

Review of Petition to Annex 10.71 +/- acres from Norwich and Franklin Townships to the city of Columbus by Richard C. Brahm, Esq.

CASE #ANX-EXP2-25-08      **(ECONOMIC DEVELOPMENT & PLANNING)**

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Richard C. Brahm, Esq. filed on July 10, 2008 and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited 2 petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance #1260-2008, passed on July 21, 2008 by the city of Columbus.

Resolution No. 0688-08

August 12, 2008

Review of Petition to Annex 10.71 +/- acres from Norwich and Franklin Townships to the city of Columbus by Richard C. Brahm, Esq.

**(ECONOMIC DEVELOPMENT & PLANNING)**

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the city of Columbus, Ohio, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, city of Columbus, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE PAGE FOLLOWS

## SIGNATURE SHEET

Resolution No. 0688-08

August 12, 2008

**REVIEW OF PETITION TO ANNEX 10.71 +/- ACRES FROM NORWICH AND  
FRANKLIN TOWNSHIPS TO THE CITY OF COLUMBUS BY RICHARD C.  
BRAHM, ESQ. ANX-EXP2-25-08**

**(Economic Development and  
Planning)**

Upon the motion of Commissioner Paula Brooks, seconded by Commissioner Mary Jo Kilroy:

**Voting:**

**Marilyn Brown, President**

**Aye**

**Mary Jo Kilroy**

**Aye**

**Paula Brooks**

**Aye**

**Board of County Commissioners  
Franklin County, Ohio**

## CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Sandra K Menedis, Clerk  
Board of County Commissioners  
Franklin County, Ohio



**Commissioners**  
Marilyn Brown, President  
Mary Jo Kilroy  
Paula Brooks

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

# Application for Annexation Petition

Expedited Type 2  
Pursuant to ORC §709.023

RECEIVED

JUL 10 2008

2

Per DAH

Property Information	
Site Address	3369-3445 Trabue Road
Parcel ID(s)	140-002969; 140-000124; 140-000311; 140-000296
From Township	Norwich and Franklin
To Municipality	Columbus
Total Acreage	10.71 acres

Property Owner Information	
Name	See Attached Petition for Annexation for
Address	Names and Addresses of Property Owners
Phone #	N/A
Fax #	N/A
Email	N/A

Attorney/Agent Information	
Name	Richard C. Brahm, Agent
Address	Plank & Brahm
	145 E. Rich Street, 4 <sup>th</sup> Floor
	Columbus, OH 43215
Phone #	(614) 228-4546
Fax #	(614) 228-1472
Email	rbrahm@plankbrahm.com

Staff Use Only	
Case #	ANX-EXP-II 25-08
Hearing date:	8-12-08
Date filed:	7-10-08
Fee paid	250.00
Receipt #	7727
Notifications deadline: 5 days	7-15-08
Svc statement deadline: 20 days	7-30-08

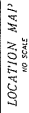
Document Submission	
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:	
<input checked="" type="checkbox"/>	Legal description of property
<input checked="" type="checkbox"/>	Map/plat of property
<input checked="" type="checkbox"/>	List of adjacent properties

Waiver of Right to Appeal			
<p>WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.</p>			
<p>See Attached Petition for Annexation for Property Owners' Signatures</p>			
Property Owner	Date	Property Owner	Date
Property Owner	Date	Property Owner	Date

ANNEXATION  
 PLAT & DESCRIPTION  
 ACCEPTABLE  
 DEAN C. RINGLE, P.E., P.S.  
 FRANKLIN COUNTY ENGINEER  
 BY: *[Signature]* DATE: 7/9/08

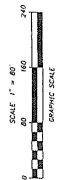
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,  
TOWNSHIP OF NORWICH IN V.M.S. 544  
TOWNSHIP OF FRANKLIN IN V.M.S. 530

H:\Jobb\2008\008\ACAD\dwg\55on Møgherita\AnnekPro12.dwg 07/09/2008



This plot was prepared from best available Court House records in February, 2008 and not from an actual field survey.

NOTE: Total perimeter of annexation is 2690 feet of which 1,302 feet is contiguous with existing City of Columbus resulting in 48.4% of perimeter contiguous.



BUILDERS PLACE

JUL 09 2008

REV: July 09, 2008  
April 18, 2008Franklin County Engineer  
Dean C. Ringle, P.E., P.S.ANNEXATION DESCRIPTION  
FROM NORWICH TOWNSHIP AND FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO  
TO THE CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, Township of Norwich, Virginia Military Survey Number 544 and Township of Franklin, Virginia Military Survey Number 530 and bounded and described as follows:

Beginning at a point in the centerline of Trabue Road, in the south line of Norwich Township, in the north line of Franklin Township in the north line of said V.M.S. 530, in the south line of said V. M. S. No. 544, at the northeasterly corner of a one (1) acre tract of land conveyed to Jennie Nistelbeck by deed of record in Official Record 7319, Page B 01, at the northwesterly corner of a one (1) acre tract of land conveyed to Joseph A. & Rebecca T. Castorano by deed of record in Instrument No. 199903030054023, said point being easterly along the centerline of Trabue Road approximately 26 feet from the southeasterly corner of Builders Place of record in Plat Book 70, Pages 97 and 98;

Thence northeasterly along the southerly line of Norwich Township, along the northerly line of Franklin Township, along the southerly line of V.M.S. 544, along the northerly line of V.M.S. 530, along the north line of said Joseph A. & Rebecca T. Castorano one (1) acre tract and along a portion of the northerly line of a one (1) acre tract of land conveyed to Joseph S. Dallas & Angelo J. Dallas, III, Co-Trustees by deeds of record in Instrument No. 200103260060481 and Instrument No. 200103260060482 a distance of approximately 101 feet to a point at the at the southeasterly corner of a 0.988 acre tract of land conveyed to Daniel a DiSanto by deed of record in Instrument No. 200406090133365 and at the southwesterly corner of a 0.494 acre tract of land conveyed to Michael J. Bellisari (1/2 interest) as Parcel "A" by deed of record in Instrument No. 200701240014495 and Hugo R. Quint, Jr. (1/2 Interest) as Exhibit "C" by deed of record in Instrument 199907090175257;

Thence northwesterly along a common line between said 0.494 acre tract and said 0.988 acre tract a distance of approximately 94 feet to an angle point;

Thence continuing northwesterly along a common line between said 0.494 acre tract and said 0.988 acre tract a distance of approximately 44 feet to an angle point;

Thence continuing northwesterly along a common line between said 0.494 acre tract and said 0.988 acre tract a distance of approximately 45 feet to an angle point;

Thence continuing northwesterly along a common line between said 0.494 acre tract and said 0.988 acre tract a distance of approximately 606 feet to a point at the northeasterly corner of said 0.988 acre tract, at the northwesterly corner of said 0.494 acre tract, in the south line of Lot Number One (1) as said lot is shown upon the plat of Builders Place of record in Plat Book 70, Pages 97 and 98 and in an existing corporation line for the City of Columbus, Ohio as established by Ordinance 1239-69 and recorded in Miscellaneous Record 148, Page 277;

Thence northeasterly along the existing corporation line for the City of Columbus, Ohio, along a portion of the southerly line of said Lot No. 1 and along the northerly line of said 0.494 acre tract a distance of approximately 30 feet to a point at the northeasterly corner of said 0.494 acre tract and at a northwesterly corner of a 0.494 acre tract of land conveyed to Michael A. & Ellise A. Lemon by deed of record in Instrument No. 200505190095890;

Thence southeasterly along a common line between said Michael J. Bellisari 0.494 acre tract and said Michael A. & Ellise A. Lemon 0.494 acre tract a distance of approximately 643 feet to an angle point;

Thence continuing southeasterly along a common line between said Michael J. Bellisari 0.494 acre tract and said Michael A. & Ellise A. Lemon 0.494 acre tract a distance of approximately 149 feet to a point at the southeasterly corner of said Michael J. Bellisari 0.494 acre tract, the southwesterly corner of said Michael A. & Ellise A. Lemon 0.494 acre tract, in the centerline of Trabue Road, in the south line of Norwich Township, in the north line of Franklin Township, in the north line of said V.M.S. 530, in the south line of said V. M. S. No. 544 and in the northerly line of a one (1) acre tract of land conveyed to Ida Q. Tiberi, Trustee by deed of record in Instrument No. 200505190095638;

Thence northeasterly along the southerly line of Norwich Township, along the northerly line of Franklin Township, along the southerly line of V.M.S. 544, along the northerly line of V.M.S. 530, along a portion of the northerly line of said one (1) acre tract of land conveyed to Ida Q. Tiberi, Trustee, along the northerly line of a one (1) acre tract of land conveyed as Parcel II to William J. Shaffer, Trustee, Durna Ann Shaffer and Teresa M. Lancia by deeds of record in Instrument No. 200607210143530 and Instrument No. 200607210143530 and Instrument No. 200604070066007, along the northerly line of a one (1) acre tract of land conveyed as Parcel I to William J. Shaffer, Trustee, Durna Ann Shaffer and Teresa M. Lancia by deeds of record in Instrument No. 200607210143530 and Instrument No. 200604070066007, along the northerly line of a one (1) acre tract of land conveyed as Parcel I to William J. Shaffer, Trustee, Durna Ann Shaffer and Teresa M. Lancia by deed of record in Official Record 10907, Page B 19, along a pending southerly corporation line for the City of Columbus (Re: AN 08-007) and along the centerline of Trabue Road a distance of approximately 229 feet to a point at a corner of said pending corporation line for the City of Columbus, at the northeasterly corner of said Joseph S. & Kerma L. Dallas one (1) acre tract and at the northwesterly corner of a 0.1813 acre tract of land conveyed as Parcel 17 WD to Franklin County Commissioners for right-of-way purposes by deed of record in Instrument No. 200204030083711;

Page 1 of 2

Thence southeasterly along said pending corporation line for the City of Columbus, along the westerly line of said 0.1813 acre tract and along a portion of the easterly line of said Joseph S. & Kerma L. Dallas one (1) acre tract a distance of approximately **40 feet** to a point at a corner of said pending corporation line for the City of Columbus, at the southwesterly corner of said 0.1813 acre tract and at the northwesterly corner of a 2.8187 acre tract of land conveyed as Parcels 1 and 2 to Richard A. Capuano, Trustee, by deed of record in Instrument No. 200503210051268;

Thence northeasterly along said pending corporation line for the City of Columbus, along a southerly line of said 0.1813 acre tract and along a northerly line (Parcel 2) of said 2.8187 acre tract a distance of approximately **70 feet** to a corner of said pending corporation line for the City of Columbus, at a point in the west line of Parcel 2 and the east line of Parcel 1;

Thence northeasterly along said pending corporation line for the City of Columbus, along a southerly line of said 0.1813 acre tract and along a northerly line (Parcel 1) of said 2.8187 acre tract a distance of approximately **120 feet** to an angle point of said pending corporation line for the City of Columbus, at the southeasterly corner of said 0.1813 acre tract, the southwesterly corner of a 0.1010 acre tract of land conveyed as Parcel 18-WD to Franklin County Commissioners for right-of-way purposes by deed of record in Instrument No. 200204030083709 and at the northwesterly corner of an original 1.5 acre tract of land conveyed to Anthony J. Tiberi & Margherita D. Filichia by deed of record in Official Record 20545, Page B 15 (said 0.1010 acre tract having been conveyed out of the north end of said original 1.5 acre tract);

Thence northeasterly along said pending corporation line for the City of Columbus, along the southerly line of said 0.1010 acre tract and along the residual north line of said original 1.5 acre tract a distance of approximately **93 feet** to a corner of said pending corporation line for the City of Columbus, at the northeasterly corner of said original 1.5 acre tract, at the southeasterly corner of said 0.1010 acre tract, at the southwesterly corner of a 0.1108 acre tract of land conveyed as Parcel 19-WD to Franklin County Commissioners for right-of-way purposes by deed of record in Instrument No. 200204030083714, at the northwesterly corner of an original 1.477 acre tract of land conveyed to Joseph S. Dallas and Angelo J. Dallas, III, Co-Trustees and in an easterly line of an existing corporation line for the City of Columbus, Ohio as established by Ordinance 0139-02 and recorded in Instrument No. 200205220127025

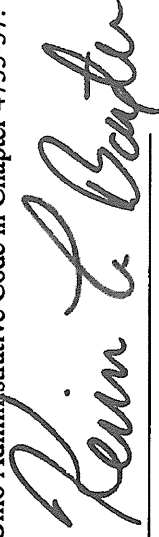
Thence southeasterly along a portion of said existing corporation line for the City of Columbus, along the common between said original 1.477 acre tract and original 1.5 acre tract a distance of approximately **637 feet** to a point at the southeasterly corner of said original 1.5 acre tract, at the southwesterly corner of said original 1.477 acre tract, at a point in a northerly line of a 0.84 acre tract of land conveyed as First Tract to Joseph S. Dallas and Angelo J. Dallas, III, Co-Trustees, by deed of record in Instrument No. 200103260060485 and at a corner of said existing corporation line for the City of Columbus;

Thence southwesterly along a portion of said existing corporation line for the City of Columbus, along the southerly line of said original 1.5 acre tract, along the southerly line of said 2.8187 acre tract, along the southerly lines of six consecutive said one (1) acre tracts a distance of approximately **665 feet** to a point at the southwesterly corner of said Joseph A. & Rebecca T. Castorano one (1) acre tract and at the southeasterly corner of said Jennie Nistelbeck one (1) acre tract;

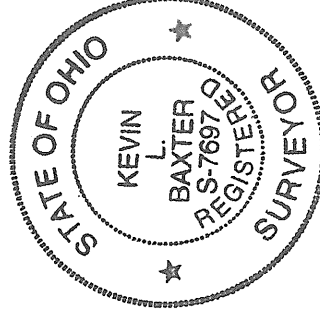
Thence northwesterly along the common line between said Joseph A. & Rebecca T. Castorano one (1) acre tract and the Jennie Nistelbeck one (1) acre tract a distance of approximately **683 feet** to the place of beginning;

Containing 10.71 acres of land more or less,

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available County Records in April 2008. The above description was not derived from a field survey, is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.



Kevin L. Baxter  
Ohio Surveyor No. 7697





# City of Columbus Legislation Report

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

ORIGINAL

File Number: 1260-2008

## Emergency

File Number: 1260-2008

File Type: Ordinance

Status: Second Reading

Version: 1

Controlling Body: Development Committee

File Name: Annexation Service AN08-014: 10.71 acres, Norwich and Franklin Townships, Joseph and Rebecca Castorano et al

Introduced: 7/11/2008

Requester: Dev Drafter

Cost:

Final Action:

Auditor Cert #:

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

Contact Name/No.: Kevin Wheeler 645-6057

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1260-08 passed by The Council of The City of Columbus, Ohio, JUL 21 2008 as shown by the records now on file in this office.

Floor Action (Clerk's Office Only)

JUL 21 2008

Passed 6-0 Boyle absent

Seal

Andrea Bleivins  
City Clerk

Mayor's Action

Mayor

JUL 22 2008

Date

Council Action

JUL 21 2008

Date Passed/ Adopted

President of Council

Andrea Bleivins

City Clerk

Veto

Date

## Title:

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN08-014) of 10.71± Acres in Norwich and Franklin Townships to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Indexes:

Attachments: ORD1260-2008 AN08-014 Legal Description.pdf, ORD1260-2008 AN08-014 Map.doc

RECEIVED

JUL 28 2008

Per Matt Brown



## History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	7/11/08	Sent for Approval	DEVELOPMENT DIRECTOR			
	<b>Action Note:</b> Planning Division						
1	DEVELOPMENT DIRECTOR	7/11/08	Reviewed and Approved	Dev Drafter			
	<b>Action Note:</b> nmb						
1	Dev Drafter	7/11/08	Sent to Clerk's Office for Council	City Clerk Inbox			

**EBOCO:** Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

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

## Explanation

## AN08-014

**BACKGROUND:** This ordinance is being submitted to set forth the municipal services and zoning conditions the city of Columbus will provide upon annexation of a territory located in Norwich and Franklin Townships. This ordinance is required by the Ohio Revised Code as enacted by the General Assembly of the State of Ohio. Notice of the annexation request was received from Franklin County. The ordinance must be passed before the annexation meeting takes place before the Board of County Commissioners of Franklin County. Information to determine the municipal services that would be available was compiled following the receipt of the notice. This process takes a minimum of two weeks to complete. Preparation of the ordinance and submission to the City Clerk in order to have a timely hearing before City Council requires a minimum additional time of two weeks. All of the above creates the necessity for emergency legislation in order to meet the hearing deadline.

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

## Title

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN08-014) of 10.71± Acres in Norwich and Franklin Townships to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

## Body

**WHEREAS,** a petition for the annexation of certain territory in Norwich and Franklin Townships was duly filed on behalf of Joseph and Rebecca Castorano et al on July 10, 2008; and

**WHEREAS,** a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on August 12, 2008; and

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

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

**WHEREAS**, properties proposed for annexation are included within the Columbus Comprehensive Plan study area; and

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

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

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

**Section 1.** That the city of Columbus will provide the following municipal services for 10.71 ± acres in Norwich and Franklin Townships upon the annexation of said area to the city of Columbus:

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

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

**Sanitation:** Residential refuse collection services will be available upon annexation of the property.

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

**Water:** The site can be served by an existing 16" water main located in Trabue Road

**Sewer:**

Sanitary Sewer:

Are can be served by a proposed 8-inch sanitary sewer situated along the south side of Trabue Road to be constructed by Franklin County.

Storm Sewer:

All storm sewers necessary for development/redevelopment of the area shall be designed in accordance with design policy

and zoning codes in effect at the time of development.

All sanitary and storm sewers required shall be constructed privately by the owners/developers at their own cost and expense with no cost to the city.

**Section 2.** If this 10.71 acre site is annexed and if the City of Columbus permits uses in the annexed territory that the City of Columbus determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Norwich and Franklin Townships, the Columbus City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Norwich and Franklin Townships. For the purpose of this section, "buffer" includes open space, landscaping, fences, walls, and other structured elements: streets and street right-of-way; and bicycle and pedestrian paths and sidewalks.

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

ANNEXATION DESCRIPTION  
FROM NORWICH TOWNSHIP AND FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO  
TO THE CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, Township of Norwich, Virginia Military Survey Number 544 and Township of Franklin, Virginia Military Survey Number 530 and bounded and described as follows:

Beginning at a point in the centerline of Trabue Road, in the south line of Norwich Township, in the north line of Franklin Township in the north line of said V.M.S. 530, in the south line of said V. M. S. No. 544, at the northeasterly corner of a one (1) acre tract of land conveyed to Jennie Nistelbeck by deed of record in Official Record 7319, Page B 01, at the northwesterly corner of a one (1) acre tract of land conveyed to Joseph A. & Rebecca T. Castorano by deed of record in Instrument No. 199903030054023, said point being easterly along the centerline of Trabue Road approximately 26 feet from the southeasterly corner of Builders Place of record in Plat Book 70, Pages 97 and 98;

Thence northeasterly along the southerly line of Norwich Township, along the northerly line of Franklin Township, along the southerly line of V.M.S. 544, along the northerly line of V.M.S. 530, along the north line of said Joseph A. & Rebecca T. Castorano one (1) acre tract and along a portion of the northerly line of a one (1) acre tract of land conveyed to Joseph S. Dallas & Angelo J. Dallas, III, Co-Trustees by deeds of record in Instrument No. 200103260060481 and Instrument No. 200103260060482 to a point at the southeasterly corner of a 0.988 acre tract of land conveyed to Daniel A. DiSanto by deed of record in Instrument No. 200406090133365 and at the southwest corner of a 0.494 acre tract of land conveyed to Michael J. Bellisari as Parcel "A" by deed of record in Instrument No. 200701240014495;

Thence northwesterly along a common line between said 0.494 acre tract and said 0.988 acre tract a distance of approximately 94 feet to an angle point;

Thence continuing northwesterly along a common line between said 0.494 acre tract and said 0.988 acre tract a distance of approximately 44 feet to an angle point;

Thence continuing northwesterly along a common line between said 0.494 acre tract and said 0.988 acre tract a distance of approximately 45 feet to an angle point;

Thence continuing northwesterly along a common line between said 0.494 acre tract and said 0.988 acre tract a distance of approximately 606 feet to a point at the northeasterly corner of said 0.988 acre tract, at the northwesterly corner of said 0.494 acre tract, in the south line of Lot Number One (1) as said lot is shown upon the plat of Builders Place of record in Plat Book 70, Pages 97 and 98 and in an existing corporation line for the City of Columbus, Ohio as established by Ordinance 1239-69 and recorded in Miscellaneous Record 148, Page 277;

Thence northeasterly along the existing corporation line for the City of Columbus, Ohio, along a portion of the southerly line of said Lot No. 1 and along the northerly line of said 0.494 acre tract a distance of approximately 30 feet to a point at the northeasterly corner of said 0.494 acre tract and at a northwesterly corner of a 0.494 acre tract of land conveyed to Michael A. & Ellise A. Lemon by deed of record in Instrument No. 200505190095890;

Thence southeasterly along a common line between said Michael J. Bellisari 0.494 acre tract and said Michael A. & Ellise A. Lemon 0.494 acre tract a distance of approximately 643 feet to an angle point;

Thence continuing southeasterly along a common line between said Michael J. Bellisari 0.494 acre tract and said Michael A. & Ellise A. Lemon 0.494 acre tract a distance of approximately 149 feet to a point at the southeasterly corner of said Michael J. Bellisari 0.494 acre tract, the southwest corner of said Michael A. & Ellise A. Lemon 0.494 acre tract, in the centerline of Trabue Road, in the south line of Norwich Township, in the north line of Franklin Township, in the north line of said V.M.S. 530, in the south line of said V. M. S. No. 544 and in the northerly line of a one (1) acre tract of land conveyed to Ida Q. Tiberi, Trustee by deed of record in Instrument No. 200505190095638;

Thence northeasterly along the southerly line of Norwich Township, along the northerly line of Franklin Township, along the southerly line of V.M.S. 544, along the northerly line of V.M.S. 530, along a portion of the northerly line of said one (1) acre tract of land conveyed to Ida Q. Tiberi, Trustee, along the northerly line of a one (1) acre tract of land conveyed as Parcel II to William J. Shaffer, Trustee, Durna Ann Shaffer and Teresa M. Lancia by deeds of record in Instrument No. 200607210143530 and Instrument No. 200604070066007, along the northerly line of a one (1) acre tract of land conveyed as Parcel I to William J. Shaffer, Trustee, Durna Ann Shaffer and Teresa M. Lancia by deeds of record in Instrument No. 200607210143530 and Instrument No. 200604070066007, along the northerly line of a one (1) acre tract of land conveyed to Joseph S. & Kerma L. Dallas by deed of record in Official Record 10907, Page B 19, along a pending southerly corporation line for the City of Columbus (Re: AN 08-007) and along the centerline of Trabue Road a distance of approximately 229 feet to a point at a corner of said pending corporation line for the City of Columbus, at the northeasterly corner of said Joseph S. & Kerma L. Dallas one (1) acre tract and at the northwesterly corner of a 0.1813 acre tract of land conveyed as Parcel 17 WD to Franklin County Commissioners for right-of-way purposes by deed of record in Instrument No. 200204030083711;

Thence southeasterly along said pending corporation line for the City of Columbus, along the westerly line of said 0.1813 acre tract and along a portion of the easterly line of said Joseph S. & Kerma L. Dallas one (1) acre tract a distance of approximately 40 feet to a point at a corner of said pending corporation line for the City of Columbus, at the southwesterly corner of said 0.1813 acre tract and at the northwesterly corner of a 2.8187 acre tract of land conveyed as Parcels 1 and 2 to Richard A. Capuano, Trustee, by deed of record in Instrument No. 200503210051268;

Thence northeasterly along said pending corporation line for the City of Columbus, along a southerly line of said 0.1813 acre tract and along a northerly line (Parcel 2) of said 2.8187 acre tract a distance of approximately 70 feet to a corner of said pending corporation line for the City of Columbus, at a point in the west line of Parcel 2 and the east line of Parcel 1;

Thence northeasterly along said pending corporation line for the City of Columbus, along a southerly line of said 0.1813 acre tract and along a northerly line (Parcel 1) of said 2.8187 acre tract a distance of approximately 120 feet to an angle point of said pending corporation line for the City of Columbus, at the southeasterly corner of said 0.1813 acre tract, the southwesterly corner of a 0.1010 acre tract of land conveyed as Parcel 18-WD to Franklin County Commissioners for right-of-way purposes by deed of record in Instrument No. 200204030083709 and at the northwesterly corner of an original 1.5 acre tract of land conveyed to Anthony J. Tiberi & Margherita D. Filichia by deed of record in Official Record 20545, Page B 15 (said 0.1010 acre tract having been conveyed out of the north end of said original 1.5 acre tract);

Thence northeasterly along said pending corporation line for the City of Columbus, along the southerly line of said 0.1010 acre tract and along the residual north line of said original 1.5 acre tract a distance of approximately 93 feet to a corner of said pending corporation line for the City of Columbus, at the northeasterly corner of said original 1.5 acre tract, at the southeasterly corner of said 0.1010 acre tract, at the southwesterly corner of a 0.1108 acre tract of land conveyed as Parcel 19-WD to Franklin County Commissioners for right-of-way purposes by deed of record in Instrument No. 200204030083714, at the northwesterly corner of an original 1.477 acre tract of land conveyed to Joseph S. Dallas and Angelo J. Dallas, III, Co-Trustees and in an easterly line of an existing corporation line for the City of Columbus, Ohio as established by Ordinance 0139-02 and recorded in Instrument No. 200205220127025


Thence southeasterly along a portion of said existing corporation line for the City of Columbus, along the common between said original 1.477 acre tract and original 1.5 acre tract a distance of approximately 637 feet to a point at the southeasterly corner of said original 1.5 acre tract, at the southwesterly corner of said original 1.477 acre tract, at a point in a northerly line of a 0.84 acre tract of land conveyed as First Tract to Joseph S. Dallas and Angelo J. Dallas, III, Co-Trustees, by deed of record in Instrument No. 200103260060485 and at a corner of said existing corporation line for the City of Columbus;

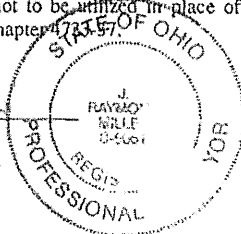
Thence southwesterly along a portion of said existing corporation line for the City of Columbus, along the southerly line of said original 1.5 acre tract, along the southerly line of said 2.8187 acre tract, along the southerly lines of six consecutive said one (1) acre tracts a distance of approximately 665 feet to a point at the southwesterly corner of said Joseph A. & Rebecca T. Castorano one (1) acre tract and at the southeasterly corner of said Jennie Nistelbeck one (1) acre tract;

Thence northwesterly along the common line between said Joseph A. & Rebecca T. Castorano one (1) acre tract and the Jennie Nistelbeck one (1) acre tract a distance of approximately 683 feet to the place of beginning;

Containing 10.71 acres of land more or less,

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available County Records in April 2008. The above description was not derived from a field survey, is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4731-57.

  
Jay R. Miller  
Ohio Surveyor No. 8061



# MAP ANNEXATION AN08-014 10.71 Acres in Norwich and Franklin Townships Joseph and Rebecca Castorano et al

