

Review of Petition to Annex 6.17 +/- acres from Blendon Township to the City of Columbus Case #ANX-EXP2-07-15 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Laura M. Comek, Esq. on behalf of Charles L. Herndon, Tr. and Cynthia S. Herndon, Tr., on March 9, 2015, 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 passed ordinance no. 0772-2015 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The respective ordinance was passed by the City of Columbus on March 23, 2015.

Review of Petition to Annex 6.17 +/- acres from Blendon Township to the City of Columbus Case #ANX-EXP2-07-15 (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, 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: D. Anthony Hray

C: Economic Development & Planning Department

CERTIFIED TRUE COPY
By J. R. Hall Date: 4/21/15
Franklin County Economic Development
& Planning Department

SIGNATURE SHEET

Resolution No. 0319-15

April 14, 2015

**REVIEW OF PETITION TO ANNEX 6.17 +/- ACRES FROM BLENDON
TOWNSHIP TO THE CITY OF COLUMBUS CASE #ANX-EXP2-07-15**

**(Economic Development and
Planning)**

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

Voting:

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

**Aye
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.



Shannon Z Cross, Clerk
Board of County Commissioners
Franklin County, Ohio



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

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
6.17 +/- ACRES FROM
BLENDON TOWNSHIP
TO THE CITY OF COLUMBUS

Description:

Attached is a resolution to consider the annexation of 6.17-acres, more or less, from Blendon Township to the city of Columbus. The petition case number is ANX-EXP2-07-15.

Applicant/Agent:

Laura M. Comek, Esq.

Owner:

Charles L. Herndon, Tr.
Cynthia S. Herndon, Tr.

Site:

5049 Sunbury Road (110-000882)

Additional Information:

The total perimeter of the site is 2739 feet; 1806 feet or 66.0 percent of which being contiguous to the city of Columbus.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.021 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided an ordinance from the city of Columbus identifying the services that will be provided once the annexation has been approved and a statement regarding possible incompatible land uses and zoning buffer. The respective ordinance, no. 0772-2015, was passed by the city of Columbus on March 23, 2015.

Recommendation:

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



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

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Shannon Zee Cross, County Clerk
Franklin County Commissioners Office

FROM: D. Anthony Hray, Planner
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Jenny Snapp, Assistant Director, Building, Planning and Zoning
Matthew Brown, Planning Administrator
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **March 17, 2015** General Session Agenda for
a hearing on **April 14, 2015**.

Case #ANX-EXP2-07-15 - An Expedited Type 2 annexation petition ANX-EXP2-07-15 was filed in our office on March 9, 2015. The petition is requesting to annex 6.17 +/- acres from Blendon Township to the City of Columbus.

Site: 5049 Sunbury Road (110-000882)

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

RECEIVED

MAR 09 2015

Franklin County Planning Department
Franklin County, Ohio

2

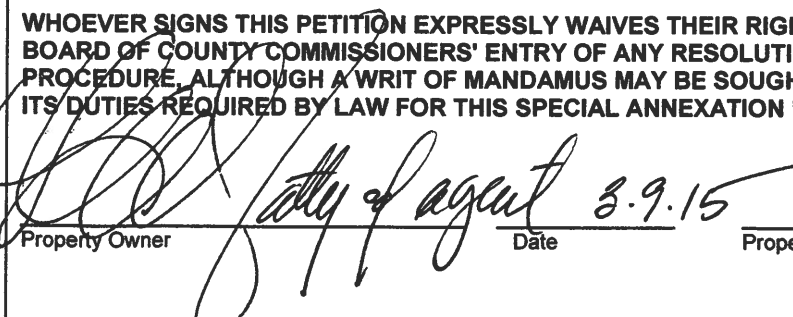
Property Information	
Site Address	5049 Sunbury Rd
Parcel ID(s)	110-000882
From Township	Hendon
Total Acreage	6.17 +/-
To Municipality	Columbus

Staff Use Only	
Case #	ANX-EXP2 07-15
Hearing date:	4/14/15
Date filed:	3/9/15
Fee paid	250.00
Receipt #	1502
Notifications deadline: 5 days	3/11/15
Svc statement deadline: 20 days	3/26/15

Property Owner Information	
Name	Charles Herndon, Tr. & Cynthia Herndon, Tr.
Address	c/o Laura Macgregor Comek, Esq. 300 E. Broad St., Suite 450 Columbus, Ohio 43215
Phone #	614 560 1488
Fax #	
Email	laurac@comeklaw.com

Attorney/Agent Information	
Name	Laura Macgregor Comek, Esq.
Address	same as above
Phone #	
Fax #	
Email	

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/plot 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>			
 Property Owner	Date 3.9.15	Property Owner	Date
Property Owner	Date	Property Owner	Date

LAURA M. COMEK LAW LLC

March 9, 2015

VIA

Hand Delivery

Franklin County Commissioners
c/o D. Anthony Hray
150 S. Front Street, FSL Suite 10
Columbus, Ohio 43215

RECEIVED

MAR 09 2015

ANX-EXP207-15

Franklin County Planning Department
Franklin County, Ohio

Re: Petition for Annexation of 6.17+/- acres
From Blendon Township to the City of Columbus

Dear Anthony:

Enclosed please find the Petitioners' PROOF OF MAILING NOTIFICATION
PURSUANT TO R.C. §709.023 RE: PETITION FOR ANNEXATION OF 6.17+/- ACRES
FROM BLENDON TOWNSHIP TO THE CITY OF COLUMBUS

I have provided an extra copy of this document. If you would, please sign in the
space provided at the bottom of the documents to acknowledge your receipt of these
materials and return to me in the enclosed self addressed stamped envelope at your
earliest convenience.

If you have any additional questions, I can be reached at 614.560.1488.

Very truly yours,

[Signature]
Laura MacGregor Comek, Esq.

Enclosures

300 E. Broad St., Ste 450 Columbus, Ohio 43215
614.560.1488 Laura@Comeklaw.com

PETITION FOR ANNEXATION OF 6.17 +/- ACRES
FROM BLENDON TOWNSHIP TO THE CITY OF COLUMBUS, OHIO

To the Board of Commissioners of Franklin County, State of Ohio:

Now come the undersigned Petitioners, being the sole owner of certain real property situated in the County of Franklin, Township of Blendon, which property is contiguous and adjacent to the City of Columbus, to wit, see the legal description attached hereto as Exhibit "A."

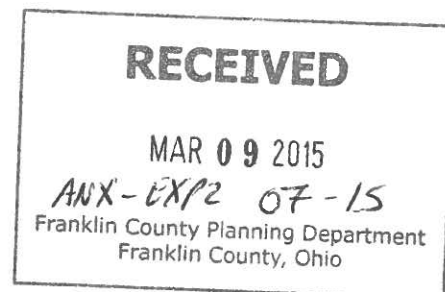
The undersigned Petitioners requests that said real property be annexed to the City of Columbus, in accordance with the statutes of the State of Ohio, specifically §709.023, as a "Type Two" expedited proceeding. There are two (2) owners of real estate in the territory sought to be annexed.

The territory sought to be annexed with this Petition has a total perimeter boundary of 2739 linear feet, a minimum of which 1806 feet (66%) is contiguous to the City of Columbus.

No island of unincorporated area is being created by this annexation.

Laura MacGregor Comek, Esq., 300 East Broad Street, Suite 450, Columbus, Ohio, 43215, is hereby authorized to act as Agent for the Petitioners in securing such annexation. Said Petitioners' Agent is hereby authorized to make any or all amendments and/or deletions to the Petition, map, plat or description which, in their absolute and complete discretion, are proper under the circumstances then existing. In addition, the Petitioners' Agent is authorized to make such amendments and/or deletions to the Petition, map, plat or description in order to correct any discrepancy or mistake noted by the County Engineer, or other, in their examination of the Petition, map, plat or description. Amendments to correct the map, plat or description may be made by the presentation of an amended map, plat or description to the Board of County Commissioners on, before or after the date set for hearing of this Petition.

An accurate map approved by the Franklin County Engineer is attached hereto and made a part of this Petition as Exhibit "B."



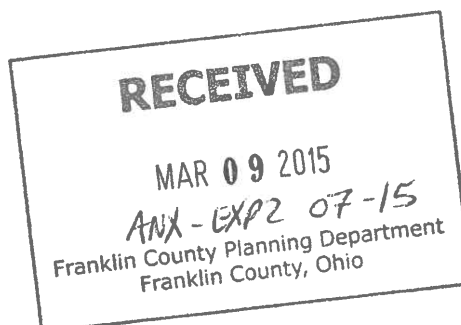
**WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR
RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF
COUNTY COMMISSIONERS' ENTRY OR ANY RESOLUTION
PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE,
ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY
LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.**

Charles L Herndon, Trustee
By: Charles L Herndon, Trustee Owner/Petitioner
Parcel No.: **110-000882-00**

Date: 2/19/15

Cynthia S. Herndon, Trustee
By: Cynthia S Herndon, Trustee Owner/Petitioner
Parcel No.: **110-000882-00**

Date: 2-19-2015



RECEIVED

FEB 10 2015

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

RECEIVED

MAR 09 2015

ANK-EXPL 07-15

Franklin County Planning Department
Franklin County, Ohio

ANNEXATION DESCRIPTION OF 6.17 ACRES ±

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By RR Date 2/10/15

Situated in the State of Ohio, County of Franklin, Township of Blendon, being part of a 5.564 acre tract described in a deed to Charles L. Herndon and Cynthia S. Herndon Family Trust, of record in Instrument Number 200201310028625, being part of a proposed 0.510 acre right-of-way drop, being part of a 0.638 acre tract of land described in a deed to The City of Columbus, of record in Official Record 11082, page G04, and being a part of the right-of-way dedicated to the City of Columbus by the Creek Ridge, Section 1 plat, of record in Plat Book 67, page 61, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being generally described for annexation purposes only as follows:

Beginning at the northwest corner of said 5.564 acre tract, being on the south line of Lot 19 of said Creek Ridge, Section 1, and being on an existing City of Columbus corporation line established by Ordinance Number 658-74;

Thence Easterly, along the north line of said 5.564 acre tract, along the south lines of Lot numbers 19, 18, 17 and 16 of said Creek Ridge, Section 1, and along said corporation line (Ord. 658-74), a distance of 280 feet, more or less, to a north corner of said 5.564 acre tract, being a south corner of said Lot 16;

Thence Southeasterly, along the northeast line of said 5.564 acre tract, along the southwest lines of Lot numbers 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6 and 5 of said Creek Ridge, Section 1, and continuing along said corporation line (Ord. 658-74), a distance of 757 feet, more or less, to a point on the original northwest right-of-way line for Sunbury Road, being on the north line of said 0.510 acre tract;

Thence Northeasterly, along said original northwest right-of-way line for Sunbury Road, across the right-of-way as dedicated by said Creek Ridge, Section 1, and continuing along said corporation line (Ord. 658-74), a distance of 144 feet, more or less, to a point on an existing City of Columbus corporation line, as established by Ordinance Number 974-78;

Thence Southeasterly, crossing the existing right-of-way for Sunbury Road, along said corporation line (Ord. 974-78), a distance of 70 feet, more or less, to a point on the existing southeast right-of-way line for Sunbury Road, being on the southeast line of said 0.638 acre tract, and being on the northwest line of the remainder of a 7.63 acre tract described in a deed to Life Church of Easton, of record in Instrument Number 201203120033960;

Thence Southwesterly, along the existing southeast right-of-way line for Sunbury Road, along the southeast line of said 0.638 acre tract, along the northeast line of the remainder of said 7.63 acre tract, and along said corporation line (Ord. 974-78), a distance of 555 feet, more or less, to a point;

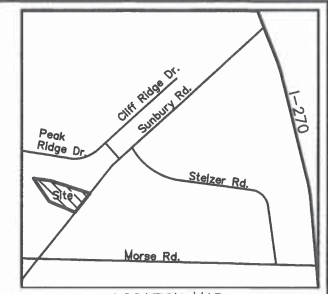
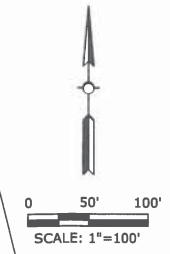
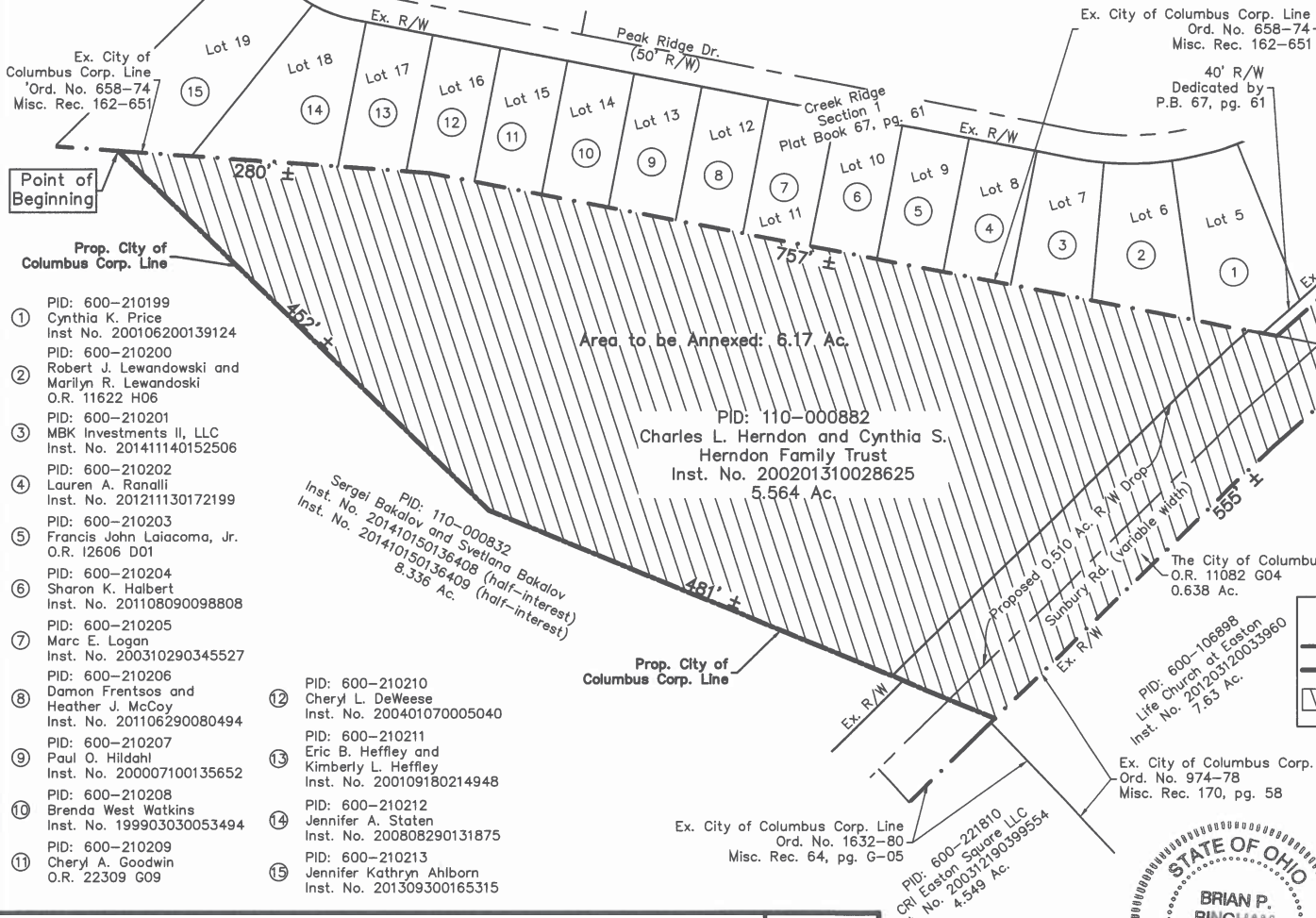
Thence Northwesterly, crossing the existing right-of-way for Sunbury Road, along the southerly line and its easterly projection of said 0.510 acre tract, along the southerly line and its easterly projection of said 5.564 acre tract, along the northerly line and its easterly projection of an 8.336 acre tract described in deeds to Sergei Bakalov and Svetlana Bakalov, of record in Instrument Number 201410150136408 and Instrument Number 201410150136409, and along a proposed new corporation line for the City of Columbus, a distance of 481 feet, more or less, to a southwest corner of said 5.564 acre tract, being a northeast corner of said 8.336 acre tract;

Thence Northwesterly, along a southwest line of said 5.564 acre tract, along a northeast line of said 8.336 acre tract, and continuing along said proposed corporation line, a distance of 452 feet, more or less, to the Point of Beginning for this annexation description.

The above annexation description contains a total area of approximately 6.17 acres, more or less

This description was prepared based on record information obtained from the Franklin County Recorder's Office, and from the Franklin County Auditor's GIS and is intended for annexation purposed only.

Annexation Exhibit of 6.17 Ac. ±
From: Blendon Township, To: City of Columbus
 Situated in the State of Ohio, County of Franklin, Township of Blendon



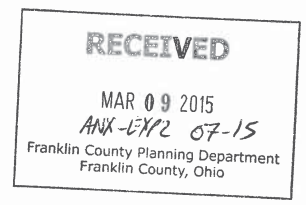
Ex. City of Columbus Corp. Line
 Ord. No. 974-78
 Misc. Rec. 170, pg. 58

GENERAL NOTES

1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND THE AUDITOR'S GIS, FRANKLIN COUNTY, OHIO,
2. THIS EXHIBIT IS INTENDED TO BE USED FOR ANNEXATION PURPOSES ONLY.

Brian P. Bingham 2/10/2015
BRIAN P. BINGHAM
 REG. PROFESSIONAL SURVEYOR NO. 8438

LEGEND	
	EX. CITY OF COLUMBUS CORP. LINE
	PROPOSED CITY OF COLUMBUS CORP. LINE
	AREA TO BE ANNEXED TO CITY OF COLUMBUS



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

- | | |
|--|---|
| ① PID: 600-210199
Cynthia K. Price
Inst. No. 200106200139124
② PID: 600-210200
Robert J. Lewandowski and
Marilyn R. Lewandowski
O.R. 11622 H06
③ PID: 600-210201
MBK Investments II, LLC
Inst. No. 201411140152506
④ PID: 600-210202
Lauren A. Ranalli
Inst. No. 201211130172199
⑤ PID: 600-210203
Francis John Laiacoma, Jr.
O.R. 12606 D01
⑥ PID: 600-210204
Sharon K. Halbert
Inst. No. 201108090098808
⑦ PID: 600-210205
Marc E. Logan
Inst. No. 200310290345527
⑧ PID: 600-210206
Damon Frentos and
Heather J. McCoy
Inst. No. 201106290080494
⑨ PID: 600-210207
Paul O. Hildahl
Inst. No. 200007100135652
⑩ PID: 600-210208
Brenda West Watkins
Inst. No. 199903030053494
⑪ PID: 600-210209
Cheryl A. Goodwin
O.R. 22309 G09 | ⑫ PID: 600-210210
Cheryl L. DeWeese
Inst. No. 200401070005040
⑬ PID: 600-210211
Eric B. Heffley and
Kimberly L. Heffley
Inst. No. 200109180214948
⑭ PID: 600-210212
Jennifer A. Staten
Inst. No. 200808290131875
⑮ PID: 600-210213
Jennifer Kathryn Ahlborn
Inst. No. 201309300165315 |
|--|---|

PID: 110-000832
 Sergei Bakalov and Svetlana Bakalov
 Inst. No. 201410150136408 (half-interest)
 Inst. No. 201410150136409 (half-interest)
 8.336 Ac.

Prop. City of
 Columbus Corp. Line

Ex. City of Columbus Corp. Line
 Ord. No. 1632-80
 Misc. Rec. 64, pg. G-05

PID: 600-221810
 CRL Easton Square LLC
 Inst. No. 200312190399554
 4.549 Ac.

PID: 600-106898
 Life Church at Easton
 Inst. No. 20120320053960
 7.63 Ac.

Ex. City of Columbus Corp. Line
 Ord. No. 974-78
 Misc. Rec. 170, pg. 58

**AMERICAN
 STRUCTUREPOINT
 INC.**

2550 CORPORATE EXCHANGE DR.
 SUITE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2235
 www.structurepoint.com

SCALE: 1"=100'
 DATE: 12/03/2014
 DRAWN BY: MJW
 JOB NO. 14.02553

SHEET NO.
1
 OF 1

EDIT DATE: 12/3/14 EDITED BY: BBINGHAM DRAWING FILE: C:\2014\02553\DWG\DRAWINGS\SURVEY\WORKING DRAWING MJW.DWG

By BB Date 2/10/15

Exh B



City of Columbus

Legislation Report

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

ORIGINAL

File Number: 0772-2015

Emergency

File ID: 0772-2015

Type: Ordinance

Status: Consent

Version: 1

*Committee: Development Committee

File Name: Annexation Service AN15-004: 6.17 Acres, Blendon Township, Charles L. Herndon, Tr. and Cynthia Herndon, Tr.

File Created: 03/11/2015

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.: Jackie Yeoman 645-0663

Floor Action (Clerk's Office Only)

MAR 23 2015 Passed 7-0

RECEIVED

MAR 27 2015

ANN-EXP 2 07-15

Franklin County Planning Department
Franklin County, OH

Mayor's Action

MAR 24 2015

Mayor

Date

Council Action

MAR 23 2015

Date Passed/ Adopted

President of Council

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 (AN15-004) of 6.17 + acres in Blendon Township to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Attachments: ORD0772-2015 AN15-004 Legal Description,
ORD0772-2015 AN15-004 Map

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 0772-2015 passed by The Council of The City of Columbus, Ohio 3/23, 2015, as shown by the records now on file in this office.

City Clerk

Approval History

Version	Date	Approver	Action
1	03/11/2015	Steven Schoeny	Approved
1	03/11/2015	ATTORNEY APPROVER	Approved
Notes	wsb		

History of Legislative File

Ver.	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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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**AN15-004**

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 Blendon Township. This ordinance is required by the Ohio Revised Code (ORC) as enacted by the General Assembly of the State of Ohio. An annexation petition has been filed with Franklin County for this property. A service ordinance must be passed before the annexation meeting takes place before the Board of County Commissioners of Franklin County. Information regarding municipal services that would be available, should the subject site be annexed, has been compiled and is reflected in this ordinance. If the petition is approved by the County Commissioners, a second City ordinance accepting the annexation will be necessary to complete the process. The time frames specified in the ORC require that this legislation be filed as emergency.

FISCAL IMPACT: The statement of municipal services and zoning conditions for a proposed annexation area has no fiscal impact. While provision of the stated services does represent cost to the City, 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 (AN15-004) of 6.17 ± acres in Blendon 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 Blendon Township was duly filed on behalf of the Charles L. Herndon, Tr. and Cynthia Herndon, Tr. on March 9, 2015; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on April 14, 2015; 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, the property is located within the boundaries of the adopted Northland I Area Plan; 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 6.17 ± acres in Blendon 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: Single family homes would qualify for city provided 90-gallon front curb or 300-gallon alley refuse service, the method of which to be determined by Division of Refuse Collection management. Any other development would require compliance with Title 13 requirements; Commercial/business uses are required to provide their own refuse collection.

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: This site will be served by an existing 12-inch water main located in Sunbury Road, the connection to which will be made at the owner's expense.

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

Sanitary: This site can be served by an existing 15-inch sanitary sewer situated in an easement along the north property line.

Storm: All storm sewers necessary for development/redevelopment of the area shall be designed in accordance with design policy and applicable codes in effect at the time of development.

SECTION 2. If this 6.17 \pm 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 Blendon 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 Blendon 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 AN15-004
6.17 ± Acres in Blendon Township

Situated in the State of Ohio, County of Franklin, Township of Blendon, being part of a 5.564 acre tract described in a deed to Charles L. Herndon and Cynthia S. Herndon Family Trust, of record in Instrument Number 200201310028625, being part of a proposed 0.510 acre right-of-way drop, being part of a 0.638 acre tract of land described in a deed to The City of Columbus, of record in Official Record 11082, page G04, and being a part of the right-of-way dedicated to the City of Columbus by the Creek Ridge, Section 1 plat, of record in Plat Book 67, page 61, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being generally described for annexation purposes only as follows:

Beginning at the northwest corner of said 5.564 acre tract, being on the south line of Lot 19 of said Creek Ridge, Section 1, and being on an existing City of Columbus corporation line established by Ordinance Number 658-74;

Thence Easterly, along the north line of said 5.564 acre tract, along the south lines of Lot numbers 19, 18, 17 and 16 of said Creek Ridge, Section 1, and along said corporation line (Ord. 658-74), a distance of 280 feet, more or less, to a north corner of said 5.564 acre tract, being a south corner of said Lot 16;

Thence Southeasterly, along the northeast line of said 5.564 acre tract, along the southwest lines of Lot numbers 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6 and 5 of said Creek Ridge, Section 1, and continuing along said corporation line (Ord. 658-74), a distance of 757 feet, more or less, to a point on the original northwest right-of-way line for Sunbury Road, being on the north line of said 0.510 acre tract;

Thence Northeasterly, along said original northwest right-of-way line for Sunbury Road, across the right-of-way as dedicated by said Creek Ridge, Section 1, and continuing along said corporation line (Ord. 658-74), a distance of 144 feet, more or less, to a point on an existing City of Columbus corporation line, as established by Ordinance Number 974-78;

Thence Southeasterly, crossing the existing right-of-way for Sunbury Road, along said corporation line (Ord. 974-78), a distance of 70 feet, more or less, to a point on the existing southeast right-of-way line for Sunbury Road, being on the southeast line of said 0.638 acre tract, and being on the northwest line of the remainder of a 7.63 acre tract described in a deed to Life Church of Easton, of record in Instrument Number 201203120033960;

Thence Southwesterly, along the existing southeast right-of-way line for Sunbury Road, along the southeast line of said 0.638 acre tract, along the northeast line of the remainder of said 7.63 acre tract, and along said corporation line (Ord. 974-78), a distance of 555 feet, more or less, to a point;

Thence Northwesterly, crossing the existing right-of-way for Sunbury Road, along the southerly line and its easterly projection of said 0.510 acre tract, along the southerly line and its easterly projection of said 5.564 acre tract, along the northerly line and its easterly projection of an 8.336 acre tract described in deeds to Sergei Bakalov and Svetlana Bakalov, of record in Instrument Number 201410150136408 and Instrument Number 201410150136409, and along a proposed new corporation line for the City of Columbus, a distance of 481 feet, more or less, to a southwest corner of said 5.564 acre tract, being a northeast corner of said 8.336 acre tract;

Thence Northwesterly, along a southwest line of said 5.564 acre tract, along a northeast line of said 8.336 acre tract, and continuing along said proposed corporation line, a distance of 452 feet, more or less, to the Point of Beginning for this annexation description.

The above annexation description contains a total area of approximately 6.17 acres, more or less

This description was prepared based on record information obtained from the Franklin County Recorder's Office, and from the Franklin County Auditor's GIS and is intended for annexation purposed only.

