-19.

RECORD OF ORDINANCES

Ordinance No. 44-19

Passed _____, _____

AN ORDINANCE ACCEPTING AN ANNEXATION OF 1.29 ACRES, MORE OR LESS, FROM JEROME TOWNSHIP, UNION COUNTY TO THE CITY OF DUBLIN (PETITIONER: DARSHAN SHAH)

WHEREAS, a regular/majority owner annexation petition for 1.29 acres, more or less, from Jerome Township, Union County to the City of Dublin was filed in the offices of the Union County Commissioners on January 25, 2019, by Sanjay K. Bhatt, Attorney/Agent for Petitioner, Darshan Shah; and

WHEREAS, the Union County Commissioners approved the annexation petition on May 21, 2019; and

WHEREAS, the area proposed for annexation lies within the proposed annexation areas of the Community Plan and is located in Dublin's exclusive expansion area, as provided under the water and sewer agreements with the City of Columbus.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, Delaware, Franklin, and Union Counties, State of Ohio, _____ of the elected members concurring that:

Section 1. The petition for the annexation of 1.29 acres, more or less to the City of Dublin is hereby accepted.

Section 2. This Ordinance shall take effect and be in force from and after the earliest date allowed by law.

Passed this _____ day of _____, 2019.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

Charles Hall
Steve Stolte
Christiane Schmenk



Tim Hansley, County Administrator
Letitia Rayl, Assistant County Administrator/
Budget Officer
Kelly Higgins, Clerk to the Board/
Office Assistant

County Office Building
233 West Sixth Street
Marysville, Ohio 43040-1526
www.co.union.oh.us

Tel. 937-645-3012
Fax 937-645-3002

commissioners@co.union.oh.us

June 26, 2019

Anne Clarke, Clerk of Council
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

**RE: Regular Annexation-To the City of Dublin of 1.29 acres +/-, from Darshan Shah,
Jerome Township, Union County; Sanjay Bhat, Esq. Agent**

Dear Ms. Clarke:

Enclosed is a certified copy of the file pertaining to the annexation to the City of Dublin of 1.29 acres +/-, from Darshan Shah, Jerome Township, Union County. Thirty days has passed and there has not been an administrative review action filed.

Please let me know if you need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Kelly A. Higgins". The signature is written in a cursive style.

Kelly A. Higgins
Clerk to the Board
Union County Commissioners


Enclosures



Clerk's Certification

I certify that the foregoing is a true and correct copy of the Darshan Shah Annexation proceedings on April 25, 2019, May 16, 2019 and May 21, 2019, consisting of the following documents, a total of () pages and journalized in Commissioners Journal 2019 p. 852, p. 988, and p. 999-1003.

- A. Petitioner Darshan Shah, Agent, Sanjay K. Bhatt, filed 01/25/2018, Petition for Regular Annexation of 1.29 acres, more or less. Exhibit A, property description, Exhibit B, parcel map and Exhibit C, list of parcels adjacent to the proposed annexation.
- B. Notice of Annexation Hearing to the County Engineer, 01/25/2019.
- C. Resolution 18-19 City of Dublin, Statement of Services for proposed annexation, 04/10/19.
- D. Copy of Notice published in the Marysville Journal Tribune, 04/18/19.
- E. Copy of Petitioner Darshan Shah, Agent, Sanjay K. Bhatt, filed 01/25/2018, Petition for Regular Annexation of 1.29 acres, more or less. Exhibit A, property description, Exhibit B, parcel map and Exhibit C list of parcels adjacent to the proposed annexation (File Stamped 1/25/2019), 04/18/2019.
- F. Affidavit and Notices of Annexation Hearing, Minyard Sabra & William; Scott Harpster; Elaine Horr and City of Dublin, 04/18/2019.
- G. Notice of Annexation Hearing Date, 04/25/2019
- H. Union County Commissioners Journal 04/25/2019, p.852, hearing proceedings.
- I. Affidavit-City of Dublin & Jerome Township; Proof of Service and Proof of Publication, 05/08/19.
- J. Acceptance of Annexation from the Union County Engineer and plat map, 05/15/2019.
- K. Union County Commissioners Journal 05/16/2019, p. 988, hearing proceedings and sign in sheet.
- L. Union County Commissioners Journal 05/21/2019, p. 999-1003; Resolution 19-205.



Kelly A. Higgins, Clerk

Date: June 26, 2019

UNION COUNTY COMMISSIONERS JOURNAL 2019
May 21, 2019

Motion by Charles Hall and seconded by Christiane Schmenk that this resolution be adopted and was carried by the following vote:

Steve Stolte, Yea
Charles Hall, Yea
Christiane Schmenk, Yea

* * *

RESOLUTION NO. 19-205:

A Resolution Approving the Petition by Darshan Shah for Regular Annexation to the City of Dublin of 1.29 Acres, More or Less, from Jerome Township, Union County, Ohio

UNION COUNTY COMMISSIONERS JOURNAL 2019
May 21, 2019

UNION COUNTY, OHIO
RESOLUTION NO. 19-205

The Board of County Commissioners (the "Board"), Union County, Ohio (the "County") met in regular session on May 21, 2019, at the County Office Building, 233 West Sixth Street, Marysville, Ohio 43040, with these members present: Steve Stolte, Charles Hall and Christiane S. Schmenk.

Christiane Schmenk introduced this resolution and moved its passage.

**A RESOLUTION APPROVING THE PETITION BY DARSHAN SHAH FOR REGULAR
ANNEXATION TO THE CITY OF DUBLIN OF 1.29 ACRES, MORE OR LESS, FROM
JEROME TOWNSHIP, UNION COUNTY, OHIO**

WHEREAS, on January 25, 2019, Darshan Shah, the sole owner of 1.29 acres, more or less, filed a petition for annexation of that property to the City of Dublin under Revised Code §709.02; and

WHEREAS, the Board of County Commissioners conducted proceedings on the Petition as provided in Revised Code Ch. 709.; and

Based on a preponderance of the substantial, reliable, and probative evidence in the record of those Proceedings, the BOARD OF COUNTY COMMISSIONERS MAKES THE FOLLOWING FINDINGS:

- A. That the Petition for Annexation was filed with the Clerk of the Board of County Commissioners, Union County, Ohio, on January 25, 2019;
- B. That the Petition for Annexation included an accurate legal description of the land to be annexed;
- C. That the Petition for Annexation included an accurate map of the perimeter of the land to be annexed;
- D. That the Petition for Annexation identified Sanjay K. Bhatt as the Agent for the Petitioner;
- E. That a list of the parcels to be annexed and a list of the names, addresses, and parcel numbers for adjacent parcels was submitted with the Petition;
- F. That no fees or deposits were required in connection with the Petition;
- G. That the Petition for Annexation and related papers were journalized in Commissioners Journal, Vol. 2019, page 277;
- H. That by Resolution No. 19-048, adopted on January 29, 2019, Commissioners Journal, Vol. 2019, page 277, the Board set the Petition for Annexation for hearing on March 28, 2019 at 10:00 a.m.;
- I. That on January 29, 2019, the Clerk of the Board of County Commissioners referred both the legal description and the map of the land to be annexed to the Union County Engineer for review;
- J. That the Clerk of the Board of County Commissioners notified the Petitioners' Agent of the date, time, and place of the hearing on the Petition on January 29, 2019;
- K. That the Agent for Petitioners issued a Notice of the Hearing to the Necessary Parties and Property Owners on April 12, 2019;
- L. That the Agent for Petitioners filed a Proof of Service as to the Property Owners with the Board of County Commissioners on April 18, 2019;

UNION COUNTY COMMISSIONERS JOURNAL 2019
May 21, 2019

- M. That by Resolution No. 19-125, adopted on March 19, 2019, Commissioners Journal, Vol. 2019, page 684, at the request of the Agent for Petitioner, the Board rescheduled the hearing on the Petition for Annexation to April 25, 2019 at 10:00 a.m.
- N. That pursuant to notice, the Board of County Commissioners convened a public hearing on the Annexation Petition on April 25, 2019 at 10:00 a.m. At the request of Agent for the Petitioner, the Board adjourned the hearing in progress to May 16, 2019 at 10:00 a.m.
- O. That the Agent for Petitioner filed the Proof of Service as to the Necessary Parties with the Board of County Commissioners on May 8, 2019;
- P. That the Union County Engineer issued its comments approving both the legal description and the map of the land to be annexed on May 15, 2019;
- Q. That the Agent for Petitioners caused a Notice of the Hearing to be published in the Marysville Journal Tribune on May 1, 2019;
- R. That the Agent for Petitioners filed his Proof of Publication on May 7, 2019;
- S. That the City of Dublin issued its Statement of Municipal Services as contained in Resolution 18-19 adopted on April 8, 2019, and filed with the Board of County Commissioners on April 10, 2019;
- T. That proceedings were recorded by the Board's electronic recording system;
- U. That the following parties appeared for the hearing on the Annexation Petition:
1. Darshan Shah, Petitioner, by Sanjay K. Bhatt, Esq.; and
 2. City of Dublin by Jennifer D. Readler, Esq.
- V. That there was no request to amend the territory to be annexed;
- W. That no person made a request to verify the authority to sign of anyone who signed the Annexation Petition;
- X. That no affidavits were submitted for use in the Annexation Hearing;
- Y. That no Owner of Property that was a part of the Annexation Petition sought to withdraw as a signer of the Petition.
- Z. That Petitioners presented testimony regarding the Annexation Petition from
1. Darshan Shah, Petitioner.
- AA. That no other party presented testimony.
- BB. That based on the legal description and map of the territory to be annexed as approved by the Union County Engineer,
1. The territory to be annexed, which is roughly a rectangle, has a common boundary with the existing municipal corporate limits of the City of Dublin on three of four sides; and
 2. Approximately 56% of the boundary line of the territory to be annexed is common with the existing municipal corporate limits of the City of Dublin;
 3. The owner's signature is dated within 180 days of the date of filing the Petition;
- CC. That the signer of the Petition is the sole owner of the territory to be annexed as of the date of filing the Petition and constitutes a majority of the owners;

UNION COUNTY COMMISSIONERS JOURNAL 2019
May 21, 2019

- DD. That the City of Dublin's Statement of Services represents it will provide to the territory to be annexed commits to provide police services, fire and EMS services, and solid waste collection services immediately upon annexation and that, subject to the continued ability of the City of Columbus to provide water supply and to provide sufficient sanitary sewerage disposal capacity, sufficient public water distribution and sanitary sewer collection systems presently exist in the area to serve the territory to be annexed;
- EE. That the territory to be annexed is not unreasonably large based on these considerations:
1. The geographic character, shape, and size of the territory to be annexed in relation to the territory of the City of Dublin and in relation to the territory remaining in Jerome Township after any annexation is completed is proportionate and reasonable;
 2. The City of Dublin has the current ability to provide municipal services in the territory to be annexed to future users of the land;
- FF. That, on balance, the general good of the territory to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be annexed and the surrounding area if the annexation petition is granted based on these considerations:
1. The owners of the property to be annexed wishes to have his property annexed into the City of Dublin;
 2. No person or entity, including Jerome Township, appeared in the matter to oppose the proposed annexation; and
 3. There was no evidence as to any loss of services if the property is annexed to the City of Dublin;
- GG. That no street or highway will be divided or segmented by the boundary line between a township and the municipal corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, UNION COUNTY, OHIO, THAT:

Section 1. The statutory conditions for approving a regular annexation having been satisfied, the Petition for Regular Annexation to the City of Dublin of 1.29 Acres, more or less, from Jerome Township, Union County, Ohio by Darshan Shah is approved.

Section 2. The Clerk of the Board is directed to send a certified copy of this Resolution to the Agent for the Petitioners, the Clerk of the City of Dublin, and the Fiscal Officer of Jerome Township. The Clerk shall take no further action on the matter until thirty (30) days after this Resolution is journalized.

Section 3. It is found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were passed in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action, were in meetings open to the public, and in compliance with all legal requirements including Revised Code §121.22.

Charles Hall seconded the motion, and, after discussion, a roll call vote was taken, and the results were:

UNION COUNTY COMMISSIONERS JOURNAL 2019
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Steve Stolte	<input checked="" type="radio"/>	No
Christiane S. Schmenk	<input checked="" type="radio"/>	No
Charles Hall	<input checked="" type="radio"/>	No

Passed: February 28, 2019

BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO

ATTEST: Kelly Higgins
Kelly Higgins, Clerk

Steve Stolte
Steve Stolte

Approved as to Form:

Christiane S. Schmenk
Christiane S. Schmenk

Thayne D. Gray
Thayne D. Gray
Assistant Prosecuting Attorney

Charles Hall
Charles Hall

CLERK'S CERTIFICATION

I certify that the foregoing is a true and correct copy of Commissioners Resolution 19 -
205 adopted on ~~February 28, 2019~~ and journalized in Commissioners Journal 2019, p. 999.
May 21, 2019

Kelly Higgins
Kelly Higgins, Clerk

Date: May 21, 2019

UNION COUNTY, OHIO
RESOLUTION NO. 19-205

The Board of County Commissioners (the "Board"), Union County, Ohio (the "County") met in regular session on May 21, 2019, at the County Office Building, 233 West Sixth Street, Marysville, Ohio 43040, with these members present: Steve Stolte, Charles Hall and Christiane S. Schmenk.

Christiane Schmenk introduced this resolution and moved its passage:

A RESOLUTION APPROVING THE PETITION BY DARSHAN SHAH FOR REGULAR ANNEXATION TO THE CITY OF DUBLIN OF 1.29 ACRES, MORE OR LESS, FROM JEROME TOWNSHIP, UNION COUNTY, OHIO

WHEREAS, on January 25, 2019, Darshan Shah, the sole owner of 1.29 acres, more or less, filed a petition for annexation of that property to the City of Dublin under Revised Code §709.02; and

WHEREAS, the Board of County Commissioners conducted proceedings on the Petition as provided in Revised Code Ch. 709.; and

Based on a preponderance of the substantial, reliable, and probative evidence in the record of those Proceedings, the BOARD OF COUNTY COMMISSIONERS MAKES THE FOLLOWING FINDINGS:

- A. That the Petition for Annexation was filed with the Clerk of the Board of County Commissioners, Union County, Ohio, on January 25, 2019;
- B. That the Petition for Annexation included an accurate legal description of the land to be annexed;
- C. That the Petition for Annexation included an accurate map of the perimeter of the land to be annexed;
- D. That the Petition for Annexation identified Sanjay K. Bhatt as the Agent for the Petitioner;
- E. That a list of the parcels to be annexed and a list of the names, addresses, and parcel numbers for adjacent parcels was submitted with the Petition;
- F. That no fees or deposits were required in connection with the Petition;
- G. That the Petition for Annexation and related papers were journalized in Commissioners Journal, Vol. 2019, page 277;
- H. That by Resolution No. 19-048, adopted on January 29, 2019, Commissioners Journal, Vol. 2019, page 277, the Board set the Petition for Annexation for hearing on March 28, 2019 at 10.00 a.m.;
- I. That on January 29, 2019, the Clerk of the Board of County Commissioners referred both the legal description and the map of the land to be annexed to the Union County Engineer for review;
- J. That the Clerk of the Board of County Commissioners notified the Petitioners' Agent of the date, time, and place of the hearing on the Petition on January 29, 2019;
- K. That the Agent for Petitioners issued a Notice of the Hearing to the Necessary Parties and Property Owners on April 12, 2019;
- L. That the Agent for Petitioners filed a Proof of Service as to the Property Owners with the Board of County Commissioners on April 18, 2019;

- M. That by Resolution No. 19-125, adopted on March 19, 2019, Commissioners Journal, Vol. 2019, page 684, at the request of the Agent for Petitioner, the Board rescheduled the hearing on the Petition for Annexation to April 25, 2019 at 10:00 a.m.
- N. That pursuant to notice, the Board of County Commissioners convened a public hearing on the Annexation Petition on April 25, 2019 at 10:00 a.m. At the request of Agent for the Petitioner, the Board adjourned the hearing in progress to May 16, 2019 at 10:00 a.m.
- O. That the Agent for Petitioner filed the Proof of Service as to the Necessary Parties with the Board of County Commissioners on May 8, 2019;
- P. That the Union County Engineer issued its comments approving both the legal description and the map of the land to be annexed on May 15, 2019;
- Q. That the Agent for Petitioners caused a Notice of the Hearing to be published in the Marysville Journal Tribune on May 1, 2019;
- R. That the Agent for Petitioners filed his Proof of Publication on May 7, 2019;
- S. That the City of Dublin issued its Statement of Municipal Services as contained in Resolution 18-19 adopted on April 8, 2019, and filed with the Board of County Commissioners on April 10, 2019;
- T. That proceedings were recorded by the Board's electronic recording system;
- U. That the following parties appeared for the hearing on the Annexation Petition:
 - 1. Darshan Shah, Petitioner, by Sanjay K. Bhatt, Esq.; and
 - 2. City of Dublin by Jennifer D. Readler, Esq.
- V. That there was no request to amend the territory to be annexed;
- W. That no person made a request to verify the authority to sign of anyone who signed the Annexation Petition;
- X. That no affidavits were submitted for use in the Annexation Hearing;
- Y. That no Owner of Property that was a part of the Annexation Petition sought to withdraw as a signer of the Petition;
- Z. That Petitioners presented testimony regarding the Annexation Petition from
 - 1. Darshan Shah, Petitioner.
- AA. That no other party presented testimony;
- BB. That based on the legal description and map of the territory to be annexed as approved by the Union County Engineer,
 - 1. The territory to be annexed, which is roughly a rectangle, has a common boundary with the existing municipal corporate limits of the City of Dublin on three of four sides; and
 - 2. Approximately 56% of the boundary line of the territory to be annexed is common with the existing municipal corporate limits of the City of Dublin;
 - 3. The owner's signature is dated within 180 days of the date of filing the Petition;
- CC. That the signer of the Petition is the sole owner of the territory to be annexed as of the date of filing the Petition and constitutes a majority of the owners;

- DD. That the City of Dublin's Statement of Services represents it will provide to the territory to be annexed commits to provide police services, fire and EMS services, and solid waste collection services immediately upon annexation and that, subject to the continued ability of the City of Columbus to provide water supply and to provide sufficient sanitary sewerage disposal capacity, sufficient public water distribution and sanitary sewer collection systems presently exist in the area to serve the territory to be annexed;
- EE. That the territory to be annexed is not unreasonably large based on these considerations:
1. The geographic character, shape, and size of the territory to be annexed in relation to the territory of the City of Dublin and in relation to the territory remaining in Jerome Township after any annexation is completed is proportionate and reasonable;
 2. The City of Dublin has the current ability to provide municipal services in the territory to be annexed to future users of the land;
- FF. That, on balance, the general good of the territory to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be annexed and the surrounding area if the annexation petition is granted based on these considerations:
1. The owners of the property to be annexed wishes to have his property annexed into the City of Dublin;
 2. No person or entity, including Jerome Township, appeared in the matter to oppose the proposed annexation; and
 3. There was no evidence as to any loss of services if the property is annexed to the City of Dublin;
- GG. That no street or highway will be divided or segmented by the boundary line between a township and the municipal corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, UNION COUNTY, OHIO, THAT:

Section 1. The statutory conditions for approving a regular annexation having been satisfied, the Petition for Regular Annexation to the City of Dublin of 1.29 Acres, more or less, from Jerome Township, Union County, Ohio by Darshan Shah is approved.

Section 2. The Clerk of the Board is directed to send a certified copy of this Resolution to the Agent for the Petitioners, the Clerk of the City of Dublin, and the Fiscal Officer of Jerome Township. The Clerk shall take no further action on the matter until thirty (30) days after this Resolution is journalized.

Section 3. It is found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were passed in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action, were in meetings open to the public, and in compliance with all legal requirements including Revised Code §121.22.

Charles Hall seconded the motion, and, after discussion, a roll call vote was taken, and the results were:

Steve Stolte Yes No

Christiane S. Schmenk Yes No

Charles Hall Yes No

Passed: February 28, 2019

BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO

ATTEST: Kelly Higgins
Kelly Higgins, Clerk

[Signature]
Steve Stolte

Approved as to Form:

Christiane Schmenk
Christiane S. Schmenk

[Signature]
Thayne D. Gray
Assistant Prosecuting Attorney

Charles Hall
Charles Hall

CLERK'S CERTIFICATION

I certify that the foregoing is a true and correct copy of Commissioners Resolution 19 -
205 adopted on ~~February 28, 2019~~ and journalized in Commissioners Journal 2019, p. 999.
May 21, 2019

Kelly Higgins
Kelly Higgins, Clerk

Date: May 21, 2019

UNION COUNTY COMMISSIONERS JOURNAL 2019
May 16, 2019

* * *

*Commissioner Steve Stolte reconvened the meeting at 10:00 a.m.

* * *

RESOLUTION NO. 19-201:

Annexation Hearing-Regular Annexation-To the City of Dublin-1.29 acres +/-, from Jerome Township, Union County-Darshan Shah-Sanjay Bhat, Esquire-Agent

The Commissioners reconvened this hearing from recess on April 25, 2019, regarding the Petition for Regular Annexation to the City of Dublin of 1.29 acres +/- from Jerome Township, Union County, by Petitioner Darshan Shah. In attendance were: Steve Stolte, Commissioner President; Christian Schmenk, Commissioner; Tim Hansley, County Administrator; Letitia Rayl, Assistant County Administrator/Budget Officer; Thayne Gray, Assistant County Prosecutor; Kelly Higgins, Clerk to the Board; Sanjay Bhat, Attorney, Agent for Petitioner; Darshan Shah, Petitioner; Jennifer Readler, City of Dublin Law Director; Paul Hammersmith, City of Dublin Engineer; and Will Nicholson, Union County Intern. The hearing was reconvened by Commissioner Steve Stolte at 10:00 a.m.

- Commissioner Steve Stolte began with the following statement that the purpose of this public hearing is to take testimony from the necessary parties regarding the proposed annexation and comments from any interested persons.
- Paul Hammersmith, Dublin City Engineer; Jenifer Readler, City of Dublin Law Director; Darshan Shah; and Sanjay Bhatt introduced themselves and Commissioner Steve Stolte introduced himself and all others who were present.
- There were no representatives from Jerome Township present.
- Assistant Prosecutor Thayne Gray gave an accounting of the filing of the Annexation and all subsequent records pertaining to the Annexation.
- Opening comments by Sanjay Bhat, Attorney for the Petitioner were given. Mr. Bhat stated that Mr. Shah originally purchased the property to build a home for his family. After the purchase he realized there were no utilities on the property and he would have to install a septic system. The Health Department approved a septic system however, it is not large enough to support the size of the dwelling Mr. Shah intends to build, therefore he is requesting the Annexation.
- Prosecutor Thayne Gray swore in Darshan Shah.
- Mr. Bhatt proceeded with questioning of Mr. Shah pertaining to the reasoning for the Annexation.
- Jennifer Readler, City of Dublin Law Director stated that the City of Dublin has given their statement of services and is supportive of the Annexation.
- No other comments from either side.
- The Board will take the Annexation request under advisement.
- Commissioner Steve Stolte adjourned the hearing at 10:13 a.m.

Motion by Christiane Schmenk and seconded by Steve Stolte that this resolution be adopted and was carried by the following vote:

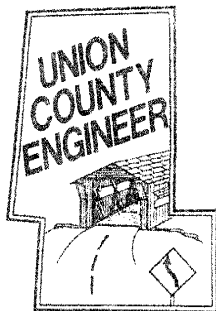
Steve Stolte, Yea
Christiane Schmenk, Yea

DATE: 5/16/19

Shah Annexation Hearing

Sign in Sheet

NAME	Entity
SANJAY BHATT	
DARSHAN SHAM	
Paul A. Hammersmith	City of Dublin, Ohio
Jennifer Kachler	City of Dublin, Ohio



County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937.645.3018
F 937.645.3161
www.co.union.oh.us/engineer

MAY 18 2019
Union County
Cincinnati, Ohio

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937.645.3017
F 937.645.3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

MEMO

To: Board of Commissioners

From: Mary Kirk, Mapping Manager *MYK*

Date: May 15th, 2019

Re: Annexation to the City of Dublin of 1.293 Acres
Owner: Shah Darshan

The plat and description for the above referenced annexation to the City of Dublin was reviewed by this office. The following items were found:

Annexation Description: Acceptable as per Union County
Annexation Policy

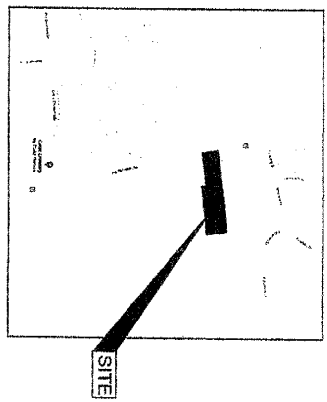
Annexation Plat: Acceptable as per Union County Annexation
Policy

The legal description of the perimeter and the map or plat of the annexation meet minimum requirements.

If there are any questions about the above results please feel free to contact this office at anytime.

CW Design Group
 ENGINEERS, PLANNERS
 PHONE: 614-846-8779
 972 Linfield Drive
 Worthington, Ohio 43085

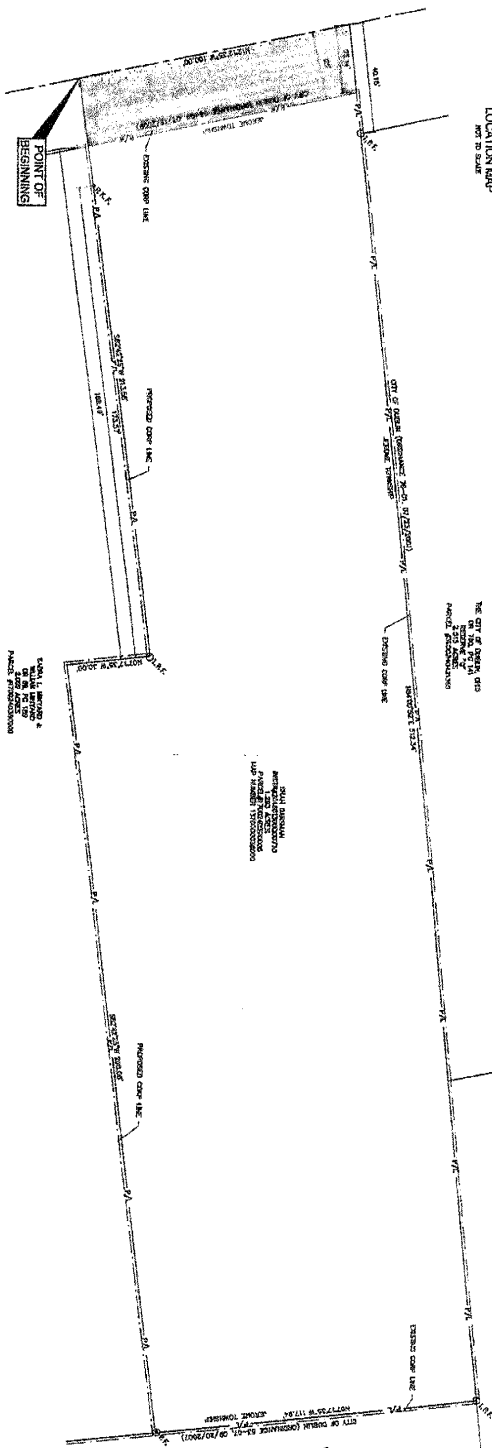
PREVIOUSLY
 ANNEXED



VIRGINIA MILITARY SURVEY 2826
 TARTAN WEST
 COUNTY OF UNION
 STATE OF OHIO

TARTAN WEST,
 SECTION 5
 PG 5, PG 189-200

TARTAN WEST,
 SECTION 6
 PG 5, PG 200-221

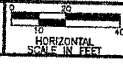


SECTION 5, TARTAN WEST,
 COUNTY OF UNION,
 STATE OF OHIO



8700 HYLAND CROY RD
 PLAIN CITY, OHIO

ANNEXATION PLAT



DESIGNED
 CW
 CHECKED

Exhibit A

Situated in the State of Ohio, County of Union, Township of Jerome, being part of Virginia Military Survey 2925 and being all of a 1.293 acre tract of land conveyed to Darshan Shah by Instrument Number 2018013000007702, all records herein are from the Recorder's Office, Union County and being more particularly described as follows:

Beginning in the intersection of the centerline of Hyland Croy Road (50 feet), the northwesterly corner of a 2.009 acre tract of land conveyed to Sabra L. Minyard and William Minyard by Official Record 69, Page 189 and the southwesterly corner of said 1.293 acre tract, said point resides within the City of Dublin's Corporation Limits (Ordinance 08-09, 07/15/2009);

Thence, North 12° 12' 26" West, a distance of 100.00 feet in the centerline of said Hyland Croy Road and the westerly line of said 1.293 acre tract to the southwest corner of Reserve "Q" delineated on the Tartan West, Section 5 plat in Plat Book 5, Pages 198-200 and conveyed to the City of Dublin, Ohio in Official Record 700, Page 141;

Thence, North 84° 00' 52" East, a distance of 512.34 feet (passing a 5/8" iron pin found at 40.18 feet) in the south lines of said Reserve "Q" and Reserve "W" delineated on the Tartan West, Section 6 plat in Plat Book 5, Pages 220-221 and conveyed to the City of Dublin, Ohio in Official Record 700, Page 141 and the north line of said 1.293 acre tract to a 5/8" iron pin found in the northwest corner of a 1.500 acre tract of land conveyed to Robert W. Horr and Elaine T. Horr by Official Record 816, Page 734, said course crosses the City of Dublin's Corporation Limit (Ordinance 08-09 07/15/2009) at 25.14 feet and follows along the south line of the City of Dublin's Corporation Line (Ordinance 76-01, 07/23/2001);

Thence, South 07° 17' 35" East, a distance of 117.94 feet along the west line of said 1.500 acre tract and the easterly line of said 1.293 acre tract to a 3/4" iron pipe in the intersection of the west line of said 1.500 acre tract and the east line of said 2.009 acre tract, said course follows the west line of the City of Dublin's Corporation Line (Ordinance 53-07, 09/20/2007);

Thence, in the northerly line of said 2.009 acre tract and the southerly line of said 1.293 acre tract the following three courses:

1. South 82° 42' 25" West, a distance of 290.06 feet to a point;
2. North 07° 17' 35" West, a distance of 30.00 feet to 5/8" iron pin found;
3. South 82° 42' 25" West, a distance of 213.58 feet (passing a 5/8" diameter iron pin at 173.57 feet) to the **Point of Beginning**, containing 1.293 acres, more or less, subject to legal highways and other easements of records, said course crosses the City of Dublin's Corporation Limits (Ordinance 08-09, 07/15/2009) at 188.49 feet.

The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The north line of said 1.293 acre tract, having a monumented bearing of North 84°00'52" East is designated the "basis of bearing" for this description.

The described tract is all of Auditor's Tax Parcel Number 1700240390000 and Map Number 1370000038000 and is based on Instrument Number 2018013000007702.

A plat of survey is attached hereto and made a part of.

UNION COUNTY COMMISSIONERS JOURNAL 2019
April 25, 2019

* * *

*Commissioner Steve Stolte reconvened the meeting at 10:06 a.m.

* * *

RESOLUTION NO. 17-173:

Annexation Hearing – Regular Annexation – To the City of Dublin of 1.29 acres +/-, from Darshan Shah, Plain City, Union County-Sanjay Bhatt, Agent

The Commissioners held a hearing this date regarding the Petition for Regular Annexation to the City of Dublin of 1.29 acres +/-, from Union County by Petitioner Darshan Shah, Plain City, Union County, Sanjay Bhatt, Agent.

In attendance were Steve Stolte, Commissioner President; Charles Hall, Commissioner Vice President; Tim Hansley, County Administrator; Thayne Gray, County Prosecutor; Letitia Rayl, Assistant County Administrator/Budget Officer; Kelly Higgins, Clerk to the Board; Sanjay Bhat, Attorney/Agent for the Petitioner.

The hearing was called to order by Commissioner Steve Stolte at 10:15 a.m.

- Thayne Gray, Assistant County Prosecutor-Upon review of the annexation file, it was apparent that Mr. Bhatt failed to make notice to Jerome Township. Mr. Bhat did email the notification to Jerome Township on 4/24/2019 when Mr. Gray notified him of the error. Mr. Bhatt was in communication with Jerome Township regarding the annexation, however, he did not properly serve Jerome Township notice of the annexation. The ORC states that a hearing on the annexation must take place within 90 days of the filing of the petition for annexation and today is the 90th day. Mr. Gray and Mr. Bhatt agree that the ORC doesn't specify that a hearing cannot be scheduled after the 90th day if the Commissioners agree to the extension of time. The Jerome Township trustees meet again on May 6, 2019; therefore Mr. Bhatt would like to schedule the hearing after that date. After further discussion, the Commissioners agreed to reschedule the hearing after May 6, 2019.
- Mr. Bhatt stated the petitioner has no objection to rescheduling the hearing.
- The hearing is rescheduled for May 16, 2019 at 10:00 a.m. Clerk Kelly Higgins to send notification of the hearing to the City of Dublin, Jerome Township Trustees, Mr. Bhatt and to Jeff Stauch, County Engineer.
- The Annexation Hearing is hereby Recessed at 10:19 a.m.

Motion by Charles Hall and seconded by Steve Stolte that this resolution be adopted and was carried by the following vote:

Steve Stolte, Yea
Charles Hall, Yea

* * *

*Marie McCauley, Silling Architects arrived at 10:25 a.m.

RECEIVED

MAY 16 2019

Dublin County Commissioners

2:10 pm

AFFIDAVIT

STATE OF OHIO :
COUNTY OF FRANKLIN : **SS**

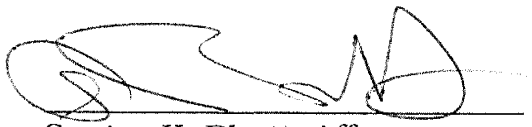
Now comes Sanjay K. Bhatt, Counsel and agent for Petitioner/Property Owner, Darshan Shah, and hereby states as follows:

I have caused the Notice of the Hearing of May 16, 2019, to be served upon the adjacent property owners listed in Exhibit C of the Petition for Regular Annexation, filed by Darshan Shah.

City of Dublin and Jerome Township were served via certified mail, return receipt requested, with the Notice of the Hearing, and the Petition for Annexation was served upon both entities via personal delivery.

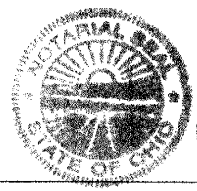
I have caused the attached Notice, containing the substance of the petition, and the date, time, and place of the hearing, to be published at least once and at least seven days prior to the date fixed for the hearing in the Marysville Journal-Tribune.

Further Affiant sayeth naught.



Sanjay K. Bhatt, Affiant

Sworn to and subscribed before me this 7th day of May, 2019.



Viki K. Norman
Notary Public, State of Ohio
My Commission Expires 5-20-2021
Viki K. Norman
Notary Public

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Dublin
 5200 Emerald Pkwy
 Dublin, OH 43017



9590 9402 4134 8092 9765 19

2. Article Number (Transfer from service label)

7015 0640 0003 9644 9745

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Mary Minshall Agent Addressee

B. Received by (Printed Name)

Mary Minshall

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jerome Township
 9777 Industrial Pkwy
 Plain City, OH 43064



9590 9402 4134 8092 9765 26

2. Article Number (Transfer from service label)

7015 0640 0003 9644 9752

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Debra Boelinger Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

5-2-19

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

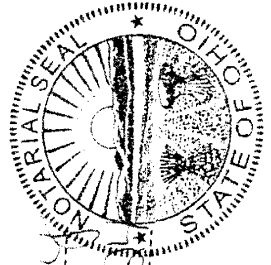
STATE OF OHIO,
City of Marysville, ss.
Union County.

Personally appeared before me
Christy J. Shurt
and made solemn oath, that the
Christy J. Shurt
a copy of which is hereto attached, was
published for 1 consecutive weeks on
and next after April 28, 2019
in The Marysville Journal-Tribune, a
newspaper of general circulation in the
City of Marysville and Union County.
Christy J. Shurt

Sworn to before me and signed in
my presence this 2 day of May
A. D. 2019.

Christy J. Shurt
Notary Public

My commission expires 11-11-2021, 2021
Printer's Fees, \$ 33.90



PUBLIC NOTICE
PLEASE TAKE NOTICE THAT
a hearing will be held on May 16, 2019, at 10:00 a.m., before the Union County Board of County Commissioners, to consider the Petition for Regular Annexation to the City of Dublin, filed on January 25, 2019, relating to the following property:
Owner - Darshan Shah. Property address: 8700 Highland Croy Rd, Plain City, Jerome Township, Union County, Ohio, 43064 (1.29 +/- acres). Parcel number: 17-0024039.0000
Hearing will be held in the Commissioners Hearing Room in the County Office Building at 233 West Sixth Street, 1st Floor, Marysville, Ohio.
05-01-1W

 COPY

**BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO**

In Re:

Annexation of 1.29 +/- Acres
Jerome Township

Darshan Shah,

Petitioner

NOTICE OF ANNEXATION HEARING

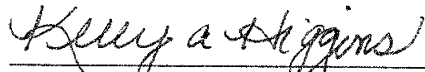
To: Sanjay K. Bhatt, Esquire
2935 Kenny Road, Suite 225
Columbus, OH 43221

Agent for Petitioners

TAKE NOTICE:

The Board of County Commissioners, Union County, Ohio will consider the Petition for Regular Annexation to the City of Dublin, Ohio, of 1.29 +/- Acres, more or less, from Jerome Township, Union County on Thursday, May 16, 2019 beginning at 10:00 a.m. The hearing will be held in the Commissioners Hearing Room, in the County Office Building at 233 West Sixth Street, 1st Floor, Marysville, Ohio.

Date: April 25, 2019



Kelly A. Higgins, Clerk
Board of County Commissioners
937-645-3012

Copy To:
Engineer
Jerome Twp. Trustees
Jennifer Readler, City of Dublin

RECEIVED

APR 18 2019

Franklin County
Commissioners

AFFIDAVIT

STATE OF OHIO :
COUNTY OF FRANKLIN : **SS**

Now comes Sanjay K. Bhatt, Counsel and agent for
Petitioner/Property Owner, Darshan Shah, and hereby states as follows:

I have caused the attached letters/notices to be served upon the
adjacent property owners listed in Exhibit C of the Petition for Regular
Annexation, filed by Darshan Shah.

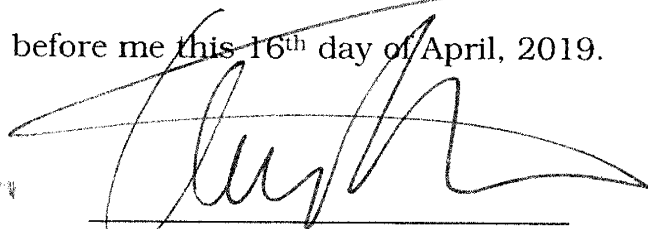
I have caused the attached Notice, containing the substance of the
petition, and the date, time, and place of the hearing, to be published at
least once and at least seven days prior to the date fixed for the hearing
in the Marysville Journal-Tribune.

Further Affiant sayeth naught.

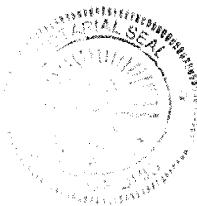


Sanjay K. Bhatt, Affiant

Sworn to and subscribed before me this 16th day of April, 2019.



Notary Public



THEODORE R. SAKER, JR., Attorney At Law
NOTARY PUBLIC STATE OF OHIO
My commission expires on expiration date
Section 147.05 B.C.

Sanjay K. Bhatt
Attorney at Law

RECEIVED

APR 18 2019

Union County
Commissioners

April 12, 2019

Minyard Sabra and William,
8698 Hyland Croy Road,
Plain City OH 43064

Re: NOTICE OF HEARING FOR ANNEXATION PETITION

Dear Neighbor:

Please take Notice that the attached Petition for Annexation will be heard before the Union County Commissions on April 25, 2019, at 10 am, at 233 West Sixth Street, Marysville, Ohio 43040

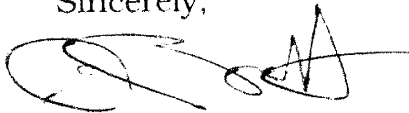
The Petitioner, Darshan Shah, who is the owner of the following property has filed the attached Petition for Annexation, which is the subject of the hearing.

A copy of the filed Petition can also be viewed at the office of Union County Commissioners, at 233 West Sixth Street, Marysville, Ohio 43040.

Any owner who signed the petition may remove the owner's signature by filing with the clerk of the board of county commissioners a written notice of withdrawal of the owner's signature within twenty-one days after the date the agent mails the notice; the agent shall include with each mailed notice a certification of the date of its mailing for this purpose.

Please contact me with any questions.

Sincerely,



Sanjay K. Bhatt
Counsel for Darshan Shah

SKB:s
Enclosures

Sanjay K. Bhatt
Attorney at Law

RECEIVED

April 12, 2019

APR 18 2019

Union County
Commissioners

Scott Harpster
8675 Hyland Croy Road
Plain City OH 43064

Re: NOTICE OF HEARING FOR ANNEXATION PETITION

Dear Neighbor:

Please take Notice that the attached Petition for Annexation will be heard before the Union County Commissions on April 25, 2019, at 10 am, at 233 West Sixth Street, Marysville, Ohio 43040

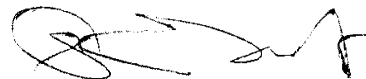
The Petitioner, Darshan Shah, who is the owner of the following property has filed the attached Petition for Annexation, which is the subject of the hearing.

A copy of the filed Petition can also be viewed at the office of Union County Commissioners, at 233 West Sixth Street, Marysville, Ohio 43040.

Any owner who signed the petition may remove the owner's signature by filing with the clerk of the board of county commissioners a written notice of withdrawal of the owner's signature within twenty-one days after the date the agent mails the notice; the agent shall include with each mailed notice a certification of the date of its mailing for this purpose.

Please contact me with any questions.

Sincerely,



Sanjay K. Bhatt
Counsel for Darshan Shah

SKB:s
Enclosures

Sanjay K. Bhatt
Attorney at Law

RECEIVED

APR 18 2019

April 12, 2019

Union County
Commissioners

Horr Elaine
8668 Hyland Croy Road,
Plain City OH 43064

Re: NOTICE OF HEARING FOR ANNEXATION PETITION

Dear Neighbor:

Please take Notice that the attached Petition for Annexation will be heard before the Union County Commissions on April 25, 2019, at 10 am, at 233 West Sixth Street, Marysville, Ohio 43040

The Petitioner, Darshan Shah, who is the owner of the following property has filed the attached Petition for Annexation, which is the subject of the hearing.

A copy of the filed Petition can also be viewed at the office of Union County Commissioners, at 233 West Sixth Street, Marysville, Ohio 43040.

Any owner who signed the petition may remove the owner's signature by filing with the clerk of the board of county commissioners a written notice of withdrawal of the owner's signature within twenty-one days after the date the agent mails the notice; the agent shall include with each mailed notice a certification of the date of its mailing for this purpose.

Please contact me with any questions.

Sincerely,



Sanjay K. Bhatt
Counsel for Darshan Shah

SKB:s
Enclosures

Sanjay K. Bhatt
Attorney at Law

RECEIVED

APR 12 2019

April 12, 2019

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017

Re: NOTICE OF HEARING FOR ANNEXATION PETITION

Dear Neighbor:

Please take Notice that the attached Petition for Annexation will be heard before the Union County Commissions on April 25, 2019, at 10 am, at 233 West Sixth Street, Marysville, Ohio 43040

The Petitioner, Darshan Shah, who is the owner of the following property has filed the attached Petition for Annexation, which is the subject of the hearing.

A copy of the filed Petition can also be viewed at the office of Union County Commissioners, at 233 West Sixth Street, Marysville, Ohio 43040.

Any owner who signed the petition may remove the owner's signature by filing with the clerk of the board of county commissioners a written notice of withdrawal of the owner's signature within twenty-one days after the date the agent mails the notice; the agent shall include with each mailed notice a certification of the date of its mailing for this purpose.

Please contact me with any questions.

Sincerely,



Sanjay K. Bhatt
Counsel for Darshan Shah

SKB:s
Enclosures

RECEIVED

RECEIVED

APR 18 2019

JAN 25 2019

(REGULAR) ANNEXATION PETITION

Union County
Commissioners

Union County
Commissioners

TO THE HONORABLE CONTY COMMISSIONERS
OF UNION COUNTY, STATE OF OHIO:

Now comes Petitioner, Darshan Shah, and respectfully submits that he is the sole owner of and vested with fee simple title in and to the following real property:

Site address: 8700 Highland Croy Rd, Plain City, Union County, Ohio, 43064

Parcel number: 17-0024039.0000

Total acreage: 1.29 +/-

Legal description: **Exhibit A**, attached herewith and incorporated herein

THE SUBJECT PROPERTY IS CONTIGUOUS TO THE CITY OF DUBLIN, OHIO.

The Petitioner hereby respectfully requests that the foregoing tract of land be annexed to the corporate limits of the City of Dublin, Ohio, as is provided under and by virtue of the Ohio Revised Code. The subject Petition is for Regular Annexation, pursuant to Ohio Revised Code, Section 709.02 to 709.11.

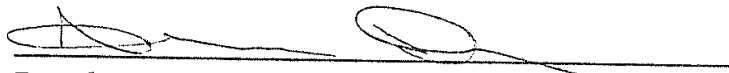
Petitioner has attached herewith and made a part of this petition, **Exhibit B**, an accurate map of the property to be annexed.

Attached to this Petition, and made a part thereof, is a list of parcels in the adjacent territory – **Exhibit C**.

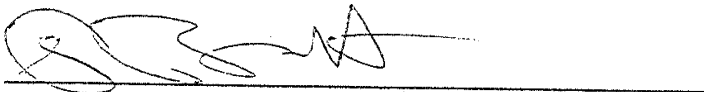
Sanjay Bhatt, counsel for the Petitioner, is hereby appointed agent for the undersigned Petitioner as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refile, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition,

description and plat by said agent without further expressed consent of Petitioners.

Respectfully submitted,



Darshan Shah,
Petitioner / Property Owner
4581 HUNTEWICK DR
Hilliard, Ohio 43026
darshan@darpanmgt.com

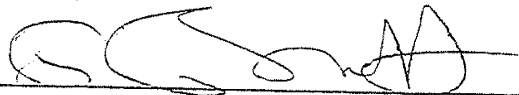


Sanjay K. Bhatt, Esq.
2935 Kenny Road, Suite 225
Columbus, OH 43221
(614) 222-4900
bhattlawoffice@gmail.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Petition was served upon all Adjacent Property Owners and the City of Dublin, via regular mail, on this 25th day of January 2019.

The undersigned hereby certifies that a true and accurate copy of the foregoing Petition was served upon the City of Dublin via personal delivery.

A handwritten signature in black ink, appearing to read 'Sanjay K. Bhatt', written over a horizontal line.

Sanjay K. Bhatt, Esq.
Counsel for Petitioner

File No : 17565363-UAR

EXHIBIT A

Situated in the State of Ohio, County of Union, and Township of Jerome:

Being part of Virginia Military Survey No. 2925 and being more particularly described as follows:

Commencing at a railroad spike found in the intersection of County Road 2-D (Hyland-Croy Road) and County Road 9 (Mitchell Road); thence along the centerline of County Road 2-D (Hyland-Croy Road) North 4 degrees 56' 46" West a distance of 1022.03 feet to an iron rod found at an angle point; thence continuing along said centerline of County Road 2-D, North 11 degrees 57' 57" West a distance of 753.08 feet to a railroad spike found at an angle point in said road; thence continuing along said centerline, North 11 degrees 56' 27" West (passing over a railroad spike found at 341.71 feet, and another railroad spike found at 200.00 feet) a total distance of 736.71 feet to a railroad spike found at THE TRUE PLACE OF BEGINNING; thence continuing along the centerline of County Road 2-D, North 11 degrees 56' 27" West, a distance of 100.00 feet to a railroad spike set; thence North 84 degrees 17' East (passing over an iron pipe set at 30.18 feet) a total distance of 512.34 feet to a 7/8" O.D. iron pipe set; thence South 7 degrees 01' 27" East a distance of 117.94 feet to a 7/8" O. D. iron pipe found at the northeast corner of said 2.009 acre tract; thence South 82 degrees 58' 33" West, along the northerly line of said 2.009 acre tract, a distance of 290.06 feet to a 7/8" O.D. iron pipe found; thence North 07 degrees 01', 27" West, along said 2.009 acre tract, a distance of 30.00 feet to a 7/8" O.D. iron pipe found; thence South 82 degrees 58' 33" West, along the northerly line of said 2.009 acre tract (passing over an iron pipe found at 183.47 feet) a total distance of 213.58 feet to The Place of Beginning; containing 1.293 acres, more or less, subject to all easements, restrictions and rights-of-way, if any, of record.

For last conveyance refer to Deed Book 271, Page 492, Union County Recorder's Office.

Survey by Franklin D. Stults, Reg. Surveyor #4873.

For Informational Purposes only:

Commonly Known As: 8700 Hyland Croy Road, Plain City, OH 43064

Tax Parcel ID: 17-0024039.0000

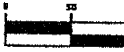


IBI GROUP
636 Brookside Boulevard
Westerville OH 43081 USA
tel 614 818 4800 fax 614 818 4801
ibigroup.com

HYLAND-CROY ROAD &
RIVIERA CONNECTION
VIRGINIA MILITARY DISTRICT No. 2925
STATE OF OHIO, COUNTY OF UNION,
TOWNSHIP OF JEROME AND
CITY OF DUBLIN,
TOWNSHIP OF WASHINGTON
(OF FRANKLIN COUNTY)
DARSHAN SHAH
PARCEL 1-WD

Exhibit B

GRAPHIC SCALE



(IN FEET)

1 Inch = 100 Ft.



LEGEND

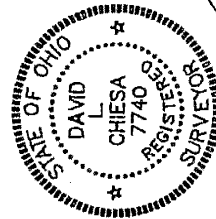
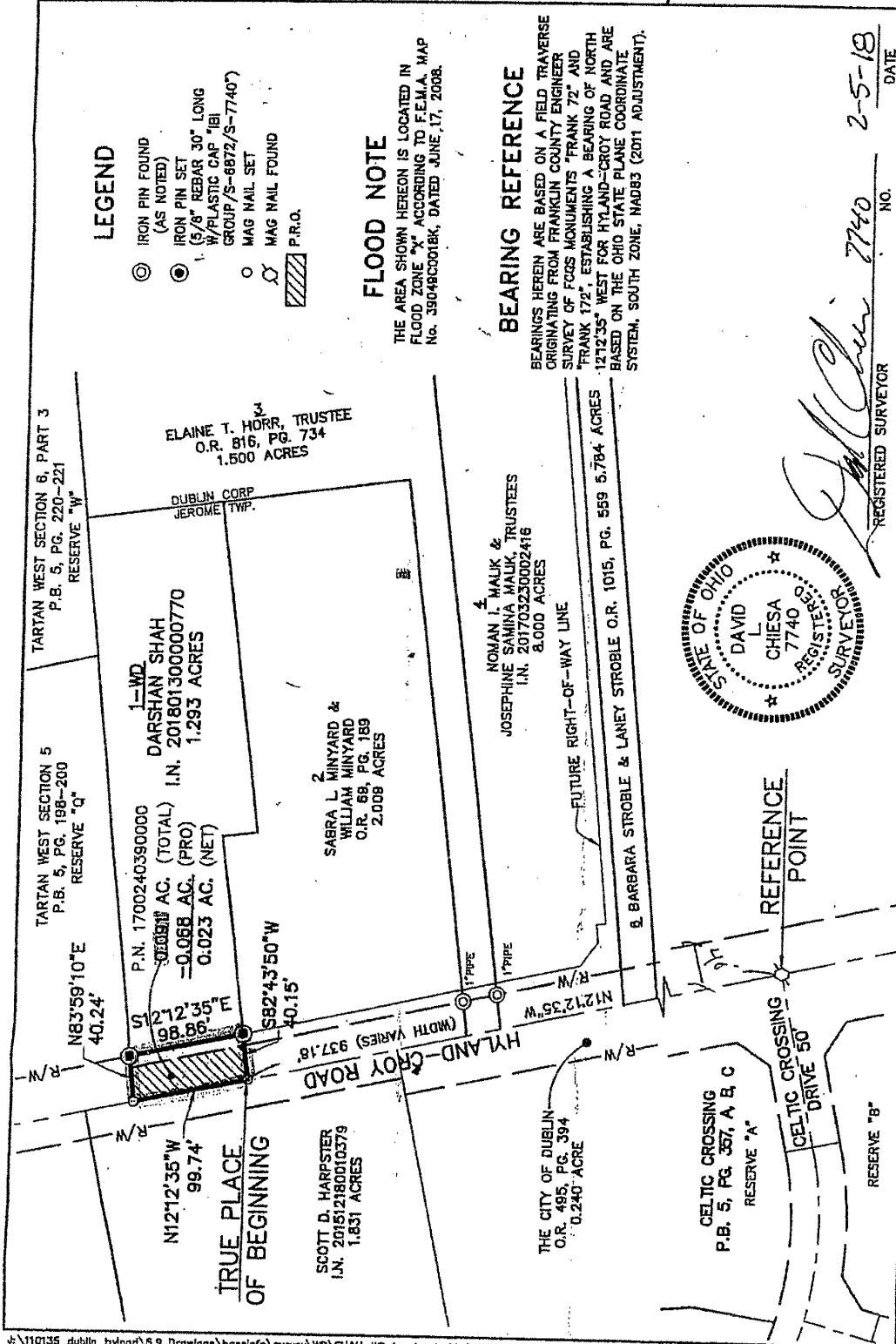
- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET
- ① 5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUP/S-8872/S-7740"
- MAG NAIL SET
- ⊗ MAG NAIL FOUND
- ▨ P.R.O.

FLOOD NOTE

THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP No. 39048C0018K, DATED JUNE, 17, 2008.

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A FIELD TRAVERSE ORIGINATING FROM FRANKLIN COUNTY ENGINEER SURVEY OF FOGS MONUMENTS "FRANK 72" AND "FRANK 172", ESTABLISHING A BEARING OF NORTH 12°12'35" WEST FOR HYLAND-CROY ROAD AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT).



REGISTERED SURVEYOR
NO. 7740
DATE 2-5-18

(B)

EXHIBIT C
List of Adjacent Property

- 1) Minyard Sabra and William, 8698 Hyland Croy Road, Plain City OH 43064 (South) Parcel No. 1700240380000
- 2) Horr Elaine 8668 Hyland Croy Road, Plain City OH 43064 (East) Parcel No. 3900240560000
- 3) City of Dublin, Parcel No. 3900240421360 (North)
- 4) Harpster Scott, 8675 Hyland Croy Road, Plain City, OH 43064 (West) Parcel No. 1700240552000
- 5) Parcel No. 1700240550000 Board of Park Commissioners (West)

PLEASE TAKE NOTICE THAT

a resolution resetting the hearing date for annexation petition of the following property, filed on January 25, 2019, was passed, and the hearing date was reset from March 28, 2019, to April 25, 2019.

**SITE ADDRESS: 8700 Highland Croy Rd,
Plain City, Jerome Township,
Union County, Ohio, 43064 (1.29 +/- acres).
Parcel number: 17-0024039.0000**

Property owner, Darshan Shah's Annexation Petition for the foregoing property address will be heard on April 25, 2019, at 10:00 am before the Union County Commissioners.

RECEIVED

APR 18 2019

Union County
Commissioners



Dublin City Council
5200 Emerald Parkway
Dublin, Ohio 43017
Phone: 614.410.4400

April 8, 2019

www.dublinohio.us

Mayor

Gregory S. Peterson

Vice Mayor

Chris Amorose Groomes

Christina A. Alutto

Cathy De Rosa

Jane E. Fox

Michael H. Keenan

John G. Reiner

Ms. Kelly Higgins
Clerk to the Board of County Commissioners
233 West Sixth Street
Marysville, OH 43040

RE: Resolution 18-19 – Statement of Services for Proposed Annexation of
1.29 Acres, More or Less, from Jerome Township to the City of Dublin
(Petitioner Darshan Shah)

Dear Ms. Higgins,

Clerk of Council

Anne C. Clarke

As required for the County Commissioners' hearing on this petition, enclosed
is a certified copy of Resolution 18-19 as approved by City Council on April 8,
2019.

Please let me know if you need additional information.

Sincerely,

Anne C. Clarke
Clerk of Council

Enclosure

c: Sanjay K. Bhatt, Esq., attorney/agent for petitioner

RECORD OF RESOLUTIONS

RECEIVED

JUN 13 2019

Part of Legal Block, Book 10044

Resolution No. **18-19**

Passed

Union County
Commissioners

A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF 1.29 ACRES, MORE OR LESS, FROM JEROME TOWNSHIP, UNION COUNTY, TO THE CITY OF DUBLIN (PETITIONER – DARSHAN SHAH)

WHEREAS, a Regular Annexation petition for 1.29 acres, more or less, from Jerome Township, Union County to the City of Dublin was filed in the offices of the Union County Commissioners by Sanjay Bhatt, Attorney/Agent for Petitioner, Darshan Shah ("the Property"); and

WHEREAS, Section 709.03 (D) of the Ohio Revised Code requires that, prior to the hearing of the annexation petition, the Municipal Authority shall adopt a statement indicating what services the Municipal Corporation will provide to the territory proposed for annexation and an approximate date by which it will provide services to the territory proposed for annexation upon annexation; and

WHEREAS, the area proposed for annexation lies within Dublin's Exclusive Water and Sewer Service extension area, as provided under the agreements with the City of Columbus.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, 17 of the elected members concurring that:

Section 1. The City of Dublin will provide the following municipal services for the Property (the 1.29 acres, more or less in Jerome Township, Union County) immediately upon the annexation of the area to the City of Dublin, Ohio, which is expected to be approximately June 1, 2019.

Service Assessment

- **Police Protection**
The City of Dublin has five police districts and deploys a minimum of five cruisers per shift. The Property is located approximately 4.4 driving miles from the Justice Center, the Police Department headquarters. The City of Dublin provides twenty-four hour police and communications services and has mutual aid agreements with other jurisdictions. The Property will be fully served with these services at the same or similar level now being provided to other areas of the City.
- **Fire Protection and Emergency Medical Service (EMS)**
Jerome Township currently provides fire service to the Property. Dublin will ensure that fire and EMS services will be provided to the Property at the same or similar level now being provided to other areas of the City.
- **Solid Waste Collection**
The City of Dublin provides residential solid waste collection at no additional fee.
- **Water Distribution**
The Property is located within the exclusive expansion area of the Water Service Agreement with City of Columbus. A 16-inch water line exists on the east side of Hyland-Croy Road and provides service to this parcel.
- **Sanitary Sewer (Wastewater) Collection**
The Property is located within the exclusive expansion area of the Sanitary Service Agreement with City of Columbus. The Property is located within the tributary area of the North Fork Indian Run trunk sewer. An 8-inch line is located adjacent to the northeast corner of the property and provides service to this parcel.
- **Stormwater Management and Floodplain**
This Property is located in the North Fork Indian Run watershed as defined by the Stormwater Master Plan. The Property generally slopes from north to south. A

Anne C. Clarke
 Clerk of Council, Dublin, Ohio
 I, Anne C. Clarke, Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No. 18-19 duly adopted by the Council of the City of Dublin, Ohio on the 17th Day of June, 2019.

RECORD OF RESOLUTIONS

Dublin Legal Clerk Inc. Form No. 0026

Resolution No.

18-19

Passed

Page 2 of 2

drainage system currently exists along the east side of Hyland-Croy Road. If the Property is developed, additional drainage infrastructure may be need to manage runoff to minimize impact to adjacent properties.

- **Roads and Streets**

Access to this property is from Hyland-Croy Road. Hyland-Croy Road will be maintained to the same degree and extent as other roadways are maintained in areas with similar land use and population.

- **Zoning and Community Plan**

Upon annexation, properties are automatically zoned R, Rural District, under the Zoning Code of the City of Dublin. A rezoning application will need to be filed for any development outside the parameters of this zoning district.

Section 2. The City has Water and Sanitary Sewer Service Agreements with the City of Columbus, and the Property is within the Dublin Exclusive Service area of both agreements. Conditioned upon the ability of the City of Columbus to provide water supply and to provide sufficient sanitary sewerage disposal capacity, sufficient public water distribution and sanitary sewer collection systems exist in this area to serve this property at the current time.


Section 3. This resolution shall be effective immediately upon passage, as provided under Section 4.04(a) of the Revised Charter.

Passed this 8th day of April, 2019



Mayor - Presiding Officer

ATTEST




Clerk of Council



Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017
Phone: 614.410.4400 • Fax: 614.410.4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: April 2, 2019
Initiated By: Jennifer D. Readler, Law Director
Paul Hammersmith, P.E., Director of Engineering/City Engineer
Claudia Husak, Senior Planner
Re: Resolution No. 18-19 – Adopting a Statement of Services for a Proposed Annexation of 1.29 Acres, More or Less, from Jerome Township, Union County (Petitioner: Darshan Shah)

Summary

Sanjay Bhatt, Attorney/Agent for Petitioner, Darshan Shah, filed an annexation petition with the Union County Commissioners for the property located at 8700 Hyland-Croy Road. The petition is for 1.29 acres, more or less ("the Property").

The petition was filed pursuant to O.R.C. 709.02, as a "regular/majority owner" annexation. The Union County Commissioners must schedule a hearing not less than 60 or more than 90 days after the filing of the petition. For a Regular annexation the City must adopt a Statement of Services, included as Resolution No. 18-19.

The Commissioners must adopt a resolution either approving or denying the petition within 30 days following the hearing.

Background

Zoning and Community Plan

Upon annexation, properties are automatically zoned R, Rural District, under the Zoning Code of the City of Dublin. A rezoning application will need to be filed for any development outside of the parameters of this zoning district.

Service Assessment

• Police Protection

The City of Dublin has five police districts and deploys a minimum of five cruisers per shift. The Property is located approximately 4.4 driving miles from the Justice Center, the Police Department headquarters. The City of Dublin provides twenty-four hour police and communications services and has mutual aid agreements with other jurisdictions. The Property will be fully served with these services at the same or similar level now being provided to other areas of the City.

• Fire Protection and Emergency Medical Service (EMS)

Jerome Township currently provides fire service to the Property. Dublin will ensure that fire and EMS services will be provided to the Property at the same or similar level now being provided to other areas of the City.

- **Solid Waste Collection**

The City of Dublin provides residential solid waste collection at no additional fee.

- **Water Distribution**

The Property is located within the exclusive expansion area of the Water Service Agreement with City of Columbus. A 16-inch water line exists on the east side of Hyland-Croy Road and provides service to this parcel.

- **Sanitary Sewer (Wastewater) Collection**

The Property is located within the exclusive expansion area of the Sanitary Service Agreement with City of Columbus. The Property is located within the tributary area of the North Fork Indian Run trunk sewer. An 8-inch line is located adjacent to the northeast corner of the property and provides service to this parcel.

- **Stormwater Management and Floodplain**

This Property is located in the North Fork Indian Run watershed as defined by the Stormwater Master Plan. The Property generally slopes from north to south. A drainage system currently exists along the east side of Hyland-Croy Road. If the Property is developed, additional drainage infrastructure may be needed to manage runoff to minimize impact to adjacent properties.

- **Roads and Streets**

Access to this property is from Hyland-Croy Road. Hyland-Croy Road will be maintained to the same degree and extent as other roadways are maintained in areas with similar land use and population.

Recommendation

This Property is within the proposed annexation areas of the Community Plan and is located in the exclusive Dublin Service Area as defined in the water and sewer agreements with the City of Columbus. Approval of Resolution 18-19 regarding the Statement of Services is recommended. Upon City Council's approval, this approved Resolution will be forwarded to the Union County Commissioners for their required hearing.

RECEIVED

JAN 13 2019

CLERK OF COMMISSIONERS
UNION COUNTY, OHIO

(REGULAR) ANNEXATION PETITION

TO THE HONORABLE CONTY COMMISSIONERS
OF UNION COUNTY, STATE OF OHIO:

Now comes Petitioner, Darshan Shah, and respectfully submits that he is the sole owner of and vested with fee simple title in and to the following real property:

Site address: 8700 Highland Croy Rd, Plain City, Union County, Ohio, 43064

Parcel number: 17-0024039.0000

Total acreage: 1.29 +/-

Legal description: **Exhibit A**, attached herewith and incorporated herein

THE SUBJECT PROPERTY IS CONTIGUOUS TO THE CITY OF DUBLIN, OHIO.

The Petitioner hereby respectfully requests that the foregoing tract of land be annexed to the corporate limits of the City of Dublin, Ohio, as is provided under and by virtue of the Ohio Revised Code. The subject Petition is for Regular Annexation, pursuant to Ohio Revised Code, Section 709.02 to 709.11.

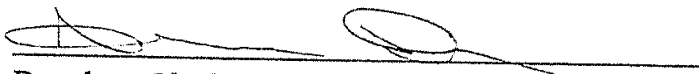
Petitioner has attached herewith and made a part of this petition, **Exhibit B**, an accurate map of the property to be annexed.

Attached to this Petition, and made a part thereof, is a list of parcels in the adjacent territory - **Exhibit C**.

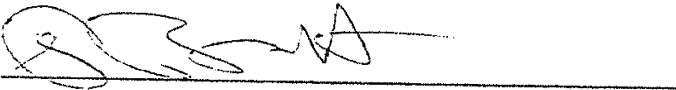
Sanjay Bhatt, counsel for the Petitioner, is hereby appointed agent for the undersigned Petitioner as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refile, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition,

description and plat by said agent without further expressed consent of
Petitioners.

Respectfully submitted,



Darshan Shah,
Petitioner / Property Owner
4581 HUNTEWICK DR
Hilliard, Ohio 43026
darshan@darpanmgt.com

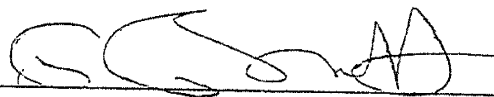


Sanjay K. Bhatt, Esq.
2935 Kenny Road, Suite 225
Columbus, OH 43221
(614) 222-4900
bhattlawoffice@gmail.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Petition was served upon all Adjacent Property Owners and the City of Dublin, via regular mail, on this 25th day of January 2019.

The undersigned hereby certifies that a true and accurate copy of the foregoing Petition was served upon the City of Dublin via personal delivery.

A handwritten signature in black ink, appearing to read "Sanjay K. Bhatt", written over a horizontal line.

Sanjay K. Bhatt, Esq.
Counsel for Petitioner

File No : 17565363-UAR

EXHIBIT A

Situated in the State of Ohio, County of Union, and Township of Jerome:

Being part of Virginia Military Survey No. 2925 and being more particularly described as follows:

Commencing at a railroad spike found in the intersection of County Road 2-D (Hyland-Croy Road) and County Road 9 (Mitchell Road); thence along the centerline of County Road 2-D (Hyland-Croy Road) North 4 degrees 56' 46" West a distance of 1022.03 feet to an iron rod found at an angle point; thence continuing along said centerline of County Road 2-D, North 11 degrees 57' 57" West a distance of 753.08 feet to a railroad spike found at an angle point in said road; thence continuing along said centerline, North 11 degrees 56' 27" West (passing over a railroad spike found at 341.71 feet, and another railroad spike found at 200.00 feet) a total distance of 736.71 feet to a railroad spike found at THE TRUE PLACE OF BEGINNING; thence continuing along the centerline of County Road 2-D, North 11 degrees 56' 27" West, a distance of 100.00 feet to a railroad spike set; thence North 84 degrees 17' East (passing over an iron pipe set at 30.18 feet) a total distance of 512.34 feet to a 7/8" O.D. iron pipe set; thence South 7 degrees 01' 27" East a distance of 117.94 feet to a 7/8" O. D. iron pipe found at the northeast corner of said 2.009 acre tract; thence South 82 degrees 58' 33" West, along the northerly line of said 2.009 acre tract, a distance of 290.06 feet to a 7/8" O.D. iron pipe found; thence North 07 degrees 01', 27" West, along said 2.009 acre tract, a distance of 30.00 feet to a 7/8" O.D. iron pipe found; thence South 82 degrees 58' 33" West, along the northerly line of said 2.009 acre tract (passing over an iron pipe found at 183.47 feet) a total distance of 213.58 feet to The Place of Beginning; containing 1.293 acres, more or less, subject to all easements, restrictions and rights-of-way, if any, of record.

For last conveyance refer to Deed Book 271, Page 492, Union County Recorder's Office.

Survey by Franklin D. Stults, Reg. Surveyor #4873.

For Informational Purposes only:

Commonly Known As: 8700 Hyland Croy Road, Plain City, OH 43064

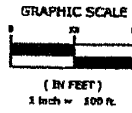
Tax Parcel ID: 17-0024039.0000



IBI GROUP
635 Brookedge Boulevard
Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4801
ibigroup.com

HYLAND-CROY ROAD & RIVIERA CONNECTION
VIRGINIA MILITARY DISTRICT No. 2925
STATE OF OHIO, COUNTY OF UNION,
TOWNSHIP OF JEROME AND
CITY OF DUBLIN,
TOWNSHIP OF WASHINGTON
(OF FRANKLIN COUNTY)
DARSHAN SHAH
PARCEL 1-WD

Exhibit B



LEGEND

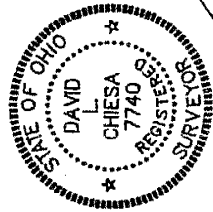
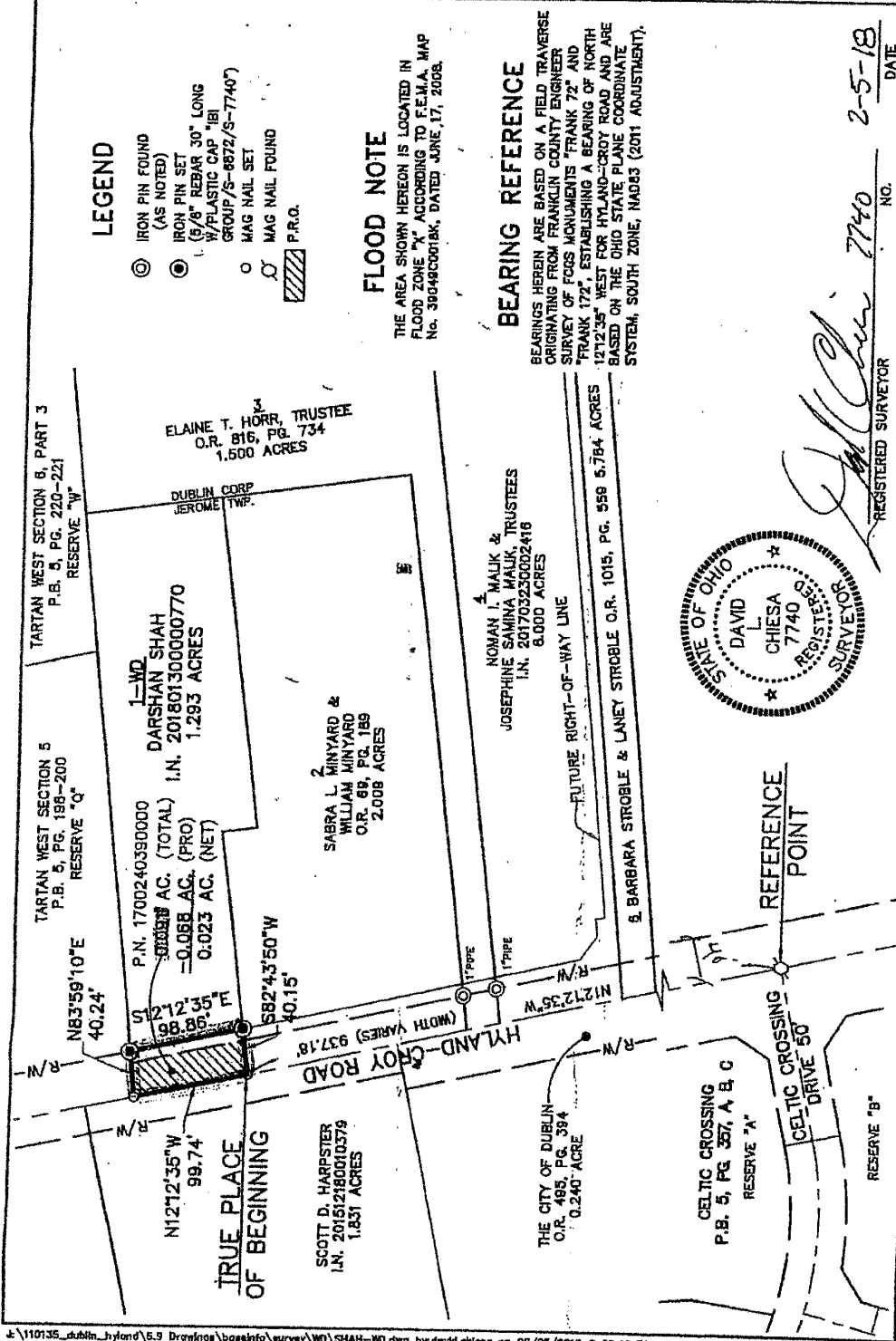
- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET
- ⊙ (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI" GROUP / S-6672/S-7740)
- MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ▨ P.R.O.

FLOOD NOTE

THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP No. 39048C0018K, DATED JUNE 17, 2008.

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A FIELD TRAVERSE ORIGINATING FROM FRANKLIN COUNTY ENGINEER SURVEY OF EGGS MONUMENTS "FRANK 72" AND "FRANK 172", ESTABLISHING A BEARING OF NORTH 12°12'35" WEST FOR HYLAND-CROY ROAD AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT).



David Chiesa
7740
REGISTERED SURVEYOR
NO. 7740
DATE 2-5-18

(B)

EXHIBIT C
List of Adjacent Property

- 1) Minyard Sabra and William, 8698 Hyland Croy Road, Plain City
OH 43064 (South) Parcel No. 1700240380000
- 2) Horr Elaine 8668 Hyland Croy Road, Plain City OH 43064 (East)
Parcel No. 3900240560000
- 3) City of Dublin, Parcel No. 3900240421360 (North)
- 4) Harpster Scott, 8675 Hyland Croy Road, Plain City, OH 43064
(West) Parcel No. 1700240552000
- 5) Parcel No. 1700240550000 Board of Park Commissioners (West)

**BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO**

In Re:

Annexation of 1.29 +/- Acres
Jerome Township

Darshan Shah,

Petitioner

NOTICE OF ANNEXATION HEARING

To: Sanjay K. Bhatt, Esquire
2935 Kenny Road, Suite 225
Columbus, OH 43221

Agent for Petitioners

REFERRAL TO COUNTY ENGINEER

To: Jeff Stauch, County Engineer
Union County, Ohio

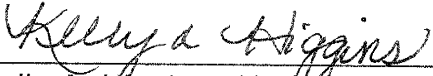
The Board of County Commissioners received the Annexation Petition in this matter on January 25, 2019

The Board will hold a hearing on the Petition on March 28, 2019 at 10:00 a.m.

The Board, pursuant to R.C. §709.031, is referring the legal description and plat of the property to be annexed to you for review. Please issue your written report as to the accuracy of the legal description of the perimeter as well as the map or plat. A copy of the Petition, including the legal description and plat accompanies this Referral.

Please submit your report as soon as practicable, but no later than 25 days prior to the hearing date noted above.

Date: January 29, 2019



Kelly A. Higgins, Clerk
Board of County Commissioners
937-645-3012

RECEIVED

(REGULAR) ANNEXATION PETITION

JAN 25 2018

TO THE HONORABLE CONTY COMMISSIONERS
OF UNION COUNTY, STATE OF OHIO:

Union County
Commissioners

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description and plat by said agent without further expressed consent of Petitioners.

Respectfully submitted,



Darshan Shah,
Petitioner / Property Owner
4581 HUNTEWICK DR
Hilliard, Ohio 43026
darshan@darpanmgt.com

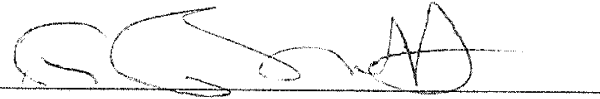


Sanjay K. Bhatt, Esq.
2935 Kenny Road, Suite 225
Columbus, OH 43221
(614) 222-4900
bhattlawoffice@gmail.com

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Sanjay K. Bhatt, Esq.
Counsel for Petitioner

File No : 17565363-UAR

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Tax Parcel ID: 17-0024039.0000

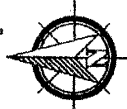
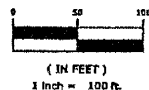


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 836 Brookside Boulevard
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 Tel 614 818 4800 fax 614 818 4801
 ibigroup.com

HYLAND-CROY ROAD & RIVIERA CONNECTION
 VIRGINIA MILITARY DISTRICT No. 2925
 STATE OF OHIO, COUNTY OF UNION,
 TOWNSHIP OF JEROME AND
 CITY OF DUBLIN,
 TOWNSHIP OF WASHINGTON
 (OF FRANKLIN COUNTY)
 DARSHAN SHAH
 PARCEL 1-WD

ibit B

GRAPHIC SCALE



LEGEND

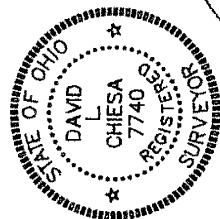
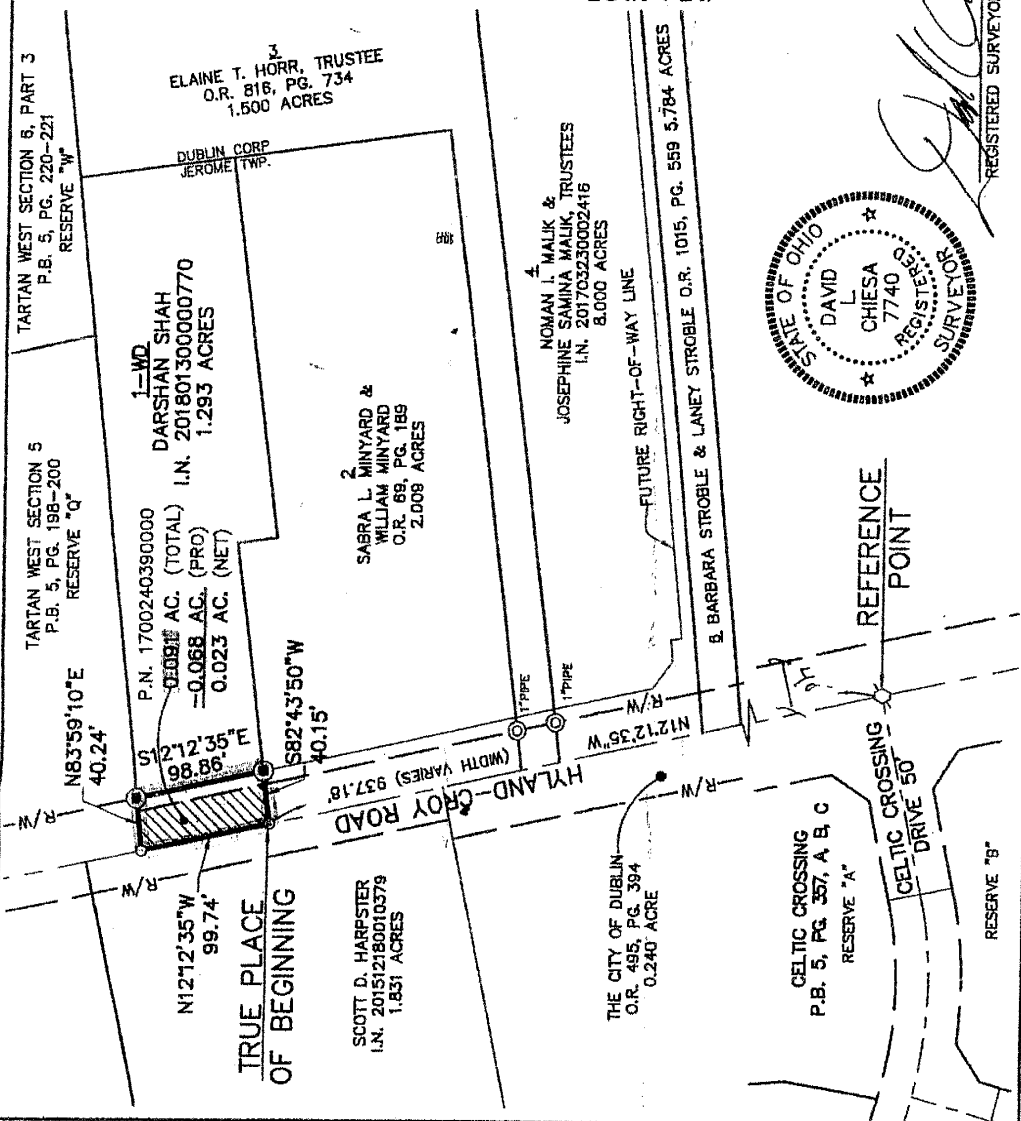
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI" GROUP/S-6872/S-7740)
- MAG NAIL SET
- ⊗ MAG NAIL FOUND
- ▨ P.R.O.

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BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A FIELD TRAVERSE ORIGINATING FROM FRANKLIN COUNTY ENGINEER SURVEY OF FOGS MONUMENTS "FRANK 72" AND "FRANK 172", ESTABLISHING A BEARING OF NORTH 12°12'35" WEST FOR HYLAND-CROY ROAD AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT).



David Chiesia
 7740
 REGISTERED SURVEYOR
 NO. 7740
 DATE 2-5-18

(B)

EXHIBIT C
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- 3) City of Dublin, Parcel No. 3900240421360 (North)
- 4) Harpster Scott, 8675 Hyland Croy Road, Plain City, OH 43064 (West) Parcel No. 1700240552000
- 5) Parcel No. 1700240550000 Board of Park Commissioners (West)