

**Review of Petition to Annex 89.63 +/- acres from Jackson Township to the city of Columbus by James Robert Rishel, Esq.
Case #ANX-EXP2-25-09 (ECONOMIC DEVELOPMENT & PLANNING)**

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that James Robert Rishel, Esq. filed on behalf of R.J. Jackson Pike, LLC & P.L. Jackson Pike, LLC on December 29, 2009 and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 2 petition, and having considered all the facts with reference thereto, being fully advised, and

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

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has agreed to provide to the territory proposed for annexation the services specified in the relevant service resolution #1697-2009, passed on December 14, 2009 by the city of Columbus.

**Review of Petition to Annex 89.63 +/- acres from Jackson Township to the city of Columbus by James Robert Rishel, Esq.
Case #ANX-EXP2-25-09 (ECONOMIC DEVELOPMENT & PLANNING)**

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

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

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0083-10

February 02, 2010

**REVIEW OF PETITION TO ANNEX 89.63 +/- ACRES FROM JACKSON
TOWNSHIP TO THE CITY OF COLUMBUS BY JAMES ROBERT RISHEL, ESQ.
CASE #ANX-EXP2-25-09**

**(Economic Development and
Planning)**

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

Voting:

**John O'Grady, President
Paula Brooks**

**Aye
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.



Debra A Willaman, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioners
Paula Brooks, President
Marilyn Brown
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for
**Annexation
Petition**

Expedited Type 2
Pursuant to ORC §709.023

RECEIVED

DEC 29 2009

Per DAH

2


Property Information	
Site Address	Please see attached
Parcel ID(s)	Please see attached
Total Acreage	89.63
From Township	Jackson
To Municipality	Columbus

Property Owner Information	
Name	R.J. Jackson Pike, LLC & P.L. Jackson Pike, LLC
Address	5074 Thornhill Lane Dublin, Ohio 43017
Phone #	614-443-4611
Fax #	614-443-1769
Email	dave@jonesfuel.com

Attorney/Agent Information	
Name	James Robert Rishel
Address	300 East Broad Street, Suite 190 Columbus, Ohio 43215 Firm-Rinehart & Rishel, Ltd.
Phone #	614-221-0717
Fax #	614-221-1278
Email	rrishel@rrgovlaw.com

Staff Use Only
Case # ANX EXP 2 25-09
Hearing date: 2-2-2010
Date filed: 12-29-09
Fee paid 650.00
Receipt # 7011
Notifications deadline: 5 days 1-3-10
Svc statement deadline: 20 days 1-18-10

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

Waiver of Right to Appeal	
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.	
 Property Owner	<u>12/29/09</u> Date
Property Owner	Date

Signed for phone permission

Economic Development · Community Development
150 South Front Street, FSL Suite 10, Columbus, Ohio 43215
Tel: 614-462-5631
Fax: 614-462-4876
www.FranklinCountyOhio.gov

Planning · Zoning · Building
Planning & Zoning Tel: 614-462-3094
Building Permits Tel: 614-462-3166
Fax: 614-462-7155

RECEIVED

JUL 24 2008

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

EXHIBIT "A"

ANNEXATION OF 89.630 ACRES, V.M.S. 469
TO: CITY OF COLUMBUS FROM: JACKSON TOWNSHIP

EXHIBIT

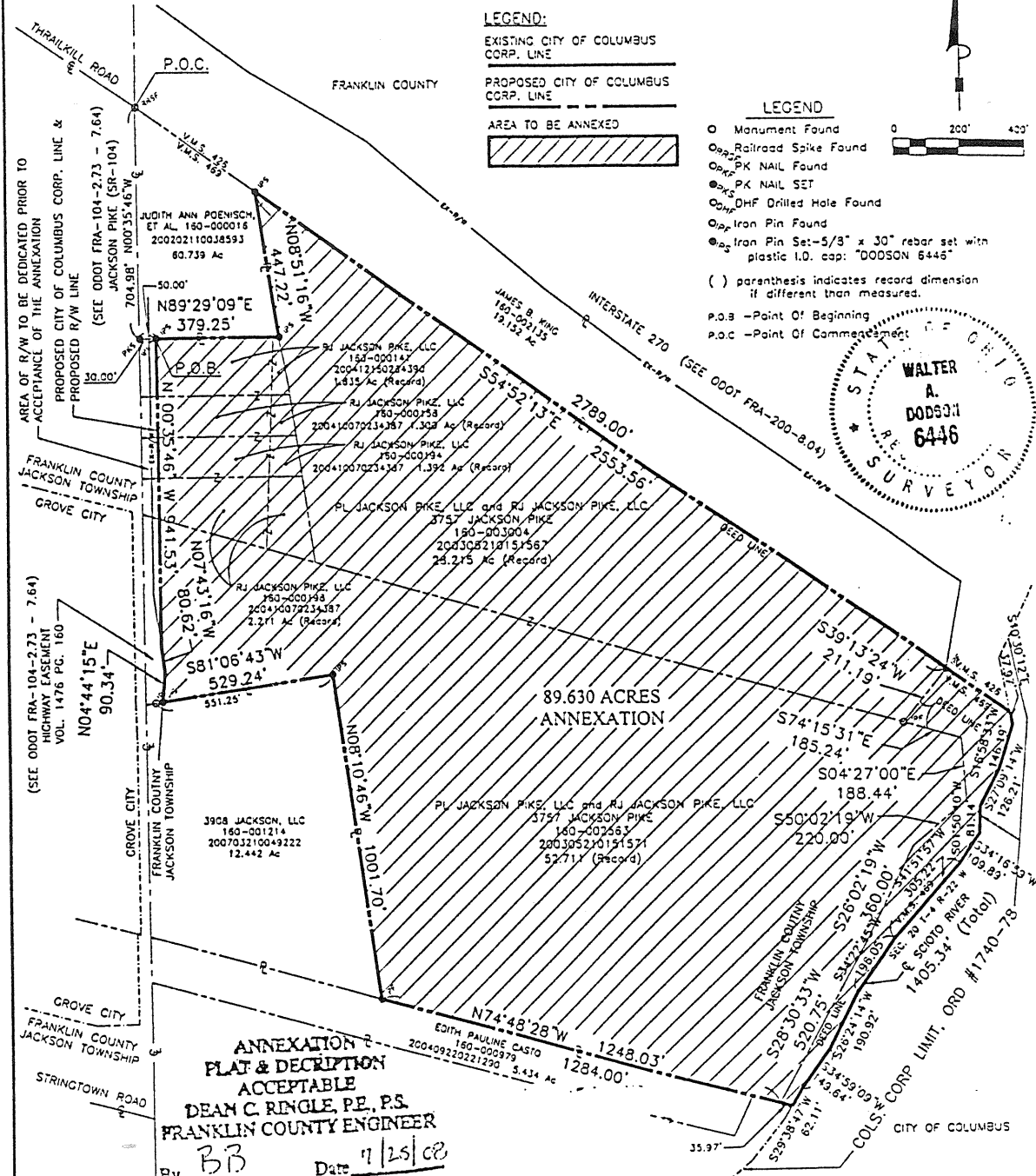
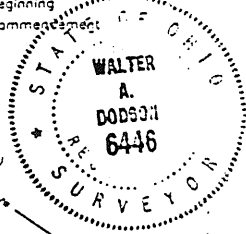
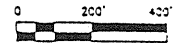
B

LEGEND:

- EXISTING CITY OF COLUMBUS CORP. LINE
- PROPOSED CITY OF COLUMBUS CORP. LINE
- AREA TO BE ANNEXED

LEGEND

- Monument Found
- Railroad Spike Found
- PK NAIL Found
- PK NAIL SET
- DHF Drilled Hole Found
- Iron Pin Found
- Iron Pin Set-5/8" x 30" rebar set with plastic I.O. cap: "DODSON 6446"
- () parenthesis indicates record dimension if different than measured.
- P.O.B -Point Of Beginning
- P.O.C -Point Of Commencement

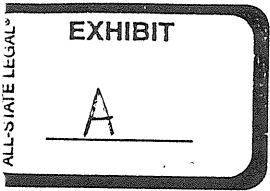


ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 7/25/08

I hereby certify that this plat is based upon actual surveys of the premises performed in January 2008 through March 2008, and upon available public records. Bearings used in this description are based on Ohio State Plane Coordinates, Spheroid Zone 1803 (1983 adjustment), and are for the determination of angles only, with the centerline of Jackson Pike (SR-104) being held as N00°35'45"W as shown on the plat is for annexation purposes only and not intended for the transfer of property or in place of a boundary survey as defined by the Ohio Administrative Code in Chapter 4733-37.

Walter A. Dodson 07-24-08
Walter Allen Dodson, PS 6446, Ohio

Burgess & Niple 5085 Reed Road, Columbus, Ohio 43220 (614) 459-2050		
Survey for: JONES FUEL COMPANY		
JACKSON TOWNSHIP FRANKLIN COUNTY, OHIO SURVEY OF 89.630 ACRES		
Dwg: EJC	Cnk: WAD	07-24-08



RECEIVED

JUL 24 2008

EXHIBIT A

Page 1 of 3

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

PROPOSED ANNEXATION OF 89.630 ACRES
FROM JACKSON TOWNSHIP
TO THE CITY OF COLUMBUS

PARCEL

PL JACKSON PIKE LLC

Date

Jackson Pike
07-11-08

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

By BB Date 7/15

Situated in the County of Franklin, State of Ohio and being in the Township of Jackson, in Virginia Military Survey No. 469, and being a tract of land located in the following parcels:

- a 28.215 Acre tract of land conveyed to PL JACKSON PIKE, LLC and RJ JACKSON PIKE, LLC, described in Instrument 200305210151567, Franklin County Auditor's Parcel Number 160-003004
- a 52.711 Acre tract of land conveyed to PL JACKSON PIKE, LLC and RJ JACKSON PIKE, LLC, described in Instrument 200305210151571, Franklin County Auditor's Parcel Number 160-002563
- a 1.835 Acre tract of land conveyed to RJ JACKSON PIKE, LLC, described in Instrument 200412150284390, Franklin County Auditor's Parcel Number 160-000141
- a 1.300 Acre tract of land conveyed to RJ JACKSON PIKE, LLC, described in Instrument 200410070234387, Franklin County Auditor's Parcel Number 160-000158
- a 1.392 Acre tract of land conveyed to RJ JACKSON PIKE, LLC, described in Instrument 200410070234387, Franklin County Auditor's Parcel Number 160-000194
- and a 2.211 Acre tract of land conveyed to RJ JACKSON PIKE, LLC, described in Instrument 200410070234387, Franklin County Auditor's Parcel Number 160-000198.

Said Instruments being in the Franklin County Recorder's Office and the tract being further described as follows;

Beginning for reference at a railroad spike found in the intersection of centerlines of Jackson Pike (State Route 104) with Thrailkill Road, also being a point on the line between VMS 426 and VMS 469;

Thence S 00°35'46" E a distance of 704.98 feet along the centerline of Jackson Pike to a PK nail set in Jackson Pike at the northwest corner of said 1.835 acre tract of land conveyed to RJ JACKSON PIKE LLC,

Thence N 89°29'09" E a distance of 50.00 feet (passing an iron pin in the easterly right of way of Jackson Pike at 30.00 feet) along the south line of said 60.739 acre tract conveyed to Judith Ann Poenisch, et al, as described in Instrument 200202110038593, to an iron pin set and the **TRUE POINT OF BEGINNING**;

Thence continuing N 89°29'09" E a distance of 379.25 feet along the south line of said 60.739 acre tract as conveyed to Judith A. Poenisch, et al, to an iron pin set in the west line of said 28.215 Acre tract;

Thence N 08°51'16" W a distance of 447.22 feet along the east line of said 60.739 acre tract conveyed to Judith Ann Poenisch, et al, and the west line of said 28.215 Acre tract to the southerly line of a 19.152 acre tract conveyed to James B. King as recorded in O.R. 27829E11 to an iron pin set;

Thence S 54°52'13" E a total distance of 2789.00 feet along the north line of said 28.215 Acre tract and the northerly line of VMS 469 and the southerly line of said 19.152 acre tract (passing an iron pin found at 2553.56 feet in the west bank of Scioto River) to the centerline of the Scioto River and the westerly Township line of Hamilton Township as established by Ordinance No. 1740-78 and shown in Plat Book 54 at Page 22 of the public records in the Franklin County Recorder's Office;

Thence Southerly and Southwesterly along the Hamilton and Jackson Township line and the centerline of the Scioto River and the meanders thereof, the following ten courses:

- Thence S 10°30'12" E a distance of 37.97 feet to an angle point;
- Thence S 16°58'33" W a distance of 146.19 feet to an angle point;
- Thence S 27°09'14" W a distance of 126.21 feet to an angle point;
- Thence S 01°50'10" W a distance of 81.14 feet to an angle point;

EXHIBIT A

Page 2 of 3

PARCEL PL JACKSON PIKE LLC

Version Date

Jackson Pike
07-11-08

Thence S 34°16'59" W a distance of 109.89 feet to an angle point;
Thence S 41°51'57" W a distance of 305.22 feet to an angle point;
Thence S 34°22'45" W a distance of 196.05 feet to an angle point;
Thence S 26°24'14" W a distance of 190.92 feet to an angle point;
Thence S 34°59'09" W a distance of 149.64 feet to an angle point;
Thence S 29°38'47" W a distance of 62.11 feet,
being a total distance of 1405.34 feet to the point of intersection with the easterly extension of the south line of the aforementioned 52.711 acre tract, and said Hamilton and Jackson Township line and the centerline of the Scioto River;

Thence N 74°48'28" W a total distance of 1284.00 feet leaving the Hamilton and Jackson Township line and the centerline of the Scioto River, along the south line easterly extension and the south line of the aforementioned 52.711 acre tract, (passing the west river bank at 35.97 feet) and along the northerly line of a 5.434 acre tract conveyed to Edith Pauline Casto as recorded in Instrument 200409220221290, to an iron pin found at the southeast corner of a 12.442 acre tract conveyed 3908 Jackson LLC as recorded in Instrument 200703210049222;

Thence N 08°10'46" W a distance of 1001.70 feet leaving the said 5.434 acre tract conveyed to Edith Pauline Casto and along the easterly line said 3908 Jackson LLC 12.442 acre tract to an iron pin set;

Thence S 81°06'43" W a distance of 529.24 feet along the northerly line of said 12.442 acre tract conveyed to 3908 Jackson LLC to an iron pin set in the existing east right-of-way line of Jackson Pike;

Thence N 04°44'15" E a distance of 90.34 feet along the existing east right-of-way line of Jackson Pike and the proposed City of Columbus Corporation line to an iron pin set;

Thence N 07°43'16" W a distance of 80.62 feet along the existing east right-of-way line of Jackson Pike and the proposed City of Columbus Corporation line to an iron pin set;

Thence N 00°35'46" W a total distance of 941.53 feet along a proposed right of way line and the proposed City of Columbus Corporation line, being 50 feet east of and parallel to the centerline of Jackson Pike, as measured by right angles and crossing the following existing tracts: the aforementioned 2.211 acre parcel, the aforementioned 1.392 acre parcel, the aforementioned 1.300 acre parcel and the aforementioned 1.835 acre parcel respectively to the **TRUE POINT OF BEGINNING**.

The above described area contains 89.630 acres, of which 29.223 acres lies within the Franklin County Auditor's Parcel Number 160-003004, 54.316 acres within the Franklin County Auditor's Parcel Number 160-002563,

1.591 acres is within the Franklin County Auditor's Parcel Number 160-000141, 1.203 acres within the Franklin County Auditor's Parcel Number 160-000158, 1.250 acres within the Franklin County Auditor's Parcel Number 160-000194, and 2.047 acres within the Franklin County Auditor's Parcel Number 160-000198. The above areas for Franklin County Auditor's Parcel Number 160-003004 and Parcel Number 160-002563 are computed to the centerline of the Scioto River.

Iron pins indicated set are 5/8" x 30" rebars with cap stamped "Dodson, 6446, Burgess & Niple". A drawing of this description is attached hereto and made a part hereof.

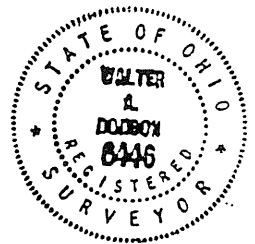
EXHIBIT A

Page 3 of 3

PARCEL PL JACKSON PIKE LLC
Version Date Jackson Pike
07-11-08

This description was prepared by Walter Allen Dodson, Professional Surveyor No. 6446, Ohio, and was based upon actual surveys of the premises performed in January 2008 through March 2008, and upon available public records. Bearings used in this description are based on Ohio State Plane Coordinates, South Zone, NAD1983 (1986 adjustment), and are for the determination of angles only, with the centerline of Jackson Pike being held as N 00°35'46" W as shown. This description is for annexation purposes only and not intended for the transfer of said property or used in place of a boundary survey as defined by the Ohio Administrative Code in Chapter 4733-37.

Walter A. Dodson 7-22-08
Walter A. Dodson, P.S. 6446, Ohio
Burgess & Niple, Inc.





City of Columbus

Legislation Report

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

File Number: 1697-2009

Emergency

File Number: 1697-2009

File Type: Ordinance

Status: Passed

Version: 1

Controlling Body: Development Committee

File Name: Annexation Service AN08-016: 89.63 acres, Jackson Township,
PL Jackson Pike, LLC and RJ Jackson Pike, LLC

Introduced: 12/2/2009

Requester: Dev Drafter

Cost:

Final Action: 12/16/2009

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

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1697-2009 passed by The Council of The City of Columbus Ohio 12/14, 2009, as shown by the record now on file in this office.

Seal

Andrew Blewett

City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title:

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN08-016) of 89.63± acres in Jackson Township to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Indexes:

Attachments: ORD1697-2009 AN08-016 Legal Description.doc, ORD1697-2009 AN08-016 Map.doc

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	12/2/09	Sent for Approval	DEVELOPMENT DIRECTOR			
	Action Note: Planning Division						
1	DEVELOPMENT DIRECTOR	12/2/09	Reviewed and Approved	Dev Drafter			
	Action Note: nmb						
1	Dev Drafter	12/3/09	Sent to Clerk's Office for Council	City Clerk Inbox			
1	City Clerk's Office	12/4/09	Sent back for Clarification/Correcti on	Dev Drafter			
	Action Note: sent back for City Attorney approval. A Blevins, City Clerk						
1	Dev Drafter	12/4/09	Sent to Clerk's Office for Council	City Clerk Inbox			
	Action Note: Annexation Service Ordinance. PJH						
1	Columbus City Council	12/14/09	Approved				Pass
1	COUNCIL PRESIDENT	12/14/09	Signed				
1	MAYOR	12/15/09	Signed				
1	CITY CLERK	12/16/09	Attest				

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

AN08-016

BACKGROUND: An application to annex the property addressed in this ordinance was filed with Franklin County on December 1, 2009. This ordinance is submitted in response to that filing and is required by the Ohio Revised Code. The ordinance outlines the municipal services and zoning conditions the city of Columbus would provide upon annexation of the territory. Information to determine the municipal services that would be available was compiled following the applicant's indication of intent to file. An annexation hearing addressing this site has been scheduled for January 12, 2010. This ordinance must be considered and provided to the County before the hearing takes place before the Board of County Commissioners of Franklin County. The requirements of the ORC regarding annexation timeframes and the City's legislative process create 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 (AN08-016) of 89.63± acres in Jackson Township to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Body

WHEREAS, a petition for the annexation of certain territory in Jackson Township was duly filed on behalf of PL Jackson Pike, LLC and RJ Jackson Pike, LLC on December 1, 2009; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on January 12, 2010; and

WHEREAS, the Ohio Revised Code requires that before said hearing the Municipal Legislative Authority 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 access to City services as outlined in section 1; 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 89.63± acres in Jackson Township upon the annexation of said area to the city of Columbus:

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

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

Sanitation: Residential refuse collection services will be available 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: City water is not available at the subject site. There are currently no plans for water main extension to this site in the Division of Power and Water's five year Capital Improvements Plan.

Sewer:

Sanitary Sewer:

City of Columbus cannot provide sanitary sewer access at this time and there are currently no plans to do so in the foreseeable future

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 89.63 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 Jackson Township, the Columbus City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Jackson Township. For the purpose of this section, "buffer" includes open space, landscaping, fences, walls, and other structured elements: streets and street right-of-way; and bicycle and pedestrian paths and sidewalks.

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

LEGAL DESCRIPTION
ANNEXATION AN08-016
89.63 Acres in Jackson Township
PL Jackson Pike, LLC and RJ Jackson Pike, LLC

Situated in the County of Franklin, State of Ohio and being in the Township of Jackson, in Virginia Military Survey No. 469, and being a tract of land located in the following parcels:

- a 28.215 Acre tract of land conveyed to PL JACKSON PIKE, LLC and RJ JACKSON PIKE, LLC, described in Instrument 200305210151567, Franklin County Auditor's Parcel Number 160-003004
- a 52.711 Acre tract of land conveyed to PL JACKSON PIKE, LLC and RJ JACKSON PIKE, LLC, described in Instrument 200305210151571, Franklin County Auditor's Parcel Number 160-002563
- a 1.835 Acre tract of land conveyed to RJ JACKSON PIKE, LLC, described in Instrument 200412150284390, Franklin County Auditor's Parcel Number 160-000141
- a 1.300 Acre tract of land conveyed to RJ JACKSON PIKE, LLC, described in Instrument 200410070234387, Franklin County Auditor's Parcel Number 160-000158
- a 1.392 Acre tract of land conveyed to RJ JACKSON PIKE, LLC, described in Instrument 200410070234387, Franklin County Auditor's Parcel Number 160-000194
- and a 2.211 Acre tract of land conveyed to RJ JACKSON PIKE, LLC, described in Instrument 200410070234387, Franklin County Auditor's Parcel Number 160-000198.

Said Instruments being in the Franklin County Recorder's Office and the tract being further described as follows;

Beginning for reference at a railroad spike found in the intersection of centerlines of Jackson Pike (State Route 104) with Thrailkill Road, also being a point on the line between VMS 426 and VMS 469;

Thence **S 00°35'46" E** a distance of **704.98 feet** along the centerline of Jackson Pike to a PK nail set in Jackson Pike at the northwest corner of said 1.835 acre tract of land conveyed to RJ JACKSON PIKE LLC,

Thence **N 89°29'09" E** a distance of **50.00 feet** (passing an iron pin in the easterly right of way of Jackson Pike at 30.00 feet) along the south line of said 60.739 acre tract conveyed to Judith Ann Poenisch, et al, as described in Instrument 200202110038593, to an iron pin set and the **TRUE POINT OF BEGINNING**;

Thence continuing **N 89°29'09" E** a distance of **379.25 feet** along the south line of said 60.739 acre tract as conveyed to Judith A. Poenisch, et al, to an iron pin set in the west line of said 28.215 Acre tract;

Thence **N 08°51'16" W** a distance of **447.22 feet** along the east line of said 60.739 acre tract conveyed to Judith Ann Poenisch, et al, and the west line of said 28.215 Acre tract to the southerly line of a 19.152 acre tract conveyed to James B. King as recorded in O.R. 27829E11 to an iron pin set;

Thence **S 54°52'13" E** a total distance of **2789.00 feet** along the north line of said 28.215 Acre tract and the northerly line of VMS 469 and the southerly line of said 19.152 acre tract (passing an iron pin found at 2553.56 feet in the west bank of Scioto River) to the centerline of the Scioto River and the westerly Township line of Hamilton Township as established by Ordinance No. 1740-78 and shown in Plat Book 54 at Page 22 of the public records in the Franklin County Recorder's Office;

Thence Southerly and Southwesterly along the Hamilton and Jackson Township line and the centerline of the Scioto River and the meanders thereof, the following ten courses:

Thence **S 10°30'12" E** a distance of **37.97 feet** to an angle point;
Thence **S 16°58'33" W** a distance of **146.19 feet** to an angle point;
Thence **S 27°09'14" W** a distance of **126.21 feet** to an angle point;
Thence **S 01°50'10" W** a distance of **81.14 feet** to an angle point;
Thence **S 34°16'59" W** a distance of **109.89 feet** to an angle point;
Thence **S 41°51'57" W** a distance of **305.22 feet** to an angle point;
Thence **S 34°22'45" W** a distance of **196.05 feet** to an angle point;
Thence **S 26°24'14" W** a distance of **190.92 feet** to an angle point;
Thence **S 34°59'09" W** a distance of **149.64 feet** to an angle point;
Thence **S 29°38'47" W** a distance of **62.11 feet**,
being a total distance of 1405.34 feet to the point of intersection with the easterly extension of the south line of the aforementioned 52.711 acre tract, and said Hamilton and Jackson Township line and the centerline of the Scioto River;

Thence **N 74°48'28" W** a total distance of **1284.00 feet** leaving the Hamilton and Jackson Township line and the centerline of the Scioto River, along the south line easterly extension and the south line of the aforementioned 52.711 acre tract, (passing the west river bank at 35.97 feet) and along the northerly line of a 5.434 acre tract conveyed to Edith Pauline Casto as recorded in Instrument 200409220221290, to an iron pin found at the southeast corner of a 12.442 acre tract conveyed 3908 Jackson LLC as recorded in Instrument 200703210049222;

Thence **N 08°10'46" W** a distance of **1001.70 feet** leaving the said 5.434 acre tract conveyed to Edith Pauline Casto and along the easterly line said 3908 Jackson LLC 12.442 acre tract to an iron pin set;

Thence **S 81°06'43" W** a distance of **529.24 feet** along the northerly line of said 12.442 acre tract conveyed to 3908 Jackson LLC to an iron pin set in the existing east right-of-way line of Jackson Pike;

Thence **N 04°44'15" E** a distance of **90.34 feet** along the existing east right-of-way line of Jackson Pike and the proposed City of Columbus Corporation line to an iron pin set;

Thence **N 07°43'16" W** a distance of **80.62 feet** along the existing east right-of-way line of Jackson Pike and the proposed City of Columbus Corporation line to an iron pin set;

Thence **N 00°35'46" W** a total distance of **941.53 feet** along a proposed right of way line and the proposed City of Columbus Corporation line, being 50 feet east of and parallel to the centerline of Jackson Pike, as measured by right angles and crossing the following existing tracts: the aforementioned 2.211 acre parcel, the aforementioned 1.392 acre parcel, the aforementioned 1.300 acre parcel and the aforementioned 1.835 acre parcel respectively to the **TRUE POINT OF BEGINNING**.

ANNEXATION MAP

AN08-016

89.63 acres in Jackson Township

PL Jackson Pike, LLC and RJ Jackson Pike, LLC

