

**Review of Petition to Annex 2.5 +/- acres from Washington Township to the city of Dublin by Terry Lowe. Case #ANX-EXP2-05-12 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Terry Lowe filed on February 28, 2012 and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 2 petition, and having considered all the facts with reference thereto, being fully advised, and

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

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance #15-12, passed on March 12, 2012 by the city of Dublin.

**Review of Petition to Annex 2.5 +/- acres from Washington Township to the city of Dublin by Terry Lowe. Case #ANX-EXP2-05-12 (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 Dublin, 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 Dublin, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

**SIGNATURE SHEET**

Resolution No. 0274-12

April 03, 2012

**REVIEW OF PETITION TO ANNEX 2.5 +/- ACRES FROM WASHINGTON TOWNSHIP TO THE CITY OF DUBLIN BY TERRY LOWE. CASE #ANX-EXP2-05-12**

**(Economic Development and Planning)**

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

**Voting:**

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

**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 acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



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



Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX  
2.5 +/- ACRES FROM  
WASHINGTON TOWNSHIP  
TO THE CITY OF DUBLIN  
BY TERRY LOWE

### **Description:**

Attached is a resolution to consider the annexation of 2.5-acres, more or less, from Washington Township to the city of Dublin. The petition case number is ANX-EXP2-05-12.

### **Applicant:**

Terry Lowe

### **Site:**

7672 Fishel Drive (Parcel #272-00598)

### **Additional Information:**

The site is contiguous to the city of Dublin on two sides.

### **Analysis:**

The applicant has met all statutory requirements outlined in Section 709.21 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a service ordinance from the city of Dublin stating the services that will be provided once the annexation has been approved. The city of Dublin has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance #15-12 passed March 12, 2012.

### **Recommendation:**

Pending any questions, staff would request your **approval** of this annexation.



Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## MEMO JOURNALIZATION

**TO:** Debbie Willaman, County Clerk  
Franklin County Commissioners Office

**FROM:** R. Lee Brown, Planning Administrator  
Franklin County Economic Development & Planning Department

**CC:** James Schimmer, Director  
Franklin County Economic Development & Planning Department

**RE:** Description of Expedited Type 2 annexation case to be  
journalized on the **March 13, 2012** General Session Agenda for  
a hearing on **April 3, 2012**.

---

**Case #ANX-EXP2-05-12-** An Expedited Type 2 annexation ANX-EXP2-05-12 was filed in our office on February 28, 2012. The petition is requesting to annex 2.5+/- acres from Washington Township to the city of Dublin. The applicant is Terry Lowe. **Site: 7672 Fishel Drive (272-000598)**



**Commissioners**  
Marilyn Brown, President  
Paula Brooks  
John O'Grady

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

Application for

# Annexation Petition

Expedited Type 2  
Pursuant to ORC §709.023

RECEIVED

FEB 28 2012

Franklin County Planning Department  
Franklin County, OH

## Staff Use Only

Case #

ANX EXP2  
05-12

Hearing date:

4.3.12

Date filed:

2.28.12

Fee paid

250.00

Receipt #

240810

Notifications deadline:

5 days 3.4.12

Svc statement deadline:

20 days 3.19.12

## Document Submission

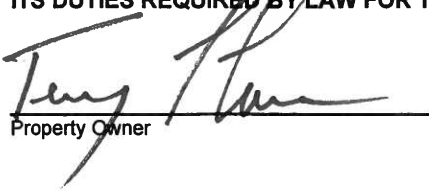
The following documents must  
accompany this application  
on letter-sized 8 1/2" x 11" paper:

- ☒ Legal description of property
- ☒ Map/plot of property
- ☒ List of adjacent properties

Property Information	
Site Address	7672 Fishel Drive, Dublin, Ohio 43016
Parcel ID(s)	272-000598
Total Acreage	1-2.5 Acres
From Township	Washington
To Municipality	Dublin

Property Owner Information	
Name	Terry Lowe - TALG Limited, LLC
Address	7672 Fishel Drive Dublin, Ohio 43016
Phone #	614.799.9811
Fax #	614.799.9794
Email	terrylowe@statehighwaysupply.com

Attorney/Agent Information	
Name	Terry Lowe
Address	7672 Fishel Drive Dublin, Ohio 43016
Phone #	614.799.9811
Fax #	614.799.9794
Email	terrylowe@statehighwaysupply.com

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>			
	2/28/12		
Property Owner	Date	Property Owner	Date
Property Owner	Date	Property Owner	Date

**RECEIVED**

JUN 16 2011

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

**PROPOSED ANNEXATION  
2.5 ACRES**

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

FROM: WASHINGTON TOWNSHIP

By BB Date 6/16/11

TO: CITY OF DUBLIN

Situate in the State of Ohio, County of Franklin, Township of Washington, located in Virginia Military Survey Number 6748, being all of Lot 9 of that subdivision entitled "Fishel Industrial Park No. 1 Third Amended Subdivision Plat", of record in Plat Book 77, Page 79, as conveyed to TALG Limited, LLC by deed of record in Instrument Number 200303100069465, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the northwesterly corner of said Lot 9, being the northwesterly corner of said "Fishel Industrial Park No. 1 Third Amendment Subdivision Plat", the southwesterly corner of that tract conveyed to Costner Consulting Company by deed of record in Instrument Number 201002100016822, and in the easterly line of that tract conveyed to City of Dublin by deed of record in Instrument Number 200901220008550, also being in the easterly City of Dublin Corporation line as established in Ordinance Number 4-98, of record in Instrument Number 199803030047299 and at the southwesterly corner of City of Dublin Corporation line as established in Ordinance Number 09-08, of record in Instrument Number 200804280065239;

thence Easterly, with the northerly line of said Lot 9, the southerly line of said Costner Consulting Company tract and said southerly Corporation line (09-08), an approximate distance of 162 feet to a point at the northwesterly corner of Lot 10 of said "Fishel Industrial Park No. 1 Third Amended Subdivision Plat", as conveyed to J.D.C. Developments Ltd. by deed of record in Instrument Number 199712050160609;

thence Southeasterly, with the line common to said Lots 9 and 10, an approximate distance of 498 feet to a point in the northerly right-of-way line of Fishel Drive North, of record in Plat Book 64, Page 11;

thence Southwesterly, with the arc of a curve in said northerly right-of-way line, an approximate arc distance of 133 feet to a point at the northeasterly corner of Lot 8 of said "Fishel Industrial Park No. 1 Third Amended Subdivision Plat", being the northeasterly corner of that tract conveyed Fishel Investments by deed of record in Instrument Number 200209040219509;

thence Northwesterly, with the line common to said Lots 8 and 9, an approximate distance of 462 feet to a point in the easterly line of said City of Dublin tract, said easterly Corporation line (4-98);

thence Northerly, with the line common to said Lot 9 and said City of Dublin tract, said easterly Corporation line, an approximate distance of 200 feet to the POINT OF BEGINNING, containing 2.5 acres, more or less.

This description is for annexation purposes only, and is not to be used for deed transfer.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



HLK/08Jun11  
2\_5 ac 20110063ANNX2

*Heather L. King* 6/17/11  
Heather L. King  
Registered Surveyor No. 8307

**RECEIVED**

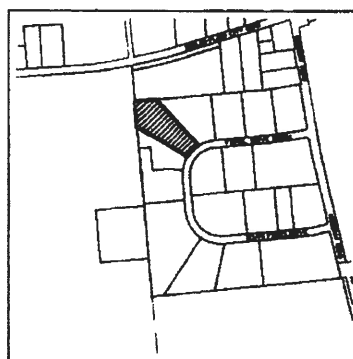
FEB 28 2012

Franklin County Planning Department  
Franklin County, OH

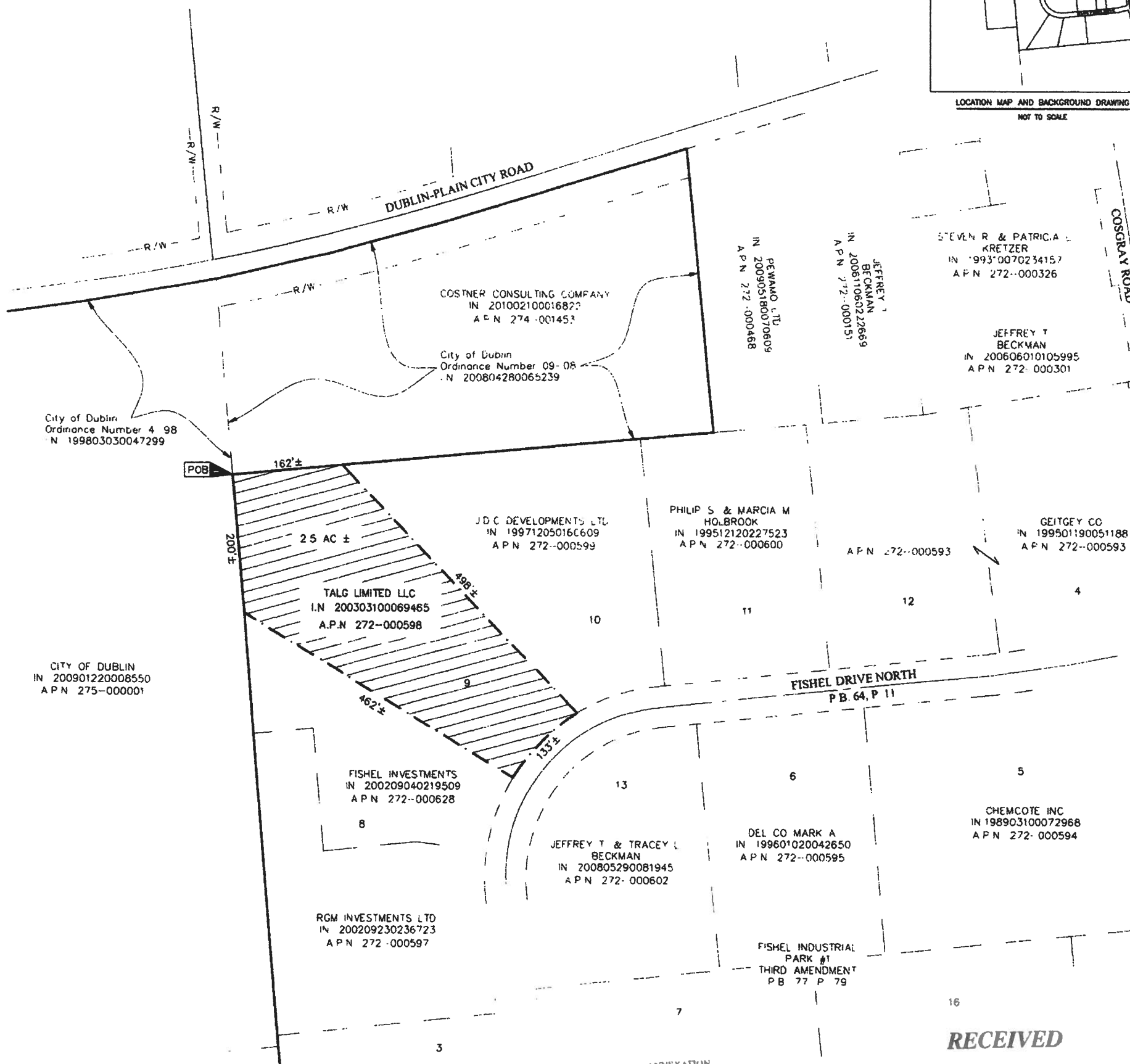
ANX EXP 2

05-12

ANNEXATION OF 2.5± ACRES  
TO THE CITY OF DUBLIN FROM WASHINGTON TOWNSHIP  
TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE



RECEIVED

JUN 18 2011

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

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By *BB* Date *6/16/11*



By *Heather L. King* Date *6/16/11*  
Heather L. King  
Professional Surveyor No. 8307

RECEIVED

FEB 28 2012

Franklin County Planning Department  
Franklin County, Ohio

AREA TO BE ANNEXED

PROPOSED CITY OF DUBLIN CORPORATION LINE

EXISTING CONTIGUOUS CITY OF DUBLIN CORPORATION LINE

Note  
This annexation does not create islands of  
unincorporated areas within the limits of the area to be  
annexed.

Contiguity Note  
Total perimeter of annexation area is 1457 feet, of which  
362 feet is contiguous with the City of Dublin by  
Ordinance Numbers 09-08 and 6-98, giving 25%  
perimeter contiguity



<b>EMHT</b> Evans, Mechwart, Hambleton & Tibon, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43254 Phone 614.775.4500 Fax 614.775.3648 emht.com		Date May 26, 2011
Scale 1" = 100'		Job No. 2011-0063
Sheet 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION
HLK	6/15/11	Revisions per county comments



# RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

RECEIVED

15-12

Resolution No. \_\_\_\_\_

Passed \_\_\_\_\_, 20\_\_\_\_

MAR 20 2012

Franklin County Planning Department  
Franklin County, Ohio

## **A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF 2.5 ACRES, MORE OR LESS, FROM WASHINGTON TOWNSHIP, FRANKLIN COUNTY, TO THE CITY OF DUBLIN.**

**WHEREAS**, an Expedited Type II annexation petition for 2.5 acres, more or less, from Washington Township, Franklin County to the City of Dublin was filed in the offices of the Franklin County Commissioners on February 28, 2012 by Terry Lowe, agent for Petitioner TALG Limited, LLC, 7672 Fishel Drive Dublin, Ohio 43016; and

**WHEREAS**, Section 709.023(C) of the Ohio Revised Code requires that, prior to the hearing of the annexation petition, the legislative 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; and

**WHEREAS**, the proposed annexation is in conformance with the annexation expectations of the City Community Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Dublin, 5 of its elected members concurring, that:

**Section 1.** The City of Dublin will provide the following municipal services for the 2.5 acres, more or less in Washington Township, Franklin County immediately upon the annexation of the area to the City of Dublin, Ohio:

**Police.** The City of Dublin has five police districts and deploys a minimum of five cruisers. The subject annexation is located approximately 3.4 driving miles from the Justice Center, the Division of Police headquarters. The annexation area will be fully served with police and communications services at the same or similar level now being provided to other areas of the City with similar land use and population.

**Fire and EMS.** The City of Dublin will provide, cause to provide, or contract with Washington Township to provide fire protection and EMS services to this area of Dublin at the same or similar level now being provided to other areas of the City with similar land use and population. The closest Washington Township station is 2.7 driving miles away on Shier-Rings Road.

**Solid Waste Collection.** Residential refuse collection services are contracted by the City and are currently provided at no additional charge.

**Street Maintenance.** The City's Streets and Utilities Division provides excellent service in the area of street and road maintenance. The City already maintains right-of-way near this annexation for snow and ice and will continue to do so at the same levels as other similar streets in the City.

**Section 2.** The City has Water and Sanitary Sewer Service Agreements with the City of Columbus, and the subject property is within the exclusive service area of the 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. Sanitary sewer and wastewater collection are available to this location at the present time. The water distribution will be available to this site within approximately two years.

I, Anne C. Clarke, Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No. 15-12 duly adopted by the Council of the City of Dublin, Ohio, on the 12th day of March, 2012.

*Anne C. Clarke*  
Clerk of Council, Dublin, Ohio

# RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

15-12

Page 2 of 2

Resolution No. \_\_\_\_\_

Passed \_\_\_\_\_

20\_\_\_\_

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

Passed this 12th day of March, 2012.

Timothy A. Sechler  
Mayor - Presiding Officer

ATTEST:

Judith K. Seal  
Acting Clerk of Council

Original Resolution No. 15-12  
Filed for Record March 12, 2012  
City of Dayton, Ohio



**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:** Marsha I. Grigsby, City Manager *MLG*

**Date:** March 8, 2012

**Initiated By:** Steve Langworthy, Director Land Use and Long Range Planning  
Paul Hammersmith, P.E., Director of Engineering/City Engineer  
Gary Gunderman, Planning Manager  
Barbara Cox, P.E., Engineering Manager – Development

**Re:** Resolution 15-12 - A Resolution Adopting a Statement of Services for a Proposed Annexation of 2.5 Acres, More or Less, from Washington Township, Franklin County (Petitioner: Terry Lowe, TALG Limited, LLC 7672 Fishel Drive) (Case No. 12-008 ANNEX).

Resolution 16-12 - A Resolution Adopting a Statement Regarding Possible Incompatible Land Uses and Zoning Buffer for a Proposed Annexation of 2.5 Acres, More or Less, from Washington Township, Franklin County to the City Of Dublin, Ohio as Required by Section 709.023(C) of the Ohio Revised Code.

## Summary

On February 28, 2012, agent Terry Lowe filed an annexation petition on behalf of Petitioners TALG Limited, LLC. The petition is for 2.5 acres, more or less, of land located on the northwest side of Fishel Drive North in Washington Township. The petition was filed pursuant to R.C. 709.023, the "Expedited Two" annexation method.

Under this process the City must first, within twenty days after the petition is filed, adopt an ordinance or resolution relating to municipal services. Second, within twenty days after the petition is filed, the City must adopt an ordinance or resolution relating to land uses and zoning buffers, if the territory proposed to be annexed is currently subject to either county or township zoning. Resolutions Nos. 15-12 and 16-12 have been prepared for these purposes and for Council consideration.

The Franklin County Commissioners will grant the proposed annexation, without a hearing, if neither the municipality nor the township object to the annexation by ordinance or resolution within twenty-five days of the petition being filed. If neither the municipality nor the township object, the commissioners must grant the proposed annexation without a hearing, if certain criteria in R.C. 709.023 have been established.

This proposed annexation is for 2.5 acres, more or less, and includes no right-of-way.

## Fee Waiver

The applicant has requested that the City waive the annexation fees of \$3,700. The staff has indicated that it would seek and support this request and indicated this to the petitioner during the recent negotiations for the sanitary sewer easement (refer to separate memo).

## **Background**

### *Zoning*

The current Washington Township zoning classification for this property is R-I, Restricted Industrial District, which allows a variety of industrial uses. Upon annexation, the property will be automatically zoned ID-2, Research Flex District, under the Zoning Code of the City of Dublin. This would allow office, research and light industrial uses on this property.

The adjacent properties include largely undeveloped property to the west and north that are in the City and the existing industrial park area to the east and south that remains in the township.

### *Future Development and Community Plan*

The Community Plan anticipated annexing this area. The adopted Future Land Use Map calls for High Density Office/Research and Development for this area and is part of the Economic Advancement Zone and will have the recently adopted Innovation District zoning for this area.

This site is currently developed with a highway material distributor business.

### *Service Assessment*

- **POLICE PROTECTION**

The City of Dublin has five police districts and deploys a minimum of five cruisers. The subject annexation is located 3.4 driving miles from the Justice Center, the Division of Police headquarters. The City of Dublin provides police and communications services on a twenty-four hour basis and has mutual aid agreements with other jurisdictions. The annexation area will be fully served with police and communications services at the same or similar level now being provided to other areas of the City with similar land use and population.

- **FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE (EMS)**

The Washington Township Fire Department provides fire protection to this area of Dublin and already provides service to the subject property. The closest station is located 2.7 miles away on Shier-Rings Road. The annexation area will be fully served with Fire and EMS at the same or similar level now being provided to other areas of the City with similar land use and population.

- **SOLID WASTE COLLECTION**

The City of Dublin provides residential solid waste collection at no additional fee. However, this property has an existing commercial use. Therefore, they will be required to use a hired collection service for their solid waste removal.

- **WATER DISTRIBUTION**

The property is located within the exclusive annexation area of the Water Service Agreement with City of Columbus. Currently, the nearest public water in the City of Dublin is located on Cosgray Road. Engineering is currently designing a water main extension on the north side of Fishel Drive North as was planned in the 2012-2016 Capital Improvement Program. The construction of this water main is planned for summer 2012.

- **SANITARY SEWER (WASTEWATER) COLLECTION**

The property is located within the exclusive annexation area within the Sanitary Service Agreement with City of Columbus. This property is located within the tributary area of the South Fork Indian Run trunk sewer. The recently installed COIC Sanitary Sewer Phase 2 project will provide direct access via an 18-inch sewer that is installed in an easement on this western boundary of this property.

- **STORMWATER MANAGEMENT AND FLOODPLAIN**

This property is located in the South Fork Indian Run watershed as defined by the Stormwater Master Plan. The property is relatively flat and drains to the south. This property is located outside the FEMA designated floodplain for the South Fork Indian Run.

- **ROADS AND STREETS**

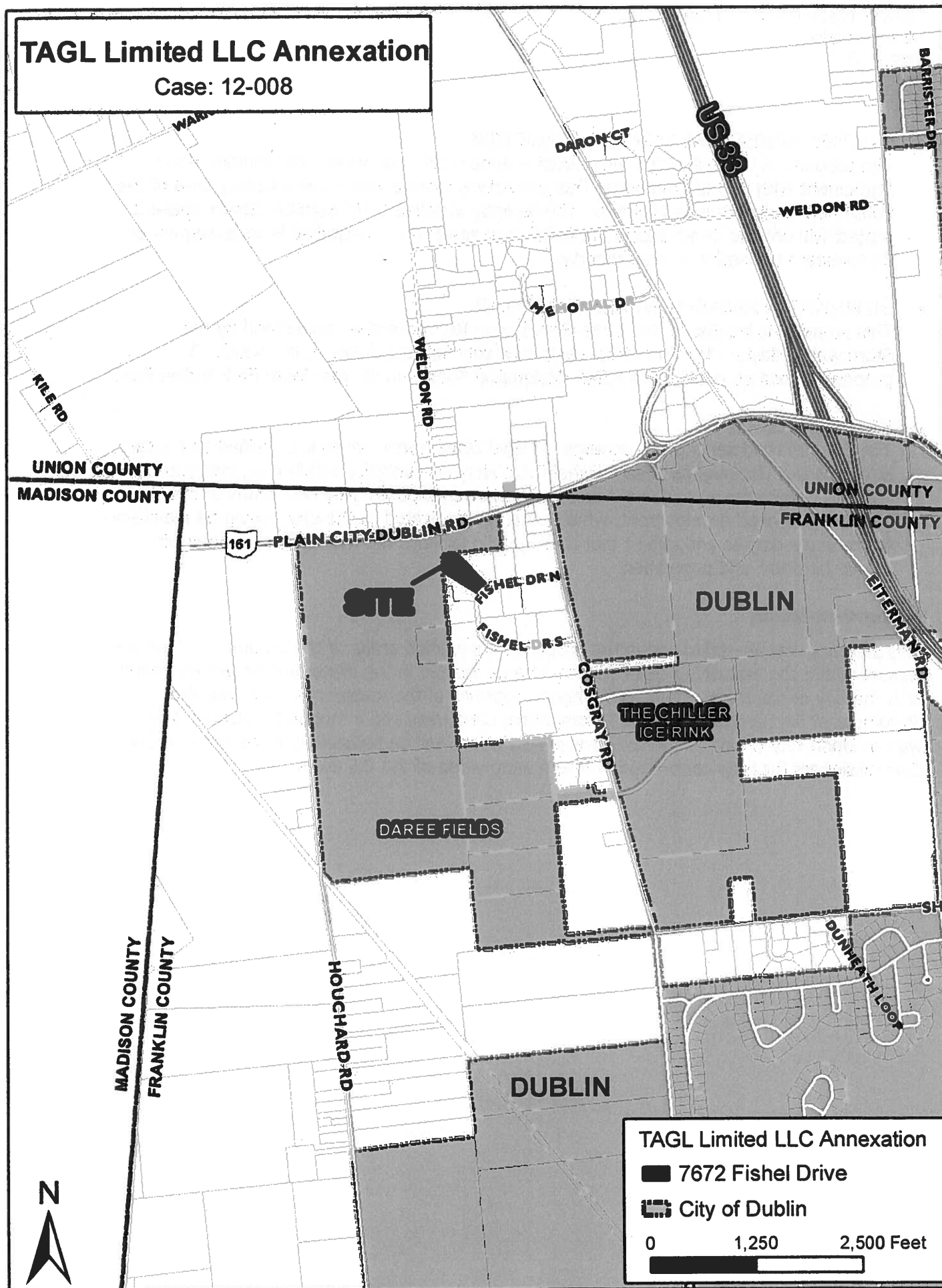
The primary road serving this acreage is Fishel Drive North, which is classified as a local street on the Thoroughfare Plan. Fishel Drive North is currently within the jurisdiction of Franklin County for management and maintenance purposes. Any new roads or streets, within a proposed development, which 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.

### **Recommendation**

This property was identified within the proposed annexation areas of the Community Plan and is located within the exclusive Dublin service area as defined in the Water and Sewer Agreements with the City of Columbus. Staff recommends approval of the resolutions regarding the Statement of Services and Possible Incompatible Land Uses and a motion to approve a fee waiver. Upon City Council's approval, these resolutions will be forwarded to the Franklin County Commissioners for their consideration of the annexation of the 2.5 acres.

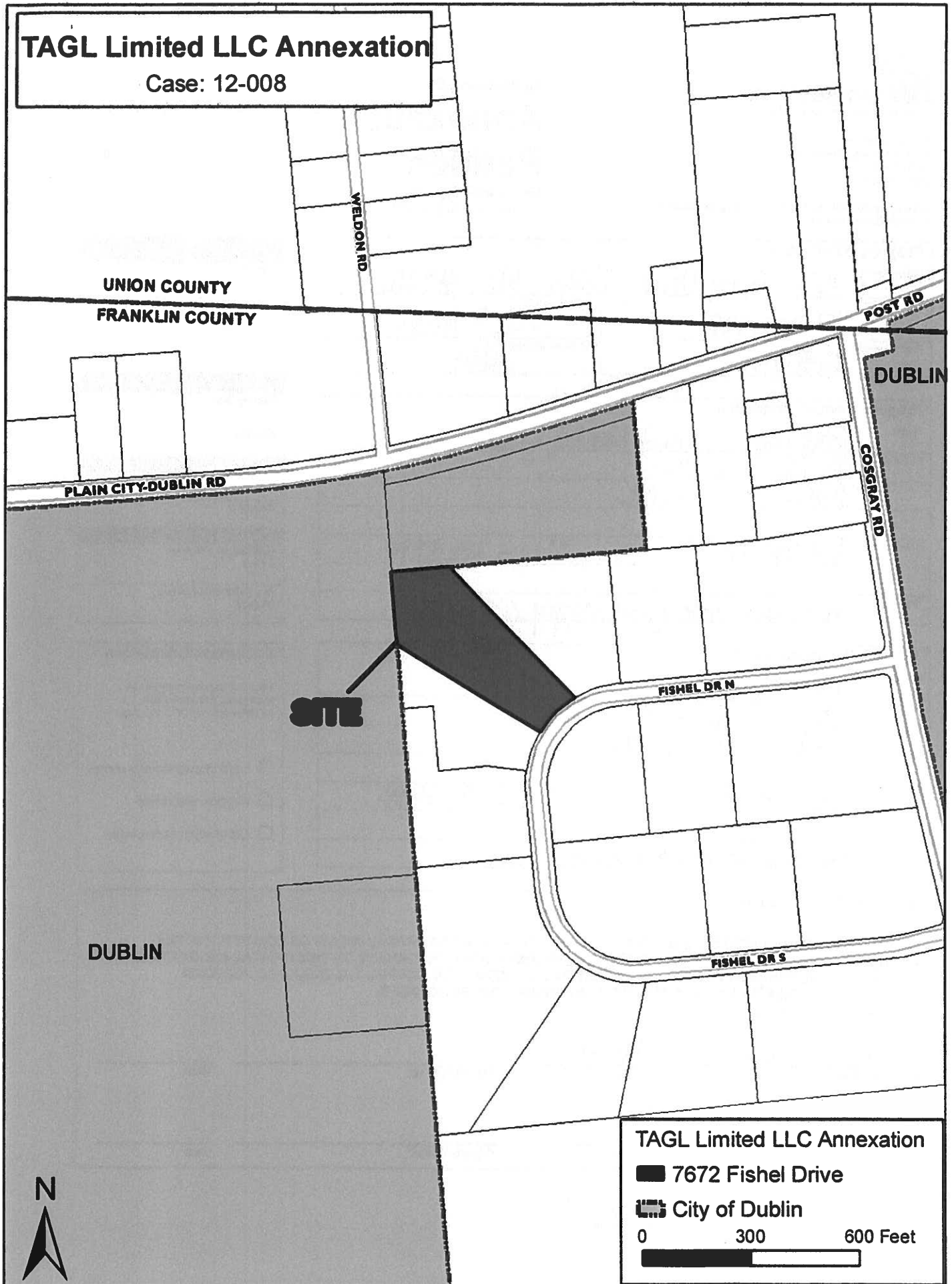
# TAGL Limited LLC Annexation

Case: 12-008



# TAGL Limited LLC Annexation

Case: 12-008





Commissioners  
Marilyn Brown, President  
Paula Brooks  
John O'Grady

Economic Development & Planning Department  
James Schimmer, Director

## Application for Annexation Petition

Expedited Type 2  
Pursuant to ORC §709.023



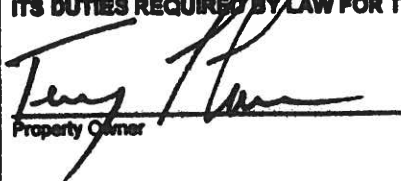
<b>Property Information</b>	
Site Address	7672 Fishel Drive, Dublin, Ohio 43016
Parcel ID(s)	272-000598
Total Acreage	1/2 - 2.5 Acres
From Township	Washington
To Municipality	Dublin

<b>Property Owner Information</b>	
Name	Terry Lowe - TALG Limited, LLC
Address	7672 Fishel Drive Dublin, Ohio 43016
Phone #	614.799.9811
Fax #	614.799.9794
Email	terrylowe@statehighwaysupply.com

<b>Attorney/Agent Information</b>	
Name	Terry Lowe
Address	7672 Fishel Drive Dublin, Ohio 43016
Phone #	614.799.9811
Fax #	614.799.9794
Email	terrylowe@statehighwaysupply.com

<b>Staff Use Only</b>
Case #
Hearing date:
Date filed:
Fee paid:
Receipt #
Notifications deadline: 5 days
Svc statement deadline: 20 days

<b>Document Submission</b>
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

<b>Waiver of Right to Appeal</b>			
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.			
	2/28/12		
Property Owner	Date	Property Owner	Date
Property Owner	Date	Property Owner	Date



---

**PETITION FOR EXPEDITED TYPE 2 ANNEXATION**

**TO THE CITY OF DUBLIN  
OF 2.5 ACRES, MORE OR LESS  
IN THE TOWNSHIP OF WASHINGTON**

**TO THE BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, OHIO**

The undersigned, Petitioner in the premises, and being the sole owner of property in the territory hereinafter described, consisting of 2.5 acres, more or less, in the Township of Washington, which area is contiguous and adjacent to the City of Dublin, does hereby pray that said territory be annexed to the City of Dublin, Ohio, according to Section 709.023 of the Ohio Revised Code.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof as Exhibit A. Also attached is a list of parcels to be annexed and adjacent territory that includes the name of the owner, mailing address of the owner and parcel number as Exhibit B.

In support of said Petition, your Petitioner states that there is within the territory so prayed to be annexed ONE OWNER OF REAL ESTATE.

Terry Lowe, 7672 Fishel Drive, Dublin, Ohio 43017 (Phone, 614-799-9811; Fax, 614-799-9794; Email, [terrylowe@statehighwaysupply.com](mailto:terrylowe@statehighwaysupply.com)), is hereby appointed agent for the undersigned Petitioner as required by Ohio Revised Code Section 709.02, with full power and authority 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 thing or action necessary for the granting of this Petition shall be made in the Petition, description or plat by said Agent without further expressed consent of the Petitioner.

We, the undersigned, being the owner of the real estate in the territory described in the attachment hereto, hereby petition for the annexation of the attached described territory to the City of Dublin, Franklin County, Ohio. We further understand that, by our signature, we are waiving the right to appeal in law or equity from the board of county commissioners' entry of any resolution under Section 709.023, waiving any rights we may have to sue on any issue relating to a municipal corporation requiring a buffer as required under Section 709.023(C) and waiving any rights to seek a variance that would relieve or exempt us from that buffer requirement.

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.

**NAME**

TALG LIMITED, LLC

By: Tung Lam

Date: 2/25/12

Its: OWNER

**ADDRESS**

7672 Fishel Drive  
Dublin, Ohio 43017

---

**List of Adjacent Property Owners**

---

<b>Parcel No.</b>	<b>Name</b>	<b>Address</b>	<b>City, State Zip</b>
272-000602	Beckman, Jeffrey T. and Beckman, Tracey L.	7665 Fishel Drive	Dublin, OH 43016
275-000001	City of Dublin, Ohio	5200 Emerald Parkway	Dublin, OH 43017
274-001453	Costner Consulting Co.	8407 Tartan Fields Drive	Dublin, OH 43017
272-000628	Fishel Investments LLC	7680 N. Fishel Drive	Dublin, OH 43016
272-000599	JDC Developments Ltd	7658 Fishel Drive	Dublin, OH 43016
272-000598	TALG Limited LLC	7672 Fishel Drive	Dublin, OH 43016

**NOTICE OF FILING OF ANNEXATION PETITION**

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

In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on 2/28/12, at 11:51 PM the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Dublin, Ohio, of 2.5 acres, more or less, in Washington Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

The annexation hearing is scheduled for April 3, 2012 at 9:00 AM at 373 South High Street, 26th Floor, Columbus, Ohio.

Date: 2/28/12

  
Terry Lowe  
Agent for Petitioners

**NOTICE OF FILING OF ANNEXATION PETITION**

TO: Joyce Robinson  
Fiscal Officer  
Washington Township  
6200 Eiterman Road  
Dublin, Ohio 43016

In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on 2/28/12, at 1:51 PM the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Dublin, Ohio, of 2.5 acres, more or less, in Washington Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

The annexation hearing is scheduled for April 3, 2012 at 9:00 AM at 373 South High Street, 26th Floor, Columbus, Ohio.

Date: 2/28/12

  
Terry Lowe  
Agent for Petitioners

**NOTICE OF FILING OF ANNEXATION PETITION**

TO: Jeffrey T. Beckman  
Tracey L. Beckman  
7665 Fishel Drive  
Dublin, OH 43016

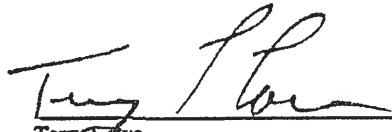
In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on 2/28/12, at 11:57 PM the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Dublin, Ohio, of 2.5 acres, more or less, in Washington Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

The annexation hearing is scheduled for April 3, 2012 at 9:00 AM at 373 South High Street, 26th Floor, Columbus, Ohio.

Date: 2/28/12

  
\_\_\_\_\_  
Terry Lowe  
Agent for Petitioners

**NOTICE OF FILING OF ANNEXATION PETITION**

TO: City of Dublin, Ohio  
5200 Emerald Parkway  
Dublin, OH 43017

RE: Property near Dublin Plain City Road, Dublin, OH 43016

In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on 2/28/12, at 11:51 PM the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Dublin, Ohio, of 2.5 acres, more or less, in Washington Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

The annexation hearing is scheduled for April 3, 2012 at 9:00 AM at 373 South High Street, 26th Floor, Columbus, Ohio.

Date: 2/28/12

  
Terry Lowe  
Agent for Petitioners

**NOTICE OF FILING OF ANNEXATION PETITION**

TO: Costner Consulting Co.  
8407 Tartan Fields Drive  
Dublin, OH 43017

RE: Property near Dublin Plain City Road, Dublin, OH 43016

In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on 2/28/12, at 1:57 PM the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Dublin, Ohio, of 2.5 acres, more or less, in Washington Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

The annexation hearing is scheduled for April 3, 2012 at 9:00 AM at 373 South High Street, 26th Floor, Columbus, Ohio.

Date: 2/28/12

  
Terry Lowe  
Agent for Petitioners



**NOTICE OF FILING OF ANNEXATION PETITION**

TO: Fishel Investments LLC  
7680 N. Fishel Drive  
Dublin, OH 43016

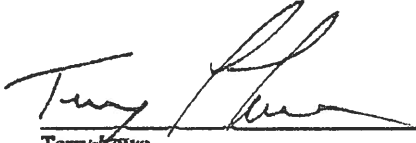
In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on 2/28/12, at 11:51 AM the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Dublin, Ohio, of 2.5 acres, more or less, in Washington Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

The annexation hearing is scheduled for April 3, 2012 at 9:00 AM at 373 South High Street, 26th Floor, Columbus, Ohio.

Date: 2/28/12

  
\_\_\_\_\_  
Terry Lowe  
Agent for Petitioners

**NOTICE OF FILING OF ANNEXATION PETITION**

TO: JDC Development Ltd.  
7658 Fishel Drive  
Dublin, OH 43016

In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on 2/28/12, at 11:57 PM the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Dublin, Ohio, of 2.5 acres, more or less, in Washington Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

The annexation hearing is scheduled for April 3, 2012 at 9:00 AM at 373 South High Street, 26th Floor, Columbus, Ohio.

Date: 2/28/12

  
Terry Lowe  
Agent for Petitioners

**TALG LIMITED,LLC.**

**P.O. BOX 3098**

**DUBLIN,OH 43016**

**CITY OF DUBLIN,OHIO**

**2-27-12**

**CITY COUNCIL**

**SUBJECT: ANNEXATION OF PROPERTY AT 7672 FISHEL DRIVE NORTH DUBLIN,OH 43016**

**LADIES AND GENTLEMEN:**

**We have been in conversation with city officials and they have indicated they were supportive of waiving all annexation fees.**

**We respectfully request the annexation fees be waived by council.**

**Sincerely,**

**TALG LIMITED,LLC.**

  
**TERRY L. LOWE**

**MANAGING PARTNER**

RECEIVED

JUN 16 2011

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

**PROPOSED ANNEXATION  
2.5 ACRES**

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

**FROM: WASHINGTON TOWNSHIP**

By BB Date 6/16/11

**TO: CITY OF DUBLIN**

Situate in the State of Ohio, County of Franklin, Township of Washington, located in Virginia Military Survey Number 6748, being all of Lot 9 of that subdivision entitled "Fishel Industrial Park No. 1 Third Amended Subdivision Plat", of record in Plat Book 77, Page 79, as conveyed to TALG Limited, LLC by deed of record in Instrument Number 200303100069465, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows.

BEGINNING at the northwesterly corner of said Lot 9, being the northwesterly corner of said "Fishel Industrial Park No. 1 Third Amendment Subdivision Plat", the southwesterly corner of that tract conveyed to Costner Consulting Company by deed of record in Instrument Number 201002100016822, and in the easterly line of that tract conveyed to City of Dublin by deed of record in Instrument Number 200901220008550, also being in the easterly City of Dublin Corporation line as established in Ordinance Number 4-98, of record in Instrument Number 199803030047299 and at the southwesterly corner of City of Dublin Corporation line as established in Ordinance Number 09-08, of record in Instrument Number 200804280065239;

thence Easterly, with the northerly line of said Lot 9, the southerly line of said Costner Consulting Company tract and said southerly Corporation line (09-08), an approximate distance of 162 feet to a point at the northwesterly corner of Lot 10 of said "Fishel Industrial Park No. 1 Third Amended Subdivision Plat", as conveyed to J.D.C. Developments Ltd. by deed of record in Instrument Number 199712050160609;

thence Southeasterly, with the line common to said Lots 9 and 10, an approximate distance of 498 feet to a point in the northerly right-of-way line of Fishel Drive North, of record in Plat Book 64, Page 11;

thence Southwesterly, with the arc of a curve in said northerly right-of-way line, an approximate arc distance of 133 feet to a point at the northeasterly corner of Lot 8 of said "Fishel Industrial Park No. 1 Third Amended Subdivision Plat", being the northeasterly corner of that tract conveyed Fishel Investments by deed of record in Instrument Number 200209040219509;

thence Northwesterly, with the line common to said Lots 8 and 9, an approximate distance of 462 feet to a point in the easterly line of said City of Dublin tract, said easterly Corporation line (4-98),

thence Northerly, with the line common to said Lot 9 and said City of Dublin tract, said easterly Corporation line, an approximate distance of 200 feet to the POINT OF BEGINNING, containing 2.5 acres, more or less.

This description is for annexation purposes only, and is not to be used for deed transfer.

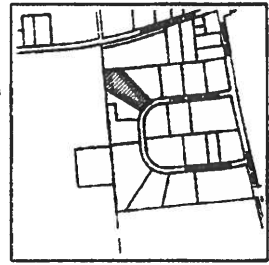
EVANS, MECHWART, HAMBLETON, & TILTON, INC



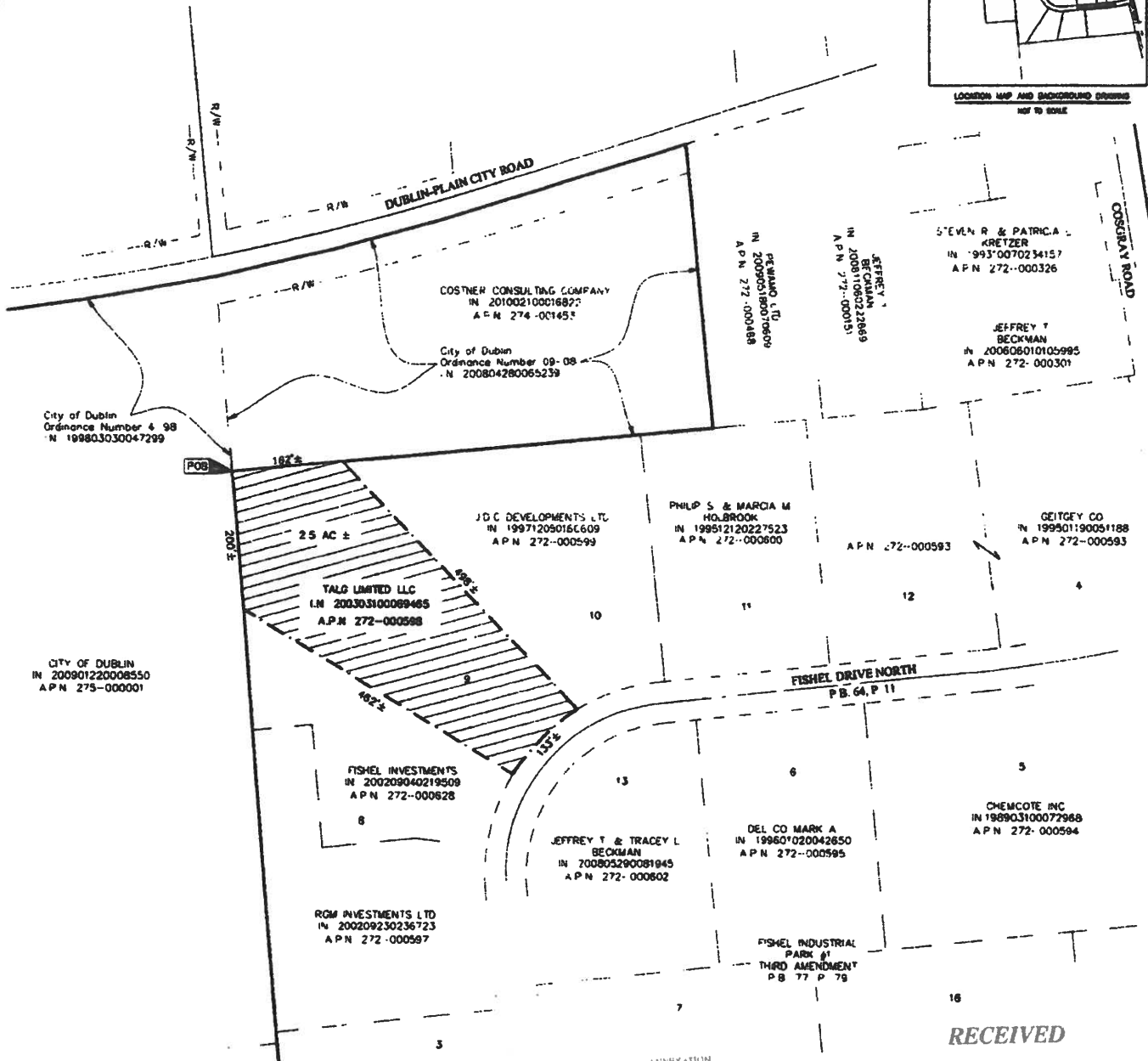
*Heather L. King* 6/17/11  
Heather L. King  
Registered Surveyor No. 8307

HLK/08Jun11  
2\_5 ac 20110063ANNX2

# ANNEXATION OF 2.5± ACRES TO THE CITY OF DUBLIN FROM WASHINGTON TOWNSHIP TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE



RECEIVED

JUN 10 2011

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

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By *BB* (Date *6/10/11*)



*Heather L. King*  
Heather L. King  
Professional Surveyor No. 8307  
Date *6/10/11*

AREA TO BE ANNEXED

PROPOSED CITY OF DUBLIN CORPORATION LINE

EXISTING CONTIGUOUS CITY OF DUBLIN CORPORATION LINE

Note  
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

Contiguity Note  
Total perimeter of annexation area is 1457 feet, of which 362 feet is contiguous with the City of Dublin by Ordinance Numbers 09-08 and 6-98, giving 25% perimeter contiguity.



<b>EMHT</b> Brian M. Heston, President & CEO, Inc. Engineers • Surveyors • Planners • Scientists 2800 New Albany Road, Columbus, OH 43260 Phone (614) 775-0000 Fax (614) 775-0001 emht.com	Date	May 26, 2011						
	Scale	1" = 100'						
	Job No.	2011-0063						
	Sheet	1 of 1						
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6/10/11</td> <td>Issued per county comments</td> </tr> </tbody> </table>			NO.	DATE	DESCRIPTION	1	6/10/11	Issued per county comments
NO.	DATE	DESCRIPTION						
1	6/10/11	Issued per county comments						