



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Initiated By: Jennifer D. Readler, Law Director
Date: January 14, 2020
Re: Ordinance 03-20
Township Boundary Adjustment Legislation (Washington Township and Darshan Shah)

BACKGROUND

Dublin City Council accepted, via Ordinance 28-19, the annexation of approximately 4.816 acres of land from Jerome Township (the "Washington Township Annexed Territory"). This annexation was initiated via regular annexation procedures by Jennifer A. Flint, agent/attorney for Washington Township ("Petitioner"). The Board of County Commissioners of Union County approved this annexation at its March 5, 2019 meeting.

Dublin City Council also approved, via Ordinance 44-19, the annexation of approximately 1.29 acres of land from Jerome Township (the "Shah Annexed Territory"). This annexation was initiated via regular annexation procedures by Sanjay K. Bhatt, agent/attorney for Mr. Darshan Shah ("Petitioner"). The Board of County Commissioners of Union County approved this annexation at its May 21, 2019 meeting.

In order to ensure that fire coverage remains uniform within the City, it is the practice of the City to file a boundary adjustment petition to transfer the annexed properties from Jerome Township to Washington Township.

BOUNDARY ADJUSTMENT PETITION

Ordinance 03-20 would authorize the City Law Director to petition the Board of County Commissioners of Union County to adjust township boundaries in Union County such that the both annexed territories would be removed from Jerome Township, and placed in Washington Township.

R.C. 503.07, as well as *State, ex rel. City of Dublin v. Delaware County Board of Commissioners*, 62 Ohio St.3d 55, 577 N.E.2d 1088 (1991), provides the City with the authority to file the petition, and requires that the Union County Commissioners approve the petition.

RECOMMENDATION

The Law Department recommends approval of Ordinance No. 03-20 at the second reading/public hearing on February 10, 2020.

RECORD OF ORDINANCES

Ordinance No. 03-20

Passed _____

PETITIONING THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, OHIO, TO ADJUST THE BOUNDARY LINES OF JEROME TOWNSHIP SO AS TO EXCLUDE TERRITORY THAT, AS A RESULT OF ANNEXATION, NOW LIES WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF DUBLIN (THE BOARD OF TOWNSHIP TRUSTEES OF WASHINGTON TOWNSHIP ANNEXATION OF 4.816+/- ACRES – ORDINANCE 28-19 AND DARSHAN SHAH ANNEXATION OF 1.29 +/- ACRES – ORDINANCE 44-19)

WHEREAS, on March 5, 2019, the Board of County Commissioners of Union County, Ohio approved the petition for annexation of approximately 4.816 acres in Jerome Township, filed as a regular annexation by Jennifer A. Flint, agent for petitioner, The Board of Township Trustees of Washington Township; and

WHEREAS, on May 21, 2019, the Board of County Commissioners of Union County, Ohio approved the petition for annexation of approximately 1.29 acres in Jerome Township, filed as a regular annexation by Sanjay K. Bhatt, agent for petitioner, Darshan Shah; and

WHEREAS, Ohio Revised Code § 503.07 authorizes the Dublin City Council to petition the Board of County Commissioners of Union County to change the township boundaries within the municipal corporation; and

WHEREAS, the procedure set forth above has been upheld by the Ohio Supreme Court in the case of the *State, ex rel. City of Dublin v. Delaware County Board of Commissioners*, 62 Ohio St.3d 55, 577 N.E.2d 1088 (1991); and

WHEREAS, it was determined that both newly annexed territories would be best served by Washington Township fire and emergency as it has fully equipped and staffed fire stations and can respond in the shortest period of time to fire and medical emergencies, thereby improving service and reducing risk to life and property; and

WHEREAS, Washington Township has the largest township jurisdictional area within the City of Dublin.

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 City of Dublin, Ohio, an Ohio Municipal Corporation, hereby petitions the Board of County Commissioners of Union County, Ohio, for a change of township lines of Jerome Township to remove those areas included within the corporate limits of the City of Dublin, as shown on the attached Exhibits A and B, from Jerome Township and place them in Washington Township pursuant to the terms and provisions of Ohio Revised Code section 503.07 and related sections, and pursuant to the Ohio Supreme Court decision in *State, ex rel. City of Dublin v. Delaware County Board of Commissioners*, which held that, "a Board of County commissions must comply with a municipal petition for a change of township boundaries in order to make those boundaries conform to the limits of the municipality." 62 Ohio St.3d. 55, 557 N.E.2d 1088, (citing from case headnote).

Section 2. The Clerk of Council is hereby authorized and directed to certify a copy of this Ordinance, together with a certified copy of the minutes of the meeting at which this Ordinance was adopted, showing its adoption by a vote of the majority of the members of the Council of the City of Dublin, being the "legislative authority of such Municipal Corporation" as set forth in Ohio Revised Code section 503.07, to the Board of County Commissioners of Union County, Ohio.

RECORD OF ORDINANCES

Ordinance No. 03-20

Passed Page 2 of 2

Section 3. The City Law Director is hereby authorized and directed to present a certified copy of this Ordinance and a certified copy of the minutes of this meeting to the Board of County Commissioners of Union County, as a petition praying for such changes to the boundary lines of Jerome Township as set forth herein.

Section 4. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this _____ day of _____, 2020.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

RECORD OF ORDINANCES

Ordinance No. 28-19

Passed

AN ORDINANCE ACCEPTING AN ANNEXATION OF 4.816 ACRES, MORE OR LESS, FROM JEROME TOWNSHIP, UNION COUNTY TO THE CITY OF DUBLIN (PETITIONER: WASHINGTON TOWNSHIP TRUSTEES)

WHEREAS, a regular/majority owner annexation petition for 4.816 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 November 19, 2018, by Jennifer A. Flint, Attorney/Agent for Petitioner, The Board of Trustees of Washington Township; and

WHEREAS, the Union County Commissioners approved the annexation petition on March 5, 2019; and

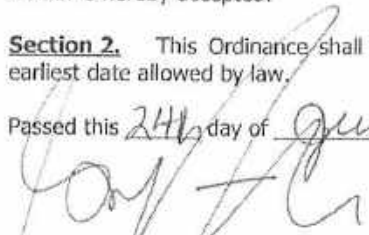
WHEREAS, the area proposed for annexation lies within Dublin's Exclusive Water and Sewer Service extension area, as provided under the agreements with the City of Columbus.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring that:

Section 1. The petition for the annexation of 4.816, 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 24th day of June, 2019



Mayor - Presiding Officer

Attest:



Clerk of Council




City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: June 4, 2019

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

Re: Ordinance 28-19 - Accepting the Annexation of 4.816 Acres, More or Less, from Jerome Township, Union County (Petitioner: The Board of Trustees of Washington Township)

Summary

On November 19, 2018, Jennifer A. Flint, Attorney/Agent for Petitioner, The Board of Township Trustees of Washington Township, filed an annexation petition with the Union County Commissioners. The petition is for 4.816 acres, more or less.

The petition was filed as a regular/majority owner 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. 02-19, which was prepared for this purpose, on January 8, 2019.

The Union County Commissioners granted the annexation on March 5, 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 Extension Area as defined in the water and sewer agreements with the City of Columbus. Staff therefore recommends approval of Ordinance No. 28-19 at the second reading/public hearing on June 24, 2019.

Charles Hall
Steve Stolte
Christiane Schmenk

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



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

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

commissioners@co.union.oh.us

April 10, 2019

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

**RE: Regular Annexation-To the City of Dublin of 4.816 acres +/-, from Jerome Township,
Union County-Washington Township-Jennifer A. Flint, Esq. Agent**

Dear Ms. Clarke:

Enclosed is a certified copy of the file pertaining to the annexation to the City of Dublin of 4.816 acres +/-, from Jerome Township, Union County-Washington Township. Thirty days has passed and there has not been an administrative review action filed.

Please let me know if you need additional information.

Sincerely,

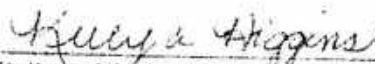
Kelly A. Higgins
Clerk to the Board
Union County Commissioners

Enclosures

Clerk's Certification

I certify that the foregoing is a true and correct copy of the Board of Township Trustees of Washington Township Annexation proceedings on February 5, 2019, consisting of the following documents, a total of (38) pages and journalized in Commissioners Journal 2019 p. 320 and p.571-576.

- A. Petitioner Board of Township Trustees Washington Township, Agent Jennifer A. Flint, filed Petition for Regular Annexation of 4.816 acres, more or less. Resolution from Washington Township authorizing the filing of the annexation and list of parcels adjacent to the proposed annexation.
- B. The Proof of Service of the Petition to the City of Dublin.
- C. Affidavit of Agent for Petitioner.
- D. Proof of Requisite Notice published in the Marysville Journal Tribune.
- E. Union County Engineer's acceptance of the Annexation.
- F. A Statement of Services from the City of Dublin, Resolution 02-19, January 8, 2019.
- G. Notice of Annexation Hearing Date-2/5/2019.
- H. Union County Commissioners Journal 2/5/2019, Resolution 19-054, hearing proceedings, February 12, 2019 Letter to Agent, Petitioner-Board of Township Trustees and City of Dublin referencing Resolution 19-054.
- I. February 12, 2019 Letter to Agent, Petitioner-Board of Township Trustees and City of Dublin referencing Resolution 19-054.
- J. March 6, 2019 Letter to Agent, Petitioner-Board of Township Trustees and City of Dublin and certified copy of Resolution 19-094, approving the Annexation.



Kelly A. Higgins, Clerk

Date: April 10, 2019

UNION COUNTY, OHIO
RESOLUTION NO. 19-~~874~~

The Board of County Commissioners (the "Board"), Union County, Ohio (the "County") met in regular session on March 5, 2019, at the County Office Building, 233 West Sixth Street, Marysville, Ohio 43040, with these members present: Charles Hall, Christiane S. Schmenk.

Christiane Schmenk introduced this resolution and moved its passage:

**A RESOLUTION APPROVING THE PETITION BY THE BOARD OF TOWNSHIP TRUSTEES
OF WASHINGTON TOWNSHIP, FRANKLIN, DELAWARE, AND UNION COUNTIES, OHIO,
FOR REGULAR ANNEXATION TO THE CITY OF DUBLIN OF 4.816 ACRES, MORE OR
LESS, FROM JEROME TOWNSHIP, UNION COUNTY, OHIO**

WHEREAS, on November 19, 2018, the Board of Township Trustees, Washington Township, Franklin, Delaware, and Union Counties, Ohio, a majority of the owners of 4.816 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 November 19, 2018;
- B. That the Petition for Annexation included an accurate legal description of the land to be annexed (*See Exhibit A*);
- C. That the Petition for Annexation included an accurate map of the perimeter of the land to be annexed (*See Exhibit A*);
- D. That the Petition for Annexation identified Jennifer A. Flint as the Agent for the Petitioner (*See Exhibit A*);
- 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 (*See Exhibit B*);
- 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. 2018, pages 1603-1613;
- H. That by Resolution No. 18-376, adopted on November 20, 2018, Commissioners Journal, Vol. 2018, page 1614, the Board set the Petition for Annexation for hearing on February 5, 2019 at 9:15 a.m. (*See Exhibit C*);
- I. That on November 20, 2018, 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 November 20, 2018;

- K. That the Agent for Petitioners issued a Notice of the Hearing to the Necessary Parties and Property Owners on November 21, 2018 (See Exhibit D);
- L. That the Agent for Petitioners filed her Proof of Service as to the Necessary Parties and Property Owners with the Board of County Commissioners on November 28, 2018 (See Exhibits E and F);
- M. That the Union County Engineer issued its comments approving both the legal description and the map of the land to be annexed on December 3, 2018 (See Exhibit G);
- N. That the Agent for Petitioners caused a Notice of the Hearing to be published in the Marysville Journal Tribune on November 29, 2018 (See Exhibit I);
- O. That the Agent for Petitioners filed her Proof of Publication on December 3, 2018 (See Exhibit H);
- P. That the City of Dublin issued its Statement of Municipal Services as contained in Resolution 2-19 adopted on January 8, 2019, and filed with the Board of County Commissioners on January 9, 2019 (See Exhibit I);
- Q. That pursuant to notice, the Board of County Commissioners convened a public hearing on the Annexation Petition on Thursday, February 5, 2019 at 9:15 a.m.
- R. That proceedings were recorded by the Board's electronic recording system;
- S. That the following parties appeared for the hearing on the Annexation Petition:
 1. Petitioner, through Eric Richter, Township Administrator, by Jennifer A. Flint; and
 2. City of Dublin by Jennifer D. Readler.
- T. That there was no request to amend the territory to be annexed;
- U. That no person made a request to verify the authority to sign of anyone who signed the Annexation Petition;
- V. That no affidavits were submitted for use in the Annexation Hearing;
- W. That no Owner of Property that was a part of the Annexation Petition sought to withdraw as a signer of the Petition;
- X. That Petitioners presented testimony regarding the Annexation Petition from
 1. Eric Richter, Township Administrator, Washington Township;
 2. Paul Hammersmith City of Dublin Engineer;
- Y. That no other party presented testimony;
- Z. That based on the legal description and map of the territory to be annexed as approved by the Union County Engineer (See Exhibit I and Engineer's Report, Finding J),
 1. The territory to be annexed, which is roughly trapezoid shaped, has a common boundary with the existing municipal corporate limits of the City of Dublin on three of four sides; and
 2. Approximately 64.57% of the boundary line of the territory to be annexed is common with the existing municipal corporate limits of the City of Dublin;
 3. Each of the owners' signatures is dated within 180 days of the date of filing the Petition

- AA. That the signers of the Petition are the owners of the territory to be annexed and that those signatures constitute more than a majority of the owners of real estate in the territory to be annexed as of the date of filing the Petition (*See Exhibit A*);
- BB. 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 (*See Exhibit I*);
- CC. 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;
- DD. 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. All of the owners of the property to be annexed wish to have their 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;
- EE. 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 4.816 Acres, more or less, from Jerome Township, Union County, Ohio by the Board of Township Trustees, Washington Township, Franklin, Delaware, and Union Counties, Ohio, 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	<u>Absent</u>	Yes	No
Christiane S. Schmenk	<u>Yes</u>	Yes	No
Charles Hall	<u>Yes</u>	Yes	No

Passed: March 5, 2019

BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO

ATTEST: Kelly Higgins
Kelly Higgins, Clerk

Absent
Steve Stolte

Approved as to Form:

Thayne D. Gray
Thayne D. Gray
Assistant Prosecuting Attorney

Christiane S. Schmenk
Christiane S. Schmenk

Charles Hall
Charles Hall

CLERK'S CERTIFICATION

I certify that the foregoing is a true and correct copy of Commissioners Resolution 19 - 094 adopted on March 5, 2019, and journalized in Commissioners Journal 2019, p. 571.

Date: March 5, 2019

Kelly Higgins
Kelly Higgins, Clerk

CHARLES MAIL
Steve Stolte
Christiane Schmenk



Jim Hansley, County Administrator
Loretta 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

**UNION
COUNTY**
COMMISSIONERS
grow with us.

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

commissioners@co.union.oh.us

March 6, 2019

Jennifer A. Flint, Esquire
Bricker & Eckler
100 S. Third Street
Columbus, Ohio 43215-4291

RE: **Resolution No. 19-094:**
**Regular Annexation-To the City of Dublin of 4.816 acres +/-, from Jerome Township,
Union County-Washington Township-Jennifer A. Flint, Esq. Agent**

Dear Ms. Flint:

Enclosed is a certified copy of Resolution No. 19-094, as approved by the Union County Board of Commissioners on March 5, 2019.

Please let me know if you need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Kelly A. Higgins".

Kelly A. Higgins
Clerk to the Board
Union County Commissioners

Enclosures

cc: City of Dublin
Jerome Township Trustees

Charles Hall
Steve Stolte
Christiane Schmenk



COPY



Tim Hausley, County Administrator
Lia 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

comissioners@co.union.oh.us

February 12, 2019

Jennifer A. Flint, Esquire
Bricker & Eckler
100 S. Third Street
Columbus, Ohio 43215-4291

RE: **Resolution No. 19-054:**
Regular Annexation-To the City of Dublin of 4.816 acres +/-, from Jerome Township,
Union County-Washington Township-Jennifer A. Flint, Esq. Agent

Dear Ms. Flint:

Enclosed is a certified copy of Resolution No. 19-054, as approved by the Union County Board of Commissioners on February 5, 2019.

Please let me know if you need additional information.

Sincerely,

Kelly A. Higgins
Clerk to the Board
Union County Commissioners

Enclosures

cc: City of Dublin
Jerome Township Trustees

* * *

RESOLUTION NO. 19-054:Annexation Hearing-Regular Annexation-To the City of Dublin of 4.816 acres +/-, from Jerome Township, Union County-Washington Township-Jennifer A. Flint, Esq. Agent

The Commissioners held a hearing this date regarding the Petition for Regular Annexation to the City of Dublin of 4.816 acres +/- from Jerome Township, Union County, by Petitioners Washington Township. In attendance were Steve Stolte, Commissioner President; Charles Hall, Commissioner Vice President; Christiane Schmenk, Commissioner; Tim Hansley, County Administrator; Letitia Rayl, Assistant County Administrator/Budget Officer; Thayne Gray, Assistant County Prosecutor; Kelly Higgins, Clerk to the Board; Jennifer Flint, Attorney, Agent for Petitioners; Eric Richter, Washington Township Administrator; Paul Hammersmith, City of Dublin Engineer; and Jennifer Readler, City of Dublin Law Director. The hearing was called to order by Commissioner Steve Stolte at 9:15 a.m.

- Commissioner 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.
- Prosecutor Thayne Gray swore in Eric Richter, Washington Township Administrator and Paul Hammersmith, City of Dublin Engineer.
- Opening comments by Jennifer Flint, Attorney for the Petitioner. Jennifer issued a binder to each Commissioner with all documents pertaining to the annexation. Jennifer went over each step of the annexation and various maps of the area.
- Eric Richter read a written statement outlining why Washington Township would like to annex into the City of Dublin. Their intentions are to potentially build a fire station on the land. At this time the land is generating \$722.37 in property taxes; however, Washington Township has filed for exemption. Commissioner Charles Hall asked what the time frame for the project is and Eric said it would be 2023 or later, depending on housing and population growth. Commissioner Charles Hall asked if Washington Township has had any conversation with Jerome Township about their plans, as it is his understanding Jerome Township is planning a new fire station less than one mile from this location. He would encourage Washington Township to be open with their neighbors. Commissioner Christiane Schmenk asked if there had been any conversation with Nationwide or any other investors regarding planned growth and Eric said not that he is aware of.
- Paul Hammersmith, City of Dublin Engineer gave an overview of the services the City of Dublin will supply to the property. Water, sanitary sewer, street maintenance, police protection, and mutual aid.
- Commissioner Steve Stolte adjourned the hearing.
- After more discussion, Commissioners made a motion to approve the annexation request.

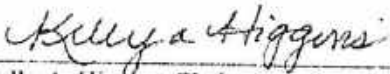
Motion was made by Charles Hall and seconded by Christiane Schmenk that this resolution be adopted and was carried by the following vote:

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

Clerk's Certification

I certify that the foregoing is a true and correct copy of Annexation Hearing-Regular Annexation-To the City of Dublin of 4.816 acres +/-, from Jerome Township, Union County-Washington Township-Jennifer A. Flint, Esq. Agent on February 5, 2019, consisting of the following documents, a total of (1) page and journalized in Commissioners Journal 2019 p. 320.

- A. Resolution No. 19:054



Kelly A. Higgins, Clerk

Date: February 12, 2019

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

 **COPY**

In Re:

Annexation of 4.816+/- Acres
Jerome Township

Board of Township Trustees of Washington Township,

Petitioner

NOTICE OF ANNEXATION HEARING

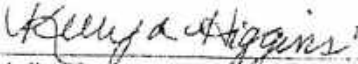
To: Jennifer A. Flint, Esquire
Bricker & Eckler
100 S. Third Street
Columbus, OH 43215-4291

Attorney and 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, February 5, 2019 beginning at 9:15 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: November 20, 2018



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



RECEIVED

JAN 14 2019

Lewis County
Commissioners

Dublin City Council

5000 Evansville Parkway
Dublin, OH 43017
Phone: 614-410-4400

January 9, 2019

www.dublinohio.gov

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 02-19 – Statement of Services for Proposed Annexation of
4.816 Acres, More or Less, from Jerome Township to the City of Dublin
(Petitioner: Board of Township Trustees of Washington Township)

Clerk of Council

Anne C. Clarke

Dear Ms. Higgins,

As required for the County Commissioners' hearing on this petition, enclosed
is a certified copy of Resolution 02-19 as approved by City Council on
January 8, 2019.

Please let me know if you need additional information.

Sincerely,

Anne C. Clarke
Clerk of Council

Enclosure

c: Jennifer A. Flint, Attorney Agent for Petitioners

RECORD OF RESOLUTIONS

02-19

A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF 4.816 ACRES, MORE OR LESS, FROM JEROME TOWNSHIP, UNION COUNTY TO THE CITY OF DUBLIN.

WHEREAS, a Regular Annexation petition for 4.816 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 November 19, 2018, by Jennifer A. Flint, Attorney/Agent for Petitioner, The Board of Township Trustees of Washington Township ("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, 5 of the elected members concurring that:

Section 1. The City of Dublin will provide the following municipal services for the Property (the 4.816 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 July 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 4.9 driving miles from the Justice Center, the Police Department headquarters. The City of Dublin provides 24-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 upon annexation.

• **Solid Waste Collection**

The City of Dublin provides residential solid waste collection at no additional fee but does not provide solid waste collection for institutional uses.

• **Water Distribution**

The Property is located within Dublin's exclusive annexation area of the Water Service Agreement with the City of Columbus. The existing 12-inch water line located on the west side of Jerome Road and the existing 12-inch water line located on the north side of McKittrick Road will provide water service to this property.

• **Sanitary Sewer (Wastewater) Collection**

The Property is located within Dublin's exclusive annexation area within the Sanitary Service Agreement with the City of Columbus. This Property is located within the tributary area of the Deer Run trunk sewer. Service to the Property will be provided by the 8-inch sewer located on Naples Lane to the southwest side of the Property.

I, Anne C. Clarke, Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No. 02-19 duly adopted by the Council of the City of Dublin, Ohio, on the 5th Day of January, 2019.

Anne C. Clarke
Clerk of Council, Dublin, Ohio

RESOLUTION OF REGULATIONS

02-19

Page 2 of 2

- **Stormwater Management and Floodplain**

This Property is located in the North Fork Indian Run watershed. The Property is relatively flat and generally drains toward the roadway ditches along Jerome and McKittrick Roads. Any proposed development of this Property will need to be done in compliance with Dublin Codified Ordinances Chapter 53, Stormwater Regulations. This Property is located outside of the FEMA designated floodplain for the North Fork Indian Run watershed.

- **Roads and Streets**

The primary roads serving this Property are Jerome and McKittrick Roads, which are classified as minor arterials on the adopted Thoroughfare Plan. The Thoroughfare Plan indicates that both Jerome and McKittrick Roads are to have 80 feet of right-of-way. If a development occurs on this Property, additional right-of-way will need to be dedicated to the City.

Any new roads or streets within a proposed development, which would be dedicated to the City would be maintained to the same degree and extent that these public facilities are maintained in areas with similar land use and population.

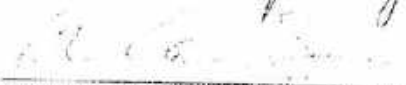
- **Zoning and Community Plan**

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.

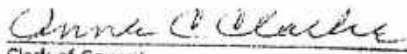
Section 3. This resolution shall be effective immediately upon passage, as provided under Section 4.04(a) of the Revised Charter.

Passed this 8th day of January, 2019

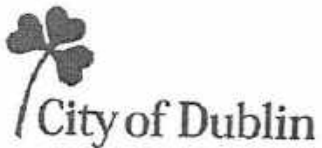


Vice Mayor - Presiding Officer

ATTEST




Clerk of Council



Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: January 2, 2019

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

Re: Resolution 02-19 - Adopting a Statement of Services for a Proposed Annexation of 4.816 Acres, More or Less, from Jerome Township, Union County (Petitioner: The Board of Township Trustees of Washington Township)
Request for Fee Waiver

Summary

On November 19, 2018, Jennifer A. Flint, Attorney/Agent for Petitioner, The Board of Township Trustees of Washington Township, filed an annexation petition with the Union County Commissioners. The petition is for 4.816 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. The Commission's hearing is currently scheduled for February 5, 2019 at 9:15 a.m. For a Regular annexation the City must adopt a Statement of Services, included as Resolution No. 04-19, at least 20 days prior to the Union County hearing.

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 4.9 driving miles from the Justice Center, the Police Department headquarters. The City of Dublin provides 24-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. Upon annexation, 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 but does not provide solid waste collection for institutional uses.
- **Water Distribution**
The Property is located within Dublin's exclusive annexation area of the Water Service Agreement with the City of Columbus. The existing 12-inch water line located on the west side of Jerome Road and the existing 12-inch water line located on the north side of McKitrick Road will provide water service to this Property.
- **Sanitary Sewer (Wastewater) Collection**
The Property is located within Dublin's exclusive annexation area within the Sanitary Service Agreement with the City of Columbus. This Property is located within the tributary area of the Deer Run trunk sewer. Service to this Property will be provided by the 8-inch sewer located on Naples Lane to the southwest side of the Property.
- **Stormwater Management and Floodplain**
The Property is located in the North Fork Indian Run watershed. The Property is relatively flat and generally drains toward the roadway ditches along Jerome and McKitrick Roads. Any proposed development of this Property will need to be done in compliance with Dublin Codified Ordinances Chapter 53, Stormwater Regulations. This Property is located outside of the FEMA designated floodplain for the North Fork Indian Run watershed.
- **Roads and Streets**
The primary roads serving this Property are Jerome and McKitrick Roads, which are classified as minor arterials on the adopted Thoroughfare Plan. The Thoroughfare Plan indicates that both Jerome and McKitrick Roads are to have 80 feet of right-of-way. If a development occurs on this property, additional right-of-way will need to be dedicated to the City.

Any new roads or streets within a proposed development, which would be dedicated to the City would be maintained to the same degree and extent that these public facilities are maintained in areas with similar land use and population.

Fee Waiver Request

Washington Township has requested that the City waive the annexation fee of \$4,150 for this proposed annexation. Washington Township intends to use the property for a public purpose (the construction of a new fire station). As Washington Township is the primary provider of fire services in the City of Dublin and the construction of a new fire station will help to protect Dublin residents and businesses, staff recommends approval of the annexation fee waiver.

Resolution 02-19 – Statement of Services and Fee Waiver Request
January 2, 2019
Page 3 of 3

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 02-19 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.



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

RECEIVED

DEC 03 2018

Union County
Commissioners

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 *MJK*

Date: December 3, 2018

Re: Annexation to the City of Dublin ~ 4.816 Acres (p/o 3.911 acres of The Board of Township Trustee of Washington Township and p/o 1.282 acres of Washington Township, Ohio (Franklin Delaware and Union Counties))

The plat and description for the above referenced annexation to the City of Dublin dated November 30th, 2018 and attached, 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

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

JEFF STAUCH, PE/PS
County Engineer | Environmental Engineer

BILL NARDUCCI, PE
Assistant County Engineer

RECEIVED

NOV 19 2018

Union County
Commissioners

DESCRIPTION OF NEW ANNEXATION OF
A 4.816 ACRE TRACT
FROM TOWNSHIP OF JEROME TO CITY OF DUBLIN
UNION COUNTY, OHIO

Situated in the State of Ohio, County of Union, Township of Jerome, Virginia Military Survey No. 3014, being part of a 3.911 acre tract (Parcel Number 17-0015030.000, Map Number 137-00-00-023.000) described in a deed to The Board of Township Trustee of Washington Township of record in Official Record Volume 826, Page 718, being part of a 1.282 acre tract (Parcel Number 17-0015031.000, Map Number 137-00-00-022.000) described in a deed to Washington Township, Ohio (Franklin, Delaware and Union Counties) of record in Instrument Number 201710020008197, all references being of record in the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

BEGINNING at the intersection of the west line of said 3.911 acre tract and the south right-of-way line of McKittrick Road, being on an existing east City of Dublin Corporation Line as established by Ordinance Number 21-02 of record in Official Record Volume 359, Page 811, and being on an existing south City of Dublin Corporation Line as established by Ordinance Number 67-05 of record in Official Record Volume 657, Page 224;

Thence, North 83°35'56" East, a distance of 340.93 feet with the south right-of-way line of said McKittrick Road, with said south corporation line, and crossing said 3.911 acre tract, to the west right-of-way line of Jerome Road and being at an angle point in said corporation line;

Thence, South 54°21'04" East, a distance of 457.26 feet with the west right-of-way line of said Jerome Road, with said west corporation line, and crossing said 3.911 acre tract and said 1.282 acre tract, to the south line of said 1.282 acre tract and being on the north line of a 12.257 acre tract of land described in a deed to Pietro R. Iacobucci of record in Official Record Volume 959, Page 121;

Thence, South 70°18'18" West, a distance of 693.34 feet with the south line of said 1.282 acre tract, with the south line of said 3.911 acre tract, with the north line of said 12.257 acre tract, and with a new corporation line, to the southwest corner of said 3.911 acre tract, being on the east right-of-way line of Naples Lane of Tartan West Section 4, Part 1 of record in Plat Book 5, Page 140, and being on said east corporation line;

Thence, North 07°06'15" West, a distance of 465.73 with the east right-of-way line of said Naples Lane, with the east line of Lot 101 and Reserve "N" of said Tartan West Section 4, Part 1, with said east corporation line, and with the west line of said 3.911 acre tract, to the TRUE POINT OF BEGINNING, containing 4.816 acres, more or less.

Basis of Bearing: The Bearings shown on this annexation are based on the east line of Tartan West Section 4, Part 1 being North 07°06'15" West of record in Plat Book 5, Page 140.

1,264 lineal feet of the 1,957 lineal feet herein described (64.6%), is contiguous with the existing City of Dublin corporation line.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

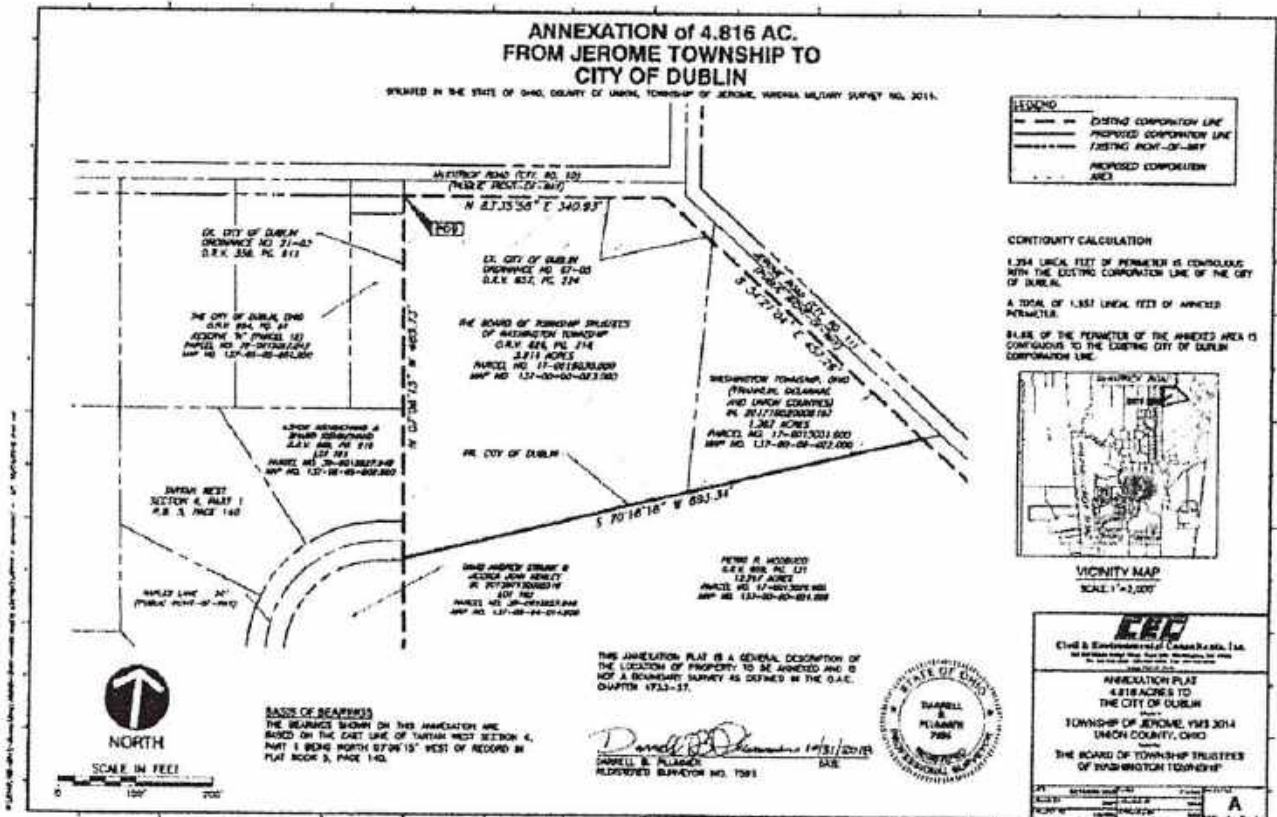
Darrell B. Plummer 10/31/2018
Darrell B. Plummer, P.S. Date
Professional Surveyor No. 7595



RECEIVED

NOV 19 2018

Union County
Commissioners





Bricker & Eckler
ATTORNEYS AT LAW

COLUMBUS | CLEVELAND
CINCINNATI | DAYTON
MARIETTA

BRICKER & ECKLER LLP
100 South Third Street
Columbus, OH 43215-4291
MAIN: 614 227 2300
FAX: 614 227 2390

www.bricker.com
info@bricker.com

Jennifer A. Flint
OSBA - Certified Specialist in
Appellate Law
614 227 2316
jflint@bricker.com

RECEIVED

DEC 13 2018

Union County
Commissioners

December 3, 2018

VIA REGULAR U.S. MAIL AND ELECTRONIC MAIL

ATTN: Kelly Higgins, Clerk
Board of Union County Commissioners
233 West Sixth Street
Marysville, Ohio 43040
khiggins@co.union.oh.us

**Re: Regular Petition for Annexation of 4.816 acres ± in Jerome
Township to the city of Dublin, Ohio, Pursuant to R.C. 709.02**

Dear Ms. Higgins,

Pursuant to R.C. 709.03(B)(3), I am enclosing the *original* proof of the requisite notice being published in the Marysville Journal Tribune. I am also including two copies of the proof of newspaper publication. Please date-stamp and file the original proof of publication in the above-referenced matter, and date-stamp and return any extra copies to me in the enclosed prepaid envelope.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Jennifer A. Flint
Attorney and Agent for the Petitioner

Enclosures

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

Personally appeared before me
Sheryl Sheets
and made solemn oath, that the
Legal Notice
a copy of which is hereto attached, was
published for 1 consecutive weeks on
and next after Nov 21, 2018,
in The Marysville Journal-Tribune, a
newspaper of general circulation in the
City of Marysville and Union County.

Sheryl Sheets
Sworn to before me and signed in
my presence this 30 day of Nov
A. D. 20 18.

Sheryl Sheets
Notary Public

My commission expires 4-4, 2019

Printer's Fees, \$ 32.90



**LEGAL NOTICE
HEARING ON PROPOSED
ANNEXATION OF LAND
FROM JEROME TOWNSHIP
TO CITY OF DUBLIN**

A hearing will take place on
February 5, 2019, at 9:15 a.m.,
at the Union County Office
Building/Commissioners
Hearing Room: 233 W. Sixth
Street, Marysville, Ohio 43040,
on the proposed annexation
of 4.816 ± acres of land in
Jerome Township, being
Parcels 1700150300000 and
1700150310000, to the City of
Dublin, pursuant to a regular
annexation petition filed by
the owner of the property, the
Board of Township Trustees of
Washington Township, with the
Union County Commissioners
on November 29, 2018. A copy
of the petition and annexation
map may be viewed at the office
of Washington Township.
11-29-18

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

Bruce [unclear]

Personally appeared before me
Sherryl Sheets
and made solemn oath, that the
Legal Notice
a copy of which is hereto attached, was
published for 1 consecutive weeks on
and next after Nov 29, 2018
in The Marysville Journal-Tribune, a
newspaper of general circulation in the
City of Marysville and Union County.

Sherryl Sheets

Sworn to before me and signed in
my presence this 30 day of Nov
A. D. 2018

Cheryl G. Jett
Notary Public

My commission expires 4-4, 2021

Printer's Fees, \$ 32.90



LEGAL NOTICE
HEARING ON PROPOSED
ANNEXATION OF LAND
FROM JEROME TOWNSHIP
TO CITY OF DUBLIN
A hearing will take place on
February 5, 2019, at 9:15 a.m.,
at the Union County Office
Building/Commissioners
Hearing Room, 233 W Sixth
Street, Marysville, Ohio 43040,
on the proposed annexation
of 4.816 acres of land in
Jerome Township, being
Parcel 437001503000001 and
437015031000002 to the city of
Dublin, pursuant to a regular
annexation petition filed by
the owner of the property, the
Board of Township Trustees of
Washington Township, with the
Union County Commissioners
on November 29, 2018. A copy
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of Washington Township.
11-29-18

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

Personally appeared before me
Sherryl Sheets
 and made solemn oath, that the
Legal Notice
 a copy of which is hereto attached, was
 published for 1 consecutive weeks on
 and next after Nov 21, 2018,

in The Marysville Journal-Tribune, a
 newspaper of general circulation in the
 City of Marysville and Union County.

Sherryl Sheets
 Sworn to before me and signed in
 my presence this 30 day of Nov

A. D. 2018

Sherryl Sheets
 Notary Public

My commission expires 4-4, 2019

Printer's Fees, \$ 3290



**LEGAL NOTICE
 HEARING ON PROPOSED
 ANNEXATION OF LAND
 FROM JEROME TOWNSHIP
 TO CITY OF DUBLIN**

A hearing will take place on
 February 3, 2019, at 9:15 a.m.,
 at the Union County Office
 Building/Commissioners
 Hearing Room, 233 W. Sixth
 Street, Marysville, Ohio 43040,
 on the proposed annexation
 of 4.816 ± acres of land in
 Jerome Township, being
 Parcels 1700150300900 and
 1700150310000, to the city of
 Dublin, pursuant to a regular
 annexation petition filed by
 the owner of the property, the
 Board of Township Trustees of
 Washington Township, with the
 Union County Commissioners
 on November 19, 2018. A copy
 of the petition and annexation
 map may be viewed at the offices
 of Washington Township.
 11-29-18b

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:

Robert Caldwell, Fiscal Officer
9777 Industrial Pkwy
Plain City, OH 43064



9590 9402 1709 6053 1225 38

2. Article Number (Transfer from service label)

7036 0340 0000 9459 9867

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Debra Bollinger

- Agent
- Addressee

B. Received by (Printed Name)

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
- All Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 1709 6053 1225 38



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

* Sender: Please print your name, address, and ZIP+4® in this box*

J. Flint
Bricker & Eckler
ATTORNEYS AT LAW
BRICKER & ECKLER LLP
100 South Third Street
Columbus, Ohio 43215 - 4291





Bricker & Eckler
ATTORNEYS AT LAW

COLUMBUS | CLEVELAND
CINCINNATI | DAYTON
MARIETTA

BRICKER & ECKLER LLP
100 South Third Street
Columbus, OH 43215-4291
MAIN: 614.227.2300
FAX: 614.227.2390

www.bricker.com
info@bricker.com

Jennifer A. Flint
OSBA - Certified Specialist in
Appellate Law
614.227.2316
jflint@bricker.com

RECEIVED

NOV 29 2018

Union County
Commissioners

November 28, 2018

VIA REGULAR U.S. MAIL AND ELECTRONIC MAIL

ATTN: Kelly Higgins, Clerk
Board of Union County Commissioners
233 West Sixth Street
Marysville, Ohio 43040
khiggins@co.union.oh.us

**Re: Regular Petition for Annexation of 4.816 acres ± in Jerome
Township to the city of Dublin, Ohio, Pursuant to R.C. 709.02**

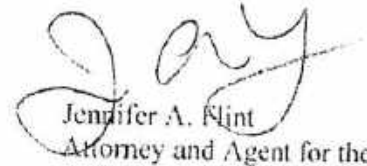
Dear Ms. Higgins,

Enclosed please find the Affidavit of agent for Petitioner, per R.C. 709.03(B)(2). I have also included two copies of the Affidavit.

Please date-stamp and file this letter and attached Affidavit as part of the record in the above-referenced matter, and date-stamp the two copies and return any extra copies to me in the enclosed prepaid envelope.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Jennifer A. Flint
Attorney and Agent for the Petitioner

Enclosures

RECEIVED

NOV 21 2018

BEFORE THE BOARD OF COMMISSIONERS, UNION COUNTY, OHIO

In Re: Regular Annexation Petition of Board of
Township Trustees of Washington Township,

Petitioner.

AFFIDAVIT OF PETITIONER'S AGENT, JENNIFER A. FLINT

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Jennifer A. Flint, being first duly sworn, deposes and states that the following is true to the best of her personal knowledge and belief:


1. My name is Jennifer A. Flint, and I am the duly authorized agent of the Petitioner, Board of Township Trustees of Washington Township.

2. In my capacity as the agent for Petitioner, I have personal knowledge of the facts presented in this Affidavit.

3. I hereby swear and affirm that on November 21, 2018, pursuant to and consistent with R.C. 709.03(B)(2), I sent the requisite notice, by regular U.S. mail, to each of the following persons/entities, who are all the owner(s) of the property/properties within the territory proposed to be annexed, and all the owners of property adjacent to the territory proposed to be annexed and/or adjacent to a road that is adjacent to that territory and located directly across the road from that territory:

- Board of Township Trustees of Washington Township
- Mollyann E. Newberry
- Justin and Heidi Bates
- Pietro Iacobucci
- City of Dublin
- Ashok and Bharti Kishinehand
- David A. Strunk and Jessica J. Keigley

Further affiant sayeth naught.




Jennifer A. Flint, Agent for Petitioner,
Board of Township Trustees of Washington Township

Sworn and subscribed to in my presence this 30 day of November 2018.



SUZANNE BALCHMAN
Notary Public, State of Ohio
My Commission Expires July 14, 2022



Notary Public

My Commission Expires: _____



Bricker & Eckler
ATTORNEYS AT LAW

COLUMBUS | CLEVELAND
CINCINNATI | DAYTON
MARIETTA

BRICKER & ECKLER LLP
100 South Third Street
Columbus, OH 43215-4291
MAJN: 614.227.2300
FAX: 614.227.2300

www.bricker.com
info@bricker.com

Jennifer A. Flint
OSBA - Certified Specialist in
Appellate Law
614.227.2310
jflint@bricker.com

November 21, 2018

VIA CERTIFIED MAIL; RETURN RECEIPT REQUESTED

ATTN: Anne Clark, Clerk of Council
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

**Re: Notice of the Filing of Regular (Majority-Owner) Annexation Petition
and Date of Hearing**

Dear Ms. Clark:

Per Ohio Revised Code §709.02, et. seq., this is to notify you that on November 19, 2018 at approximately 2:30 p.m., the Board of Trustees of Washington Township ("Trustees") filed a petition for annexation of certain of its property with the Union County Board of Commissioners, in Union County, Ohio.

The date of the hearing on this matter is set for February 5, 2019, at 9:15 a.m., and will take place at the offices of the Union County Board of Commissioners: 233 W. Sixth Street, Marysville, Ohio 43040.

Enclosed herewith are copies of the documents that were filed with the Union County Board of Commissioners, including the petition for annexation and accompanying annexation map/plat and legal description. The property proposed for annexation is property on which the Trustees intend to construct a new fire station.

Very truly yours,

Jennifer A. Flint
Attorney and Agent for Petitioner

Enclosures

cc: Dana McDaniel (via e-mail, w/atts.)
Jennifer D. Readler, Esq. (via e-mail, w/atts.)
Eric Richter, Washington Township Administrator



Bricker & Eckler
ATTORNEYS AT LAW

COLUMBUS | CLEVELAND
CINCINNATI | DAYTON
MARIETTA

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Jennifer A. Flint
OSBA - Certified Specialist in
Appellate Law
614.227.2316
jflint@bricker.com

RECEIVED

NOV 19 2018

Union County
Commissioners

November 19, 2018

VIA HAND-DELIVERY (by Washington Township Administrator)

ATTN: Kelly Higgins, Clerk
Board of Union County Commissioners
233 West Sixth Street
Marysville, Ohio 43040

Re: Regular Petition for Annexation of 4.816 acres ± in Jerome
Township to the city of Dublin, Ohio, Pursuant to R.C. 709.02

Dear Ms. Higgins,

Pursuant to R.C. 709.02(B), please find for filing:

1. An original Annexation Petition, seeking annexation of certain territory under the regular (traditional-type) annexation procedure set forth in R.C. 709.02, et. seq., and attachments thereto - legal description and annexation plat/map.

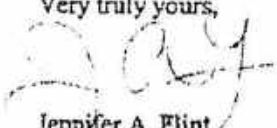
2. A list of all tracts, lots or parcels in the territory proposed for annexation, and all tracts, lots or parcels located adjacent to that territory or directly across the road from it when the road is adjacent to it, the permanent parcel numbers thereof, and the name and mailing address of each such respective owner.

Please date-stamp and file the original Annexation Petition and List of Tracts. The Petitioner is also presenting copies of the Annexation Petition and List of Parcels for date-stamping and return to the Petitioner for its records.

For purposes of scheduling the hearing, please note that I am not available the week of January 21-25, 2019.

If you have any questions, please do not hesitate to contact me.

Very truly yours,


Jennifer A. Flint
Attorney and Agent for the Petitioner

Enclosures

RECEIVED

NOV 19 2018

Union County
Commissioners



Board of Township Trustees
Washington Township
Franklin, Delaware, and Union Counties, Ohio
November 13, 2018

A RESOLUTION

The Board of Township Trustees of Washington Township, Franklin, Delaware, and Union Counties, Ohio, met in regular session this 13th day of November 2018, at Washington Township Administration Building, 6200 Eiterman Road, Dublin, with the following members present:

Denise Franz King, Chair
Charles Kranstuber, Vice Chair
Gene Bostic, Trustee

Mr. Kranstuber introduced and moved the adoption of the following Resolution:

**RESOLUTION AUTHORIZING AND APPROVING FILING OF ANNEXATION
PETITION AND AUTHORIZING ALL FURTHER ACTION(S) IN RELATION
TO SAID ANNEXATION**

WHEREAS, Ohio Revised Code (R.C.) 709.02 authorize owners, including political subdivisions, of real estate in the unincorporated territory of a township to petition for the annexation of such real estate to a municipal corporation that is contiguous to that real estate; and

WHEREAS, the Board of Township Trustees of Washington Township ("Township") desires to seek the annexation of certain real estate owned by it, presently located within Jerome Township, into the city of Dublin, Ohio;

NOW, THEREFORE, **BE IT RESOLVED** by the Board of Trustees of Washington Township, Franklin, Delaware, and Union Counties, State of Ohio:

RECEIVED

NOV 19 2018

Union County
Commissioners

- SECTION 1: The Township hereby authorizes the annexation of certain land/real estate owned in whole by the Township, located in Union County, Ohio; specifically, Parcel Nos. 1700150300000 and 1700150310000, pursuant to R.C. 709.02, via the regular/traditional-type, majority-owner annexation petition which is attached hereto.
- SECTION 2: The Township authorizes the Township Administrator, Eric Richter, to sign said annexation petition for and on behalf of the Township; and further appoints Jennifer A. Flint, Esq. to act as the Township's agent during the annexation process, and authorizes the Township Administrator to designate another individual to act as the Township's agent if a successor agent is deemed necessary.
- SECTION 3: The Township further authorizes the Township Administrator to execute any additional legal or other documents necessary to, and that may be a part of, the annexation process.
- SECTION 4: It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of the Board and that all deliberations of the Board and any of the decision making bodies of the Board of Trustees which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Mr. Bostic seconded the motion, and the roll was called on the question of its adoption. The vote was as follows:

Ms. King aye
 Mr. Kranstuber aye
 Mr. Bostic aye

The motion passed and the Resolution was adopted on November 13, 2018

ATTEST:

Joyce E. Robinson
 Joyce E. Robinson, Fiscal Officer
 Board of Trustees
 Washington Township
 Franklin, Delaware, and
 Union Counties, Ohio

BOARD OF TOWNSHIP TRUSTEES
 OF WASHINGTON TOWNSHIP
 FRANKLIN, DELAWARE AND UNION
 COUNTIES, OHIO

Gene Bostic
 Gene Bostic, Trustee
Denise Franz King
 Denise Franz King, Trustee
Chuck Kranstuber
 Chuck Kranstuber, Trustee

RECEIVED

NOV 19 2018

Union County
Commissioners

CERTIFICATE

The undersigned Township Fiscal Officer of Washington Township, Franklin, Delaware and Union Counties, Ohio hereby certifies that the foregoing is a true copy of a resolution duly passed by the Board of Township Trustees of said Township on November 13, 2018.



Township Fiscal Officer
Washington Township
Franklin, Delaware and Union Counties, Ohio

PETITION FOR MAJORITY-OWNER ANNEXATION
(PURSUANT TO OHIO REVISED CODE SECTION 709.02, ET. SEQ.)
TO THE CITY OF DUBLIN, OHIO
OF 4.816 ± ACRES
IN THE TOWNSHIP OF JEROME

RECEIVED

NOV 19 2018

Union County
Commissioners

TO: THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY, OHIO

The undersigned Petitioner in the premises, being the sole owner of the real estate in the unincorporated territory of Jerome Township hereinafter described, consisting of 4.816 acres, more or less, adjacent and contiguous to the city of Dublin, does hereby petition and request that said territory be annexed to the city of Dublin under the procedures set forth in Ohio Revised Code Section 709.02 (via the regular/traditional-type, majority-owner annexation process).

No island of unincorporated territory will be created by this annexation.

There is, within the territory petitioned to be annexed, one (1) owner of the real estate.

A full and accurate legal description and plat/map of said territory proposed for annexation are attached hereto as Exhibit A, which is made a part hereof.

Jennifer A. Flint, whose address is: Bricker & Eckler LLP, 100 South Third Street, Columbus, Ohio 43215, and whose email address is: jflint@bricker.com, is the agent for the Petitioner, per R.C. 709.02(C)(3). Said agent is authorized to make any amendment and/or deletion which in her absolute and complete discretion is necessary or proper under the circumstances then existing and, in particular, to make such amendment in order to correct any discrepancy or mistake noted by the Union County Engineer in his examination of an amended plat/map and/or description to the Union County Board of Commissioners on, before, or after the date set for hearing on this Petition.

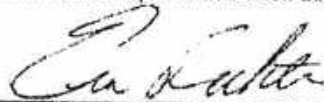
OWNER'S NAME

THE BOARD OF TOWNSHIP TRUSTEES
OF WASHINGTON TOWNSHIP

ADDRESS

6200 Eiterman Road
Dublin, OH 43016

Signed and executed by the Board of Township Trustees of Washington Township, via its Administrator, who has been authorized to sign this petition by way of Township Resolution:



Eric Richter, Township Administrator

Date: 11/19/2018

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Polk County
Commissioners

EXHIBIT A

LEGAL DESCRIPTION
AND
ANNEXATION MAP/PLAT

RECEIVED
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

NOV 19 2018
Union County
Commissioners

DESCRIPTION OF NEW ANNEXATION OF
4.816 ACRE TRACT
FROM TOWNSHIP OF JEROME TO CITY OF DUBLIN
UNION COUNTY, OHIO

Situated in the State of Ohio, County of Union, Township of Jerome, Virginia Military Survey No. 3014, being part of a 3.911 acre tract (Parcel Number 17-0015030.000, Map Number 137-00-00-023.000) described in a deed to the Board of Township Trustees of Washington Township of record in Official Record Volume 826, Page 718, being part of a 1.282 acre tract (Parcel Number 17-0015031.000, Map Number 137-00-00-022.000) described in a deed to Washington Township, Ohio (Franklin, Delaware and Union Counties) of record in Instrument Number 201710020008197, all references being of record in the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

BEGINNING at the intersection of the west line of said 3.911 acre tract and the south right-of-way line of McKittrick Road, being on an existing east City of Dublin Corporation Line as established by Ordinance Number 21-02 of record in Official Record Volume 359, Page 811, and being on an existing south City of Dublin Corporation Line as established by Ordinance Number 67-05 of record in Official Record Volume 657, Page 224;

Thence, North 83°35'56" East, a distance of 340.93 feet with the south right-of-way line of said McKittrick Road, with said south corporation line, and crossing said 3.911 acre tract, to the west right-of-way line of Jerome Road and being at an angle point in said corporation line;

Thence, South 54°21'04" East, a distance of 457.26 feet with the west right-of-way line of said Jerome Road, with said west corporation line, and crossing said 3.911 acre tract and said 1.282 acre tract of land described in a deed to Pietro R. Jacobucci of record in Official Record Volume 959, Page 121;

Thence, South 70°18'18" West, a distance of 693.36 feet with the south line of said 1.282 acre tract, with the south line of said 3.911 acre tract, with the north line of said 12.257 acre tract, and with a new corporation line, to the southwest corner of said 3.911 acre tract, being on the east right-of-way line of Naples Lane of Tarrant West Section 4, Part 1 of record in Plat Book 5, Page 140, and being on said east corporation line;

Thence, North 07°06'15" West, a distance of 465.73 with the east right-of-way line of said Naples Lane, with the east line of Lot 101 and Reserve "N" of said Tarrant West Section 4, Part 1, with said east corporation line, and with the west line of said 3.911 acre tract, to the TRUE POINT OF BEGINNING, containing 4.816 acres, more or less.

Basis of Bearing: The Bearings shown on this annexation are based on the east line of Tarrant West Section 4, Part 1 being North 07°06'15" West of record in Plat Book 5, Page 140.
1.264 linear feet of the 1,957 linear feet herein described (64.6%), is contiguous with the existing City of Dublin corporation line.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

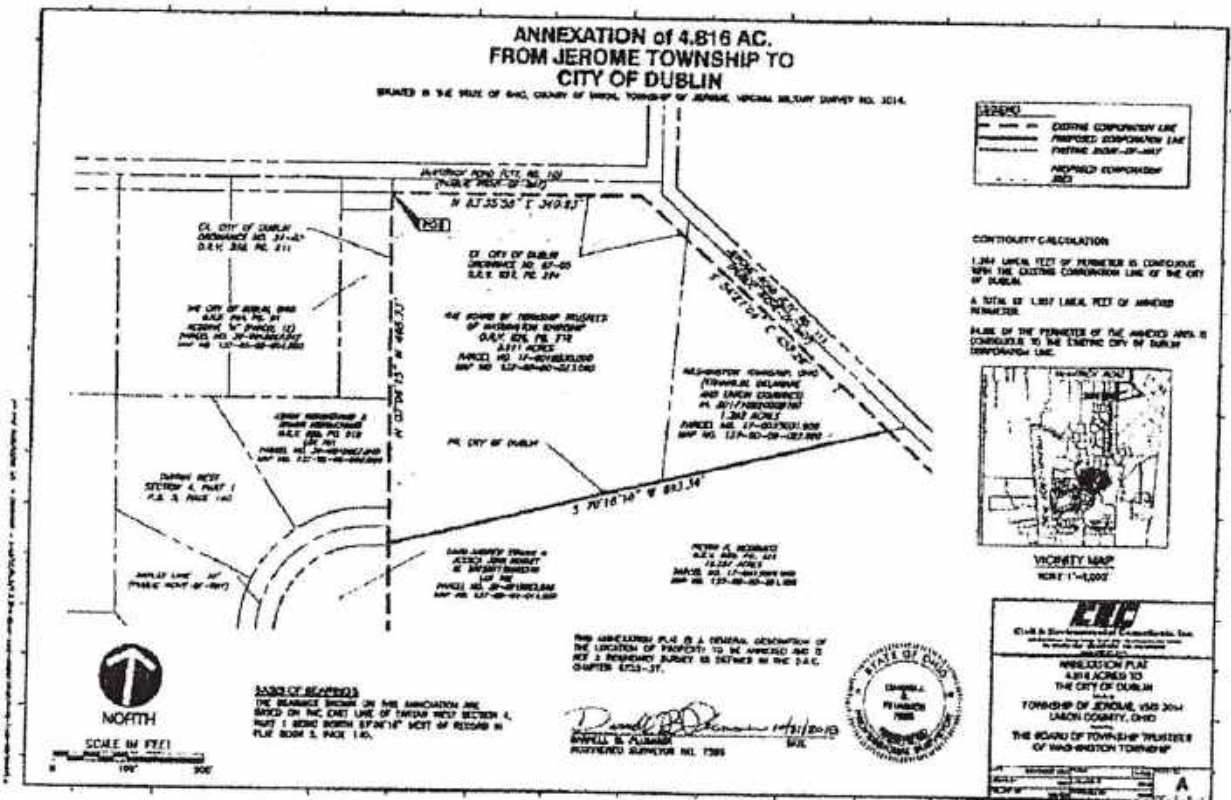
Darrell B. Plummer
Darrell B. Plummer, P.S.
Professional Surveyor No. 7595
Date 10/31/2018



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NOV 19 2018

Union County
Commissioners



RECEIVED

NOV 19 2018

**TO THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, OHIO:**

Union County
Commissioners

Per R.C. 709.02(D), the following represents a list of: all tracts, lots or parcels in the territory proposed for the annexation of 4.816 acres, more or less, owned by the Board of Township Trustees of Washington Township, which territory is adjacent and contiguous to the city of Dublin and is the subject of a Petition for Annexation per R.C. 709.02; and all tracts, lots or parcels located adjacent to that territory or directly across the road and/or roads from it (when the road and/or roads is/are adjacent to it), including the name and mailing address of the owner of each such tract, lot or parcel, and the permanent parcel number from the county auditor's permanent parcel numbering system for each such tract, lot or parcel:

Parcels in the Territory Proposed for Annexation (4.816 acres)

- Parcel Number: 1700150300000
Owner: Board of Township Trustees of Washington Township
Address: 6200 Eiterman Road, Dublin, OH 43016
- Parcel Number: 1700150310000
Owner: Board of Township Trustees of Washington Township
Address: 6200 Eiterman Road, Dublin, OH 43016

Parcels Adjacent to/Directly Across the Street From the Territory Proposed for Annexation

- Parcel Number: 1700150200000
Owner: Mollyann E. Newberry
Address: 9468 Jerome Road, Dublin, OH 43017
Tax Mailing Address: same
- Parcel Number: 1700150210000
Owner: Justin and Heidi Bates
Address: 9444 Jerome Road, Dublin, OH 43017
Tax Mailing Address: same

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NOV 19 2018

Union County
Commissioners

- Parcel Number: 1700150220000
Owner: Justin and Heidi Bates
Address: 9420 Jerome Road, Dublin, OH 43017
Tax Mailing Address: Justin Bates, 8940 Dunn Court, Dublin, OH 43017

- Parcel Number: 1700150290000
Owner: Pietro Iacobucci
Address: Jerome Road (Vacant Land), Dublin, OH 43017
Tax Mailing Address: Pietro Iacobucci, 5666 Satinwood Drive, Columbus, OH 43229-3478

- Parcel Number: 3900150270470
Owner: City of Dublin
Address: Naples Lane (Vacant Land), Dublin, OH 43017
Tax Mailing Address: City of Dublin, 5200 Emerald Parkway, Dublin, OH 43017-1090

- Parcel Number: 3900150270480
Owner: Ashok and Dharti Kishinchand
Address: 9355 Naples Lane, Dublin, OH 43016-6114
Tax Mailing Address: same

- Parcel Number: 4000140580110
Owner: City of Dublin
Address: 9412 Nicholson Way, Dublin, OH 43016
Tax Mailing Address: City of Dublin, 5200 Emerald Parkway, Dublin, OH 43017-1090

- Parcel Number: 3900150270460
Owner: David A. Strunk and Jessica J. Keigley
Address: 9340 Naples Lane, Dublin, OH 43016
Tax Mailing Address: same



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

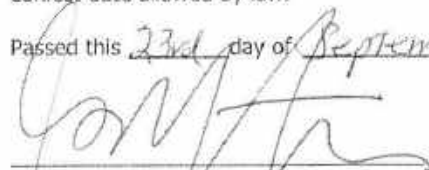
WHEREAS, the area proposed for annexation lies within the proposed annexation areas of the Community Plan and is located in Dublin's exclusive expansion area, as provided under the water and sewer agreements with the City of Columbus.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, Delaware, Franklin, and Union Counties, State of Ohio, 5 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 23rd day of September, 2019.



Mayor - Presiding Officer

ATTEST:



Clerk of Council



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614.410.4400 • Fax: 614.410.4490

Memo

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.

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 58' 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.

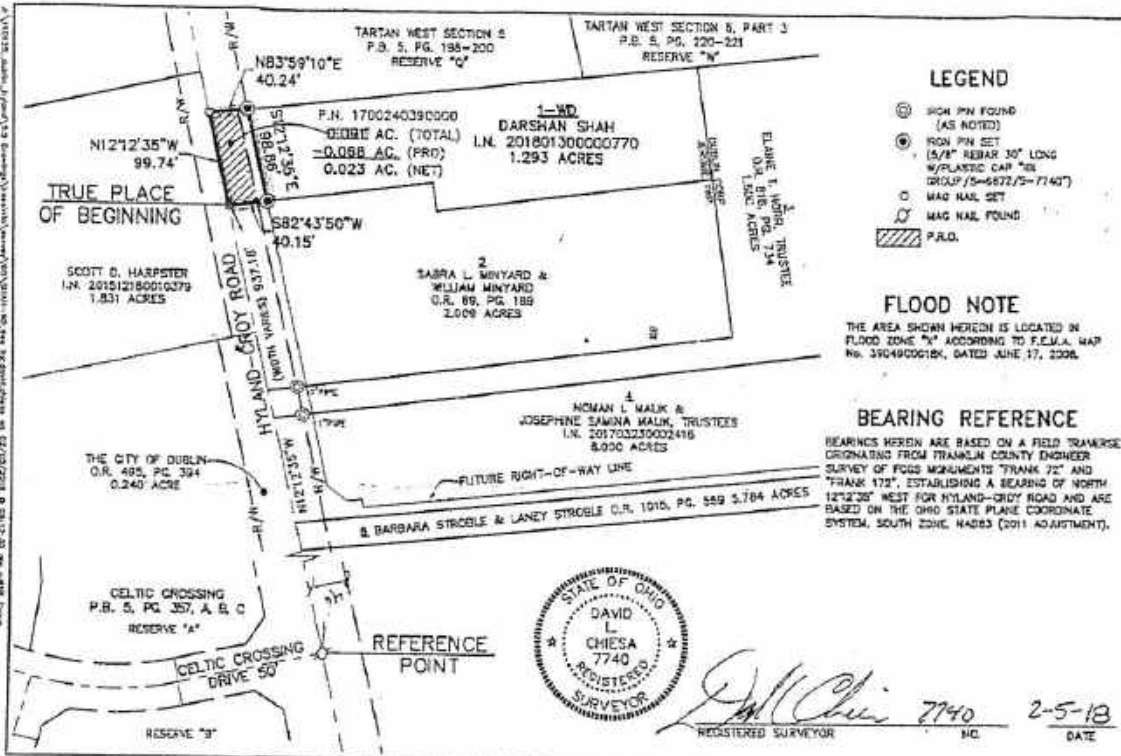
Survey by Franklin D. Stults, Reg. Surveyor #4873.

For Informational Purposes only:

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

Tax Parcel ID: 17-0024039.0000

A Vertical Curve (found in Surveyor's records) was used to determine the location of the centerline of the road at the intersection of the road and the road.



LEGEND

- ⊙ SIGN PIN FOUND (AS NOTED)
- ⊙ SIGN PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "SIL GROUP 15-6872/5-7140")
- 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. 3904900018K, DATED JUNE 17, 2008.

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A FIELD TRANSVERSE SURVEY OF FOGS MONUMENTS "FRANK 72" AND "FRANK 172", ESTABLISHING A BEARING OF NORTH 12°2'26" WEST FOR HIGHLAND-CROY ROAD AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT).

IBI

IBI GROUP
805 BRADSHAW BLVD
WILMINGTON, OH 45390
TEL: 513-636-1818 FAX: 513-636-1800
www.ibigroup.com

HIGHLAND-CROY ROAD & RIVERIA CONNECTION
WASHTON TOWNSHIP
STATE OF OHIO COUNTY OF BERKLEY
CITY OF DUBLIN
TOWNSHIP OF WASHINGTON
(OF PARISH OF CANTON)
PARISH OF CANTON
PARCEL 1-WD

GRAPHIC SCALE
1" = 100'
1" = 100'

Sheet B



David L. Chiesa 7740
REGISTERED SURVEYOR NC DATE 2-5-18

3

Charles Hall
Steve Stolte
Christiane Schmenk

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



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

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,

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

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. Schmekel.

Christiane Schmekel 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. Bhan 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 777;
- H. That by Resolution No. 19-048, adopted on January 29, 2019, Commissioners Journal, Vol. 2019, page 777, 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 Petitioner caused a Notice of the Hearing to be published in the *Marysville Journal Tribune* on May 1, 2019.
- R. That the Agent for Petitioner 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 8-19 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 in 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 annex 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;
- (G). 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 Holt seconded the motion, and, after discussion, a roll call vote was taken, and the results were:

UNION COUNTY COMMISSIONERS JOURNAL 2019
May 21, 2019

Steve Stolte	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Christiane S. Schmenk	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Charles Hall	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Passed February 28, 2019

BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO

A-1857 Kelly Higgins
Kelly Higgins, Clerk

Steve Stolte
Steve Stolte

Approved as to Form:

Christiane S. Schmenk
Christiane S. Schmenk

Dayne D. Gray
Dayne 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

Date May 21, 2019

Kelly Higgins
Kelly Higgins, Clerk

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	<u>Yes</u>	No
Christiane S. Schmenk	<u>Yes</u>	No
Charles Hall	<u>Yes</u>	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

[Signature]
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~~ May 21, 2019 and journalized in Commissioners Journal 2019, p. 999.

Kelly Higgins
Kelly Higgins, Clerk

Date: May 21, 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; Jennifer Readler, City of Dublin Law Director; Darshan Shah; and Sanjay Bhat 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. Bhat 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
<u>SANJAY SMATT</u>	
<u>DARSHAN SHAW</u>	
<u>Paul A. Hammersmith</u>	<u>City of Dublin, Ohio</u>
<u>Jennifer Radtke</u>	<u>City of Dublin, Ohio</u>



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

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

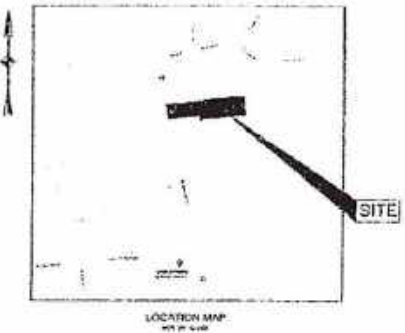
To: Board of Commissioners
From: Mary Kirk, Mapping Manager *MJK*
Date: May 15th, 2019
Re: Annexation to the City of Dublin of 1.293 Acres
Owner: Shah Darshan

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.

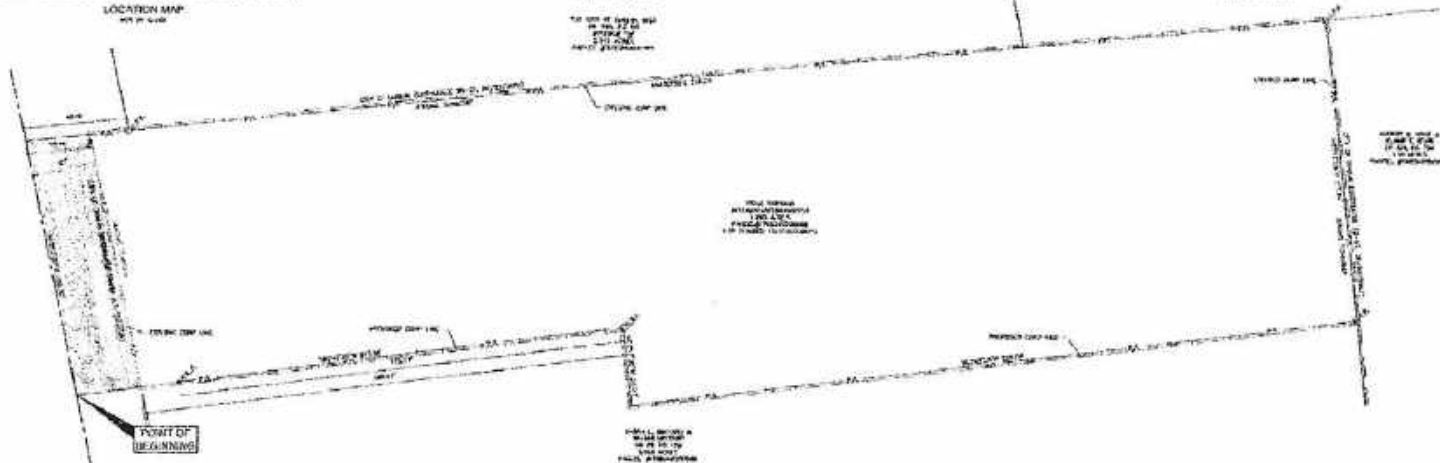
If there are any questions about the above results please feel free to contact this office at anytime.



VERNON PLATYNY SURVEY 2005
 CHANGE# 17 PITONE
 COUNTY OF USON
 STATE OF OHIO

TARTAN WEST,
 SECTION 5
 PG 3, PG 189-201

TARTAN WEST,
 SECTION 6
 PG 3, PG 220-221



ANNEXATION PLAT

8700 HYLAND CROY RD
 PLAIN CITY, OHIO

CW Design Group
 614.872.0079
 975 Lincoln Blvd
 Worthington, OH 43085



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 $12^{\circ} 12' 26''$ 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 $84^{\circ} 00' 52''$ 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 $07^{\circ} 17' 35''$ 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 $82^{\circ} 42' 25''$ West, a distance of 290.06 feet to a point;
2. North $07^{\circ} 17' 35''$ West, a distance of 30.00 feet to $5/8''$ iron pin found;
3. South $82^{\circ} 42' 25''$ 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 $84^{\circ}00'52''$ 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.

* * *

*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.

FILED
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.



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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>Mary Minshall</i></p>	
<p>1. Article Addressed to:</p> <p>City of Dublin 5200 Emerald Pkwy Dublin, OH 43017</p>	<p>B. Received by (Printed Name) <i>Mary Minshall</i></p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label) 7015 0640 0003 9644 9745</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery</p>	<p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>9590 9402 4134 8092 9765 19</p>		
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		
<p>Domestic Return Receipt</p>		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>Debra Bollinger</i></p>	
<p>1. Article Addressed to:</p> <p>Jerome Township 9777 Industrial Pkwy Plain City, OH 43064</p>	<p>B. Received by (Printed Name) <i>Debra Bollinger</i></p>	<p>C. Date of Delivery 5-2-19</p>
<p>2. Article Number (Transfer from service label) 7015 0640 0003 9644 9752</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery</p>	<p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>9590 9402 4134 8092 9765 26</p>		
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		
<p>Domestic Return Receipt</p>		

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

Personally appeared before me
William J. Smith
and made solemn oath, that the
Deed
a copy of which is hereto attached, was
published for 1 consecutive weeks on
and next after April 20, 2011,
in The Marysville Journal-Tribune, a
newspaper of general circulation in the
City of Marysville and Union County.

Shirley Sheets
Sworn to before me and signed in
my presence this 2 day of May
A. D. 20 11.

George J. Smith
Notary Public

My commission expires 11-11, 2011

Printer's Fees, \$ 32.10



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

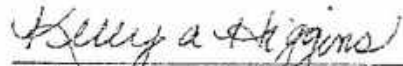
To: Sanjay K. Bhatt, Esquire
2935 Kenny Road, Suite 225
Columbus, OH 43221

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 Reidler, City of Dublin

RECEIVED

APR 16 2019

Franklin County
Professionals

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

CHANDLER R. SAKER, JR., Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
BY Commission Exp. 12/31/2021
Notary No. 144554



Sanjay K. Bhatt
Attorney at Law

RECEIVED

APR 15 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

2935 Kenny Road, Suite 225
Columbus, Ohio 43221
Phone: (614) 222-4900 * Fax: (614) 222-4901
bhattlawoffice@gmail.com

Sanjay K. Bhatt
Attorney at Law

RECEIVED

April 12, 2019

APR 15 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

Union County
Commissioners

April 12, 2019

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

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

2935 Kenny Road, Suite 225
Columbus, Ohio 43221
Phone: (614) 222-4900 * Fax: (614) 222-4901
bhattlawoffice@gmail.com

RECEIVED

RECEIVED

JAN 13 2018
(REGULAR) ANNEXATION PETITION

JAN 13 2018
Union County
Commissioners

TO THE HONORABLE COUNTY 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**.

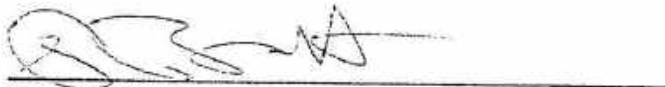
Sanjay Bhatt, counsel for the Petitioner, is hereby appointed agent for the undersigned Petitioner as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete 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

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.

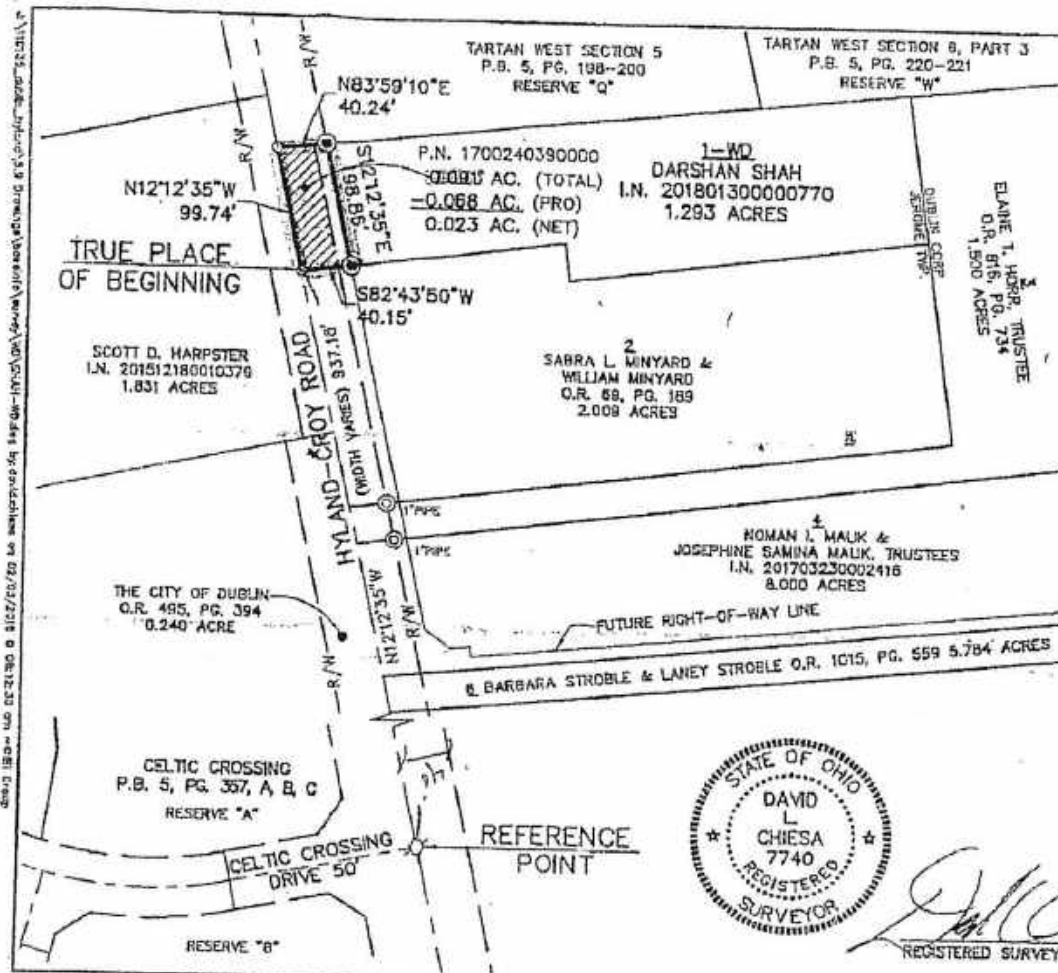
For last conveyance refer to Deed Book 271, Page 492, Union County Recorder's Office.

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



LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET
- ⊙ 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. 39040C0018K, DATED JUNE 17, 2008.

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A FIELD TRAVERSE ORIGINATING FROM FRANKLIN COUNTY ENGINEER SURVEY OF FCQS 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).



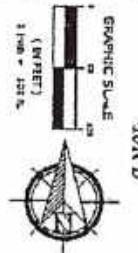
David L. Chiesa 7740
REGISTERED SURVEYOR NO.

2-5-18
DATE



IBI GROUP
600 Brookridge Boulevard
Waukegan, IL 60087 USA
Tel: 815.819.4500 Fax: 815.815.4231
ibi@ibigroup.com

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



5

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.

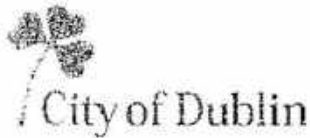
**SITE ADDRESS: 8700 Highland Croy Rd,
Plain City, Jerome Township,
Union County, Ohio, 43064 (1.29 +/- acres).
Parcel number: 17-0024039.0000**

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.

Union County
Recorder

APR 18 2019

RECEIVED



Dublin City Council
5200 Pleasant Parkway
Dublin, Ohio 43017
Phone: 614.510.2400

www.dublinohio.gov

April 8, 2019

Mayor
Gregory S. Peterson

Vice Mayor
Chris Amrose Groomes

Christina A. Alutto
Cathy De Rosa
Jane E. Fox
Michael H. Keenan
John G. Reiner

Clerk of Council
Anne C. Clarke

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,

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

18-19

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 April, 2019.

RECORD OF RESOLUTIONS

18-19

18-19

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

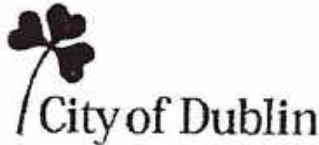


Mayor - Presiding Officer

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.

FILED
NOV 10 2011
CLERK OF COMMONS
UNION COUNTY, OHIO

(REGULAR) ANNEXATION PETITION

TO THE HONORABLE COUNTY 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**.

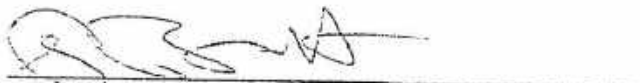
Sanjay Bhatt, counsel for the Petitioner, is hereby appointed agent for the undersigned Petitioner as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete 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

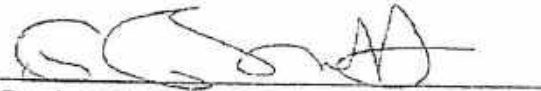


Sanjay K. Bhatt, Esq.
2935 Kenny Road, Suite 225
Columbus, OH 43221
(614) 222-4900
bhattlawoffice@gmail.com

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.

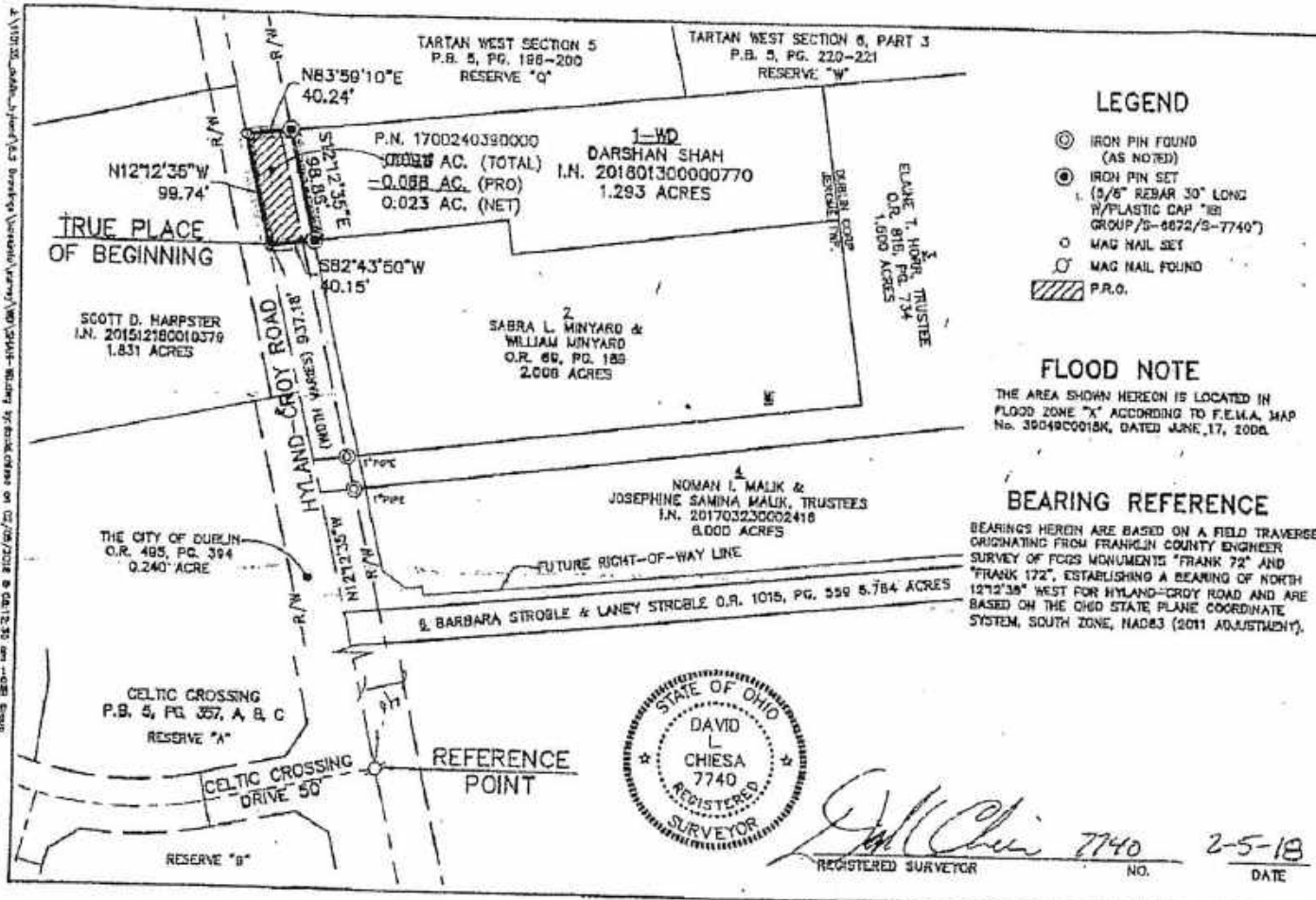
For last conveyance refer to Deed Book 271, Page 492, Union County Recorder's Office.

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

For Informational Purposes only:

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

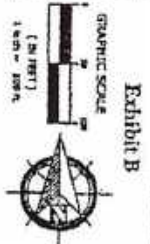
Tax Parcel ID: 17-0024039.0000



IBI

IBI GROUP
 635 Brookledge Boulevard
 Westerville, OH 43081 USA
 Tel: 614 818 4000 Fax: 614 818 4901
 ibi@ibigroup.com

HYLAND-CROY ROAD &
 RIVIERA CONNECTION
 VIRGINIA MILITARY DISTRICT NO. 2025
 STATE OF OHIO, COUNTY OF UNION,
 TOWNSHIP OF JEROME AND
 CITY OF DUBLIN,
 (OF FRANKLIN COUNTY)
 DARSHAN SHAH
 PARCEL 1-WD



LEGEND

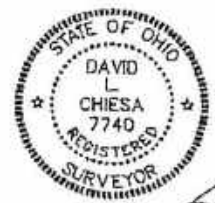
- ① IRON PIN FOUND (AS NOTED)
- IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI" GROUP/S-4872/S-7740)
- MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ▨ P.R.O.

FLOOD NOTE

THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP No. 39049C0018K, DATED JUNE 17, 2008.

BEARING REFERENCE

BEARINGS HEREON ARE BASED ON A FIELD TRAVERSE ORIGINATING FROM FRANKLIN COUNTY ENGINEER SURVEY OF FCES MONUMENTS "FRANK 72" AND "FRANK 172", ESTABLISHING A BEARING OF NORTH 12°12'38" WEST FOR HYLAND-CROY ROAD AND ARE BASED ON THE OLD STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT).



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

3

A:\110120_04\delin_b\field\25_Berkley_Virginia\Survey\WB\34441-Wilding_spr\products on 02/06/2018 @ 04:12:30 am -08: Group

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

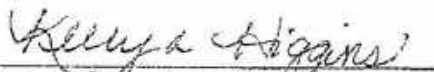
The Board of County Commissioners received the Annexation Petition in this matter on January 25, 2019

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

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

APR 1 2015
COUNTY CLERK
COUNTY COURTHOUSE

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, refiling, 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

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.

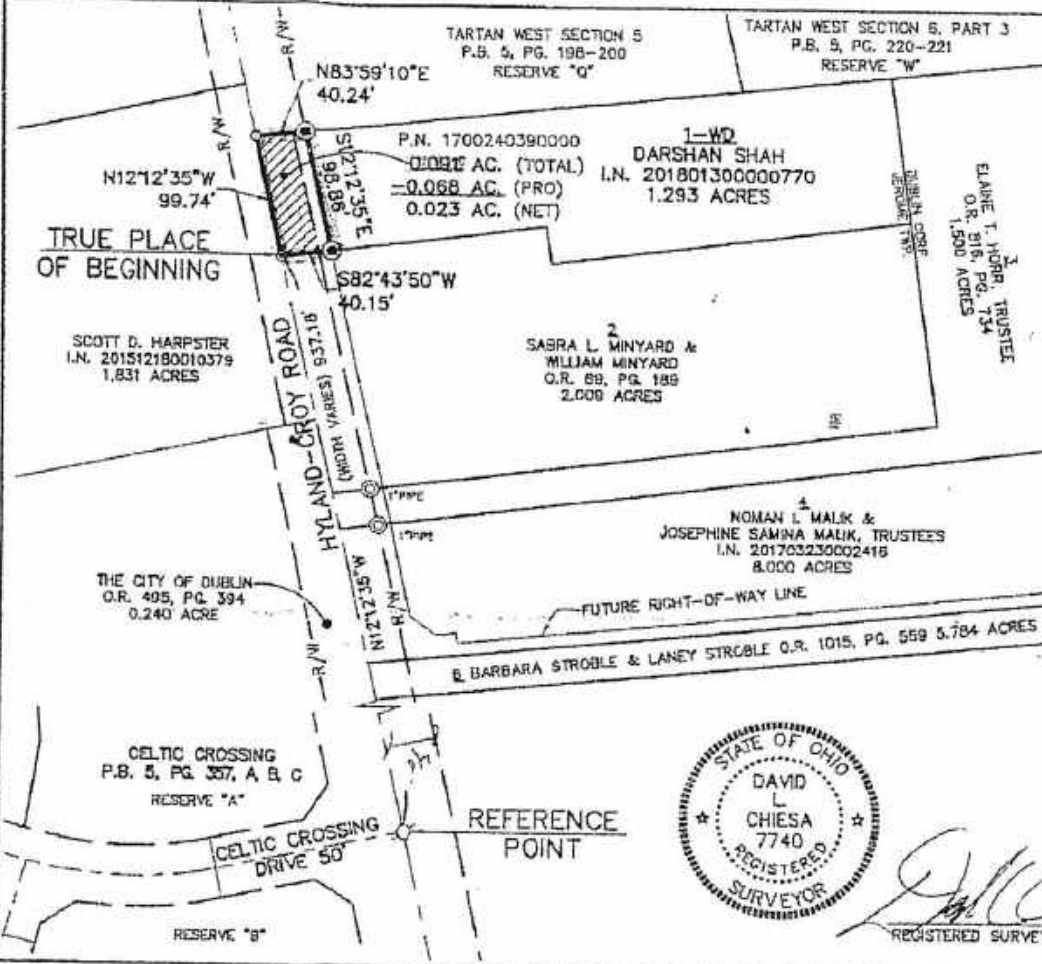
Survey by Franklin D. Stults, Reg. Surveyor #4873.

For Informational Purposes only:

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

Tax Parcel ID: 17-0024039.0000

171225 Admin:\jford\39 Dmsurvey\assessors\new\1701\start-milling by darshan on 02/03/2018 @ 08:12:50 pm - 008 0-03



LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI" GROUP/5-6872/5-7740)
- 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. 39049C0018K, DATED JUNE 17, 2008.

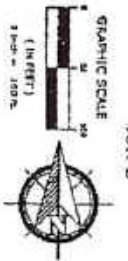
BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A FIELD TRVERSE 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).



IBI GROUP
 151 Broadway Boulevard
 Westerville, OH 43081 USA
 Tel: 614 818 4900 Fax: 614 818 4901
 ibi@ibi.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



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

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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)