

**Review of Petition to Annex 1.394 +/- acres from Mifflin Township to the City of Columbus Case #ANX-EXP2-19-15 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Donald Plank, on behalf of Myong Hui Kim on June 30, 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. 1846-2015 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 July 13, 2015.

**Review of Petition to Annex 1.394 +/- acres from Mifflin Township to the City of Columbus Case #ANX-EXP2-19-15 (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



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  
1.394 +/- ACRES FROM  
MIFFLIN TOWNSHIP  
TO THE CITY OF COLUMBUS

### **Description:**

Attached is a resolution to consider the annexation of 1.394-acres, more or less, from Mifflin Township to the city of Columbus. The petition case number is ANX-EXP2-19-15.

### **Owner:**

Myong Hui Kim

### **Agent:**

Donald Plank, Plank Law Firm

### **Site:**

2270 Innis Road (190-000456) and 3377 Westerville Road (190-000043)

### **Additional Information:**

The total perimeter of the site is 1,192 feet; 554 feet or 46 percent of which is 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. 1846-2015, was passed by the city of Columbus on July 13, 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:** Victoria Caldwell, Acting County Clerk  
Franklin County Commissioners Office

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

**CC:** Rollin Seward, Acting 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 **July 7, 2015** General Session Agenda for a  
hearing on **August 4, 2015**.

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**Case #ANX-EXP2-19-15** - An Expedited Type 2 annexation petition ANX-EXP2-19-15 was filed in our office on June 30, 2015. The petition is requesting to annex 1.394 +/- acres from Mifflin Township to the City of Columbus.

**Site: 2270 Innis Road (190-000456) and 3377 Westerville Road (190-000043)**

**Commissioners**

Marilyn Brown, President  
Paula Brooks  
John O'Grady

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

RECEIVED

JUN 30 2015

Application for  
**Annexation  
Petition**

Franklin County Planning Department  
Franklin County, Ohio  
Expedited Type 2  
Petition to ORC §709.023



**Property Information**

Site Address

2270 Innis Road and 3377 Westerville Road

Parcel ID(s)

190-000456 and 190-000043

Total Acreage

1.394 acres

From Township

Mifflin

To Municipality

Columbus

**Property Owner Information**

Name

Myong Hui Kim

Address

1 Miranova Place, Unit 1725

Columbus, OH 43215

Phone #

(614) 214-7716

Fax #

Email

**Staff Use Only**

Case #

ANX-EXP2  
19-15

Hearing date:

8/4/15

Date filed:

6/30/15

Fee paid

250.00

Receipt #

685526

Notifications deadline:

5 days

7/5/15

Svc statement deadline:

20 days

7/20/15

**Attorney/Agent Information**

Name

Donald Plank, Plank Law Firm

Address

145 E. Rich Street, FL 3

Columbus, OH 43215

Phone #

(614) 947-8600

Fax #

(614) 228-1790

Email

dplank@planklaw.com

**Document Submission**

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

- ☒ Legal description of property
- ☒ Map/plat of property
- ☒ 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.

 NKA Myong Hui Kim  
Property Owner Date 6/26/2015

Property Owner Date

Property Owner Date

Property Owner Date

**Plank Law Firm**  
*A Legal Professional Association*

Donald T. Plank  
[dplank@planklaw.com](mailto:dplank@planklaw.com)  
David Watkins  
[dwatkins@planklaw.com](mailto:dwatkins@planklaw.com)

145 E. Rich Street, FL 3  
Columbus, Ohio 43215-5240  
Business: 614-947-8600  
Fax: 614-228-1790

June 30, 2015

**RECEIVED**

**JUN 30 2015**

Franklin County Planning Department  
Franklin County, Ohio

D. Anthony Hray, Planner  
Economic Development & Planning Department  
Franklin County  
150 S. Front Street, FSL Suite 10  
Columbus, OH 43215-7104

RE: Annexation No.: AN15-007  
Annexation of 1.394 Acres from Mifflin Township to City of Columbus  
Property Owner: Myong Hui Kim  
Parcel Nos.: 190-000456 & 190-000043

Dear Mr. Hray:

The property owner/petitioner seeks to annex her 1.394 acre property to the City of Columbus with the intent to combine that property with a 0.391 acre parcel previously annexed to Columbus and owned by petitioner. The combination of parcels within one jurisdiction will enhance the combined property's total value by making the property a more viable, developable site. Petitioner has no specific immediate plans or prospects for the development of the property.

Thank you for your consideration,

*Donald Plank*

Donald T. Plank

*AB*

DTP/bp

Encl.

**RECEIVED**

**JUN 30 2015**

Franklin County Planning Department  
Franklin County, Ohio

**PETITION FOR ANNEXATION  
OF 1.394 ACRES, MORE OR LESS,  
FROM MIFFLIN TOWNSHIP IN FRANKLIN COUNTY  
TO THE CITY OF COLUMBUS, OHIO  
UTILIZING THE SPECIAL PROCEDURE OF R.C. SECTION 709.023 ET SEQ.**

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

Now comes the undersigned petitioner, being one hundred percent (100%) of the owners of certain property as hereinafter described and requests that their property be annexed to the city of Columbus, Ohio. The territory proposed for annexation contains approximately 1.394 acres, more or less, in Mifflin Township, Franklin County and is contiguous to the boundary of the Columbus, Ohio, for five percent (5%) or more of the perimeter of the territory proposed for annexation. The undersigned understands the property will not be excluded from the township.

An accurate description of the perimeter of the territory sought to be annexed is attached hereto and made a part hereof as Exhibit "A". A map or plat of the above-described territory sought to be annexed is attached hereto and made a part hereof as Exhibit "B".

The annexation will not create an unincorporated area of township that is completely surrounded by the territory proposed for annexation.

There is no annexation agreement between the municipality and the townships pursuant to R.C. §709.192 applicable to this annexation or an applicable Cooperative Economic Development Agreement (C.E.D.A.) pursuant to R.C. §701.07.

The number of owners in the territory sought to be annexed is one and the number of owners who signed the petition is one.

The owner who signs this petition by his/her signature expressly waives his/her right to appeal in law or equity from the board of county commissioners' entry of any resolution passed under R.C. §709.023 and waives any rights he/she may have to sue on any issue relating to a municipal corporation requiring a buffer as provided in R.C. §709.023 and further waives any rights to seek a variance that would relieve or exempt them from that buffer requirement.

Donald T. Plank, 145 E. Rich Street, Third Floor, Columbus, Ohio 43215, (614) 947-8600, is hereby appointed agent for the undersigned petitioner, as required by R.C. §709.02; and said petitioner's agent is hereby authorized to make any amendments and/or deletions which in his/her absolute and complete discretion are proper under the circumstances then existing. In addition, the petitioner's agent is authorized to make such amendments and/or deletions in this petition, map, plat or description in order to correct any discrepancy or mistake noted by the county engineer or others 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 or plat and description to the Franklin County Board of County Commissioners on, before or after the date set for hearing of this petition unless otherwise specified by law.

**"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

ADDRESS

DATE

Myong Hui Kim

Myong Hui Kim

1 MIRANOVA PLACE UNIT 1725  
COLUMBUS OH 43215

JUN 26 2015

NKA Myong Beinsten



RECEIVED

APR 07 2015

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

1.394 Acres of Land for Annexation Purposes;  
To the City of Columbus from the Township of Mifflin  
Franklin County, Ohio

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

By BB Date 4/7/15

Situated in the Township of Mifflin, County of Franklin, State of Ohio; also being a part of the Quarter Township 2, Township 1 North, Range 17 West, United States Military Lands; also being a 1.202 acre tract as conveyed to Myong Hui Kim as described in Instrument No. 200501260016031 (Parcel ID 190-000456) and a 0.174 acre tract as conveyed to Myong Hui Kim as described in Instrument No. 200501260016030 Parcel Number 3 (Parcel ID 190-000043); being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Innis Road (variable right-of-way) and the westerly right-of-way line of Westerville Road (State Route 3, 90' right-of-way), said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a southerly line of said 0.174 acre tract, also being along the northerly right-of-way line of Innis Road, *North 86° 44' 53" West, for a distance of 112.49'* to a point; thence,

Along a portion of the easterly line of said 1.202 acre tract, also being along the northerly right-of-way line of Innis Road, *South 04° 20' 33" West, for a distance of 29.90'* to a point; thence,

Along a southerly line of said 1.202 acre tract, also being the northerly right-of-way line of Innis Road, *South 83° 25' 51" West, for a distance of 119.16'* to a point of curvature; thence,

Along a southerly line of said 1.202 acre tract, also being the northerly right-of-way line of Innis Road, following a curve to the right having an *arc length of 85.69'*, a *radius of 1,392.55'*, a *central angle of 003° 31' 33"*, and a *chord that bears South 85° 11' 38" West for a distance of 85.68'*, said point being the southwesterly corner of said 1.202 acre tract, said point also being the southeasterly corner of a 0.417 acre tract as conveyed to Charles E. Blackburn, Jr. as described in Instrument Nos. 200707190126702 and 200802200025362; thence,

Along the westerly line of said 1.202 acre tract, also being along the easterly line of said 0.417 acre tract and then along a portion of an easterly line of a 5.106 acre tract as conveyed to United States Postal Service as described in Official Record 10994 I-11 and being along the division line between City of Columbus and Township of Mifflin as established by Ordinance No. 1373-71, *North 04° 47' 29" East, for a distance of 294.72'* to a point; thence,

Along the northerly line of said 1.202 acre tract, also being along the southerly line of a 1.575 acre tract as conveyed to Shazan Holding LP as described in Instrument No. 201212120190411 and along the along the division line between City of Columbus and Township of Mifflin, *South 76° 51' 18" East, for a distance of 199.03'* to a point; thence,

Along a portion of the easterly line of said 1.202 acre tract, also being along the westerly line of a 0.391 acre tract as conveyed to Myong Hui Kim as described in Instrument No. 200501260016030 Parcel numbers 1 and 2, and along the division line between City of Columbus and Township of Mifflin, *South 03° 51' 07" West, for a distance of 132.20'* to a point; thence,

Along the northerly line of said 0.174 acre tract, also being along the southerly line of said 0.391 acre tract and along the division line between City of Columbus and Township of Mifflin, *South 86° 45' 09" East, for a distance of 144.99'* to a point; thence,

Along the easterly line of said 0.174 acre tract, also being along the westerly right-of-way line of Westerville Road, *South 29° 19' 00" West, for a distance of 73.47'* to the point of beginning, containing 1.394 acres of land, more or less.

Basis of bearings for the herein-described courses is a portion of the centerline of Westerville Road Being North 29° 19' 00" East, as shown on plans entitled "FRA-3-(20.84)(22.58)(25.00)" as prepared by Burgess & Niple, Limited.

The herein-described courses are based solely on record documents; an actual survey was not performed.

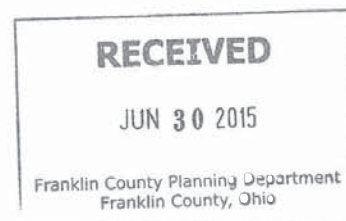


*Michael L. Keller*

Michael L. Keller  
Professional Surveyor, Ohio License No. 7978

*3/20/15*

Date



Situated in The Township of Mifflin, Franklin County, Ohio, and being part of Quarter Township 2, Township 1 North, Range 17 West, United States Military Lands.

# 1.394 ACRE ANNEXATION EXHIBIT TO THE CITY OF COLUMBUS FROM THE TOWNSHIP OF MIFFLIN QUARTER TWP. 2, TWP. 1N, R. 17W, USML FRANKLIN COUNTY, OHIO

UNITED STATES POSTAL  
SERVICE  
CITY OF COLUMBUS  
PARCEL NO. 010-20071

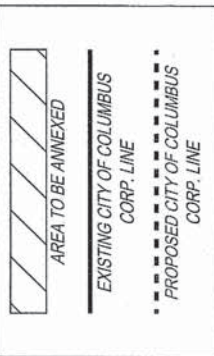
CITY OF COLUMBUS  
ORD. #1373-71  
MISC. 154-167

APR 07 2015  
Franklin County Engineer  
Dean C. Ringle, PE, PS.

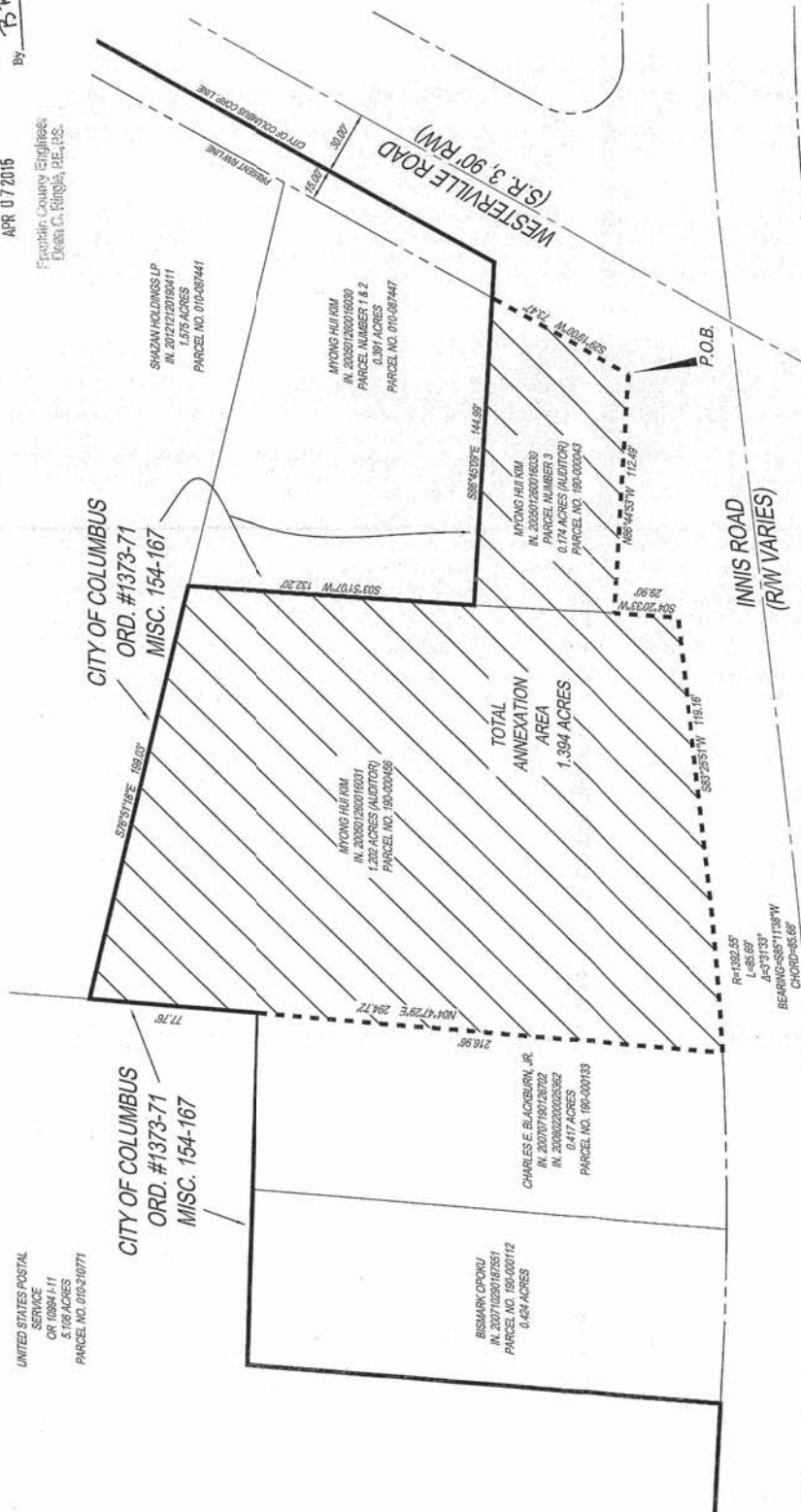
ANNEXATION  
PLAT & DESCRIPTION  
ACREAGE  
DEAN C. RINGLE, PE, PS.  
FRANKLIN COUNTY ENGINEER  
By B.B. Date 4/7/15



TOTAL PERIMETER OF ANNEXATION IS 1192 FEET OF WHICH 254 FEET IS CONTIGUOUS WITH THE CITY OF COLUMBUS BY CASE NO. 342, GIVING 40% PERIMETER CONTIGUITY.



**BASIS OF BEARINGS**  
Bearings are based on a portion of the centerline of Westerville Road being North 29° 19' 00" East, as shown on plans entitled "TRA-3-(20.84)(22.59)(25.00)" as prepared by Burgess & Niple, Limited.



*Michael L. Keller*  
MICHAEL L. KELLER  
OHIO PROFESSIONAL SURVEYOR NO. 7978

DATE

3/20/15

SCALE: 1" = 40'  
DATE: 03/20/15  
DRAWN: MLK  
DESIGNED:  
CHECKED: MLK  
JOB NO.: 130326.001

Page 1 Of 1

1.394 ACRE ANNEXATION EXHIBIT  
TO THE CITY OF COLUMBUS FROM THE TOWNSHIP OF MIFFLIN  
QUARTER TWP. 2, TWP. 1N, R. 17W, USML  
FRANKLIN COUNTY, OHIO



CIVIL ENGINEERING  
SURVEYING  
LANDSCAPE  
ARCHITECTURE  
www.kleingers.com  
320 Westlakes Rd., Ste. B  
Westerville, OH 43082  
614.882.4311



# ANX-EXP2-19-15

Petition to Annex 1.394 +/-  
acres from Mifflin Township  
to the City of Columbus  
Case #ANX-EXP2-19-15

1.394 +/- acres  
Mifflin Township

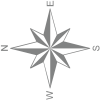
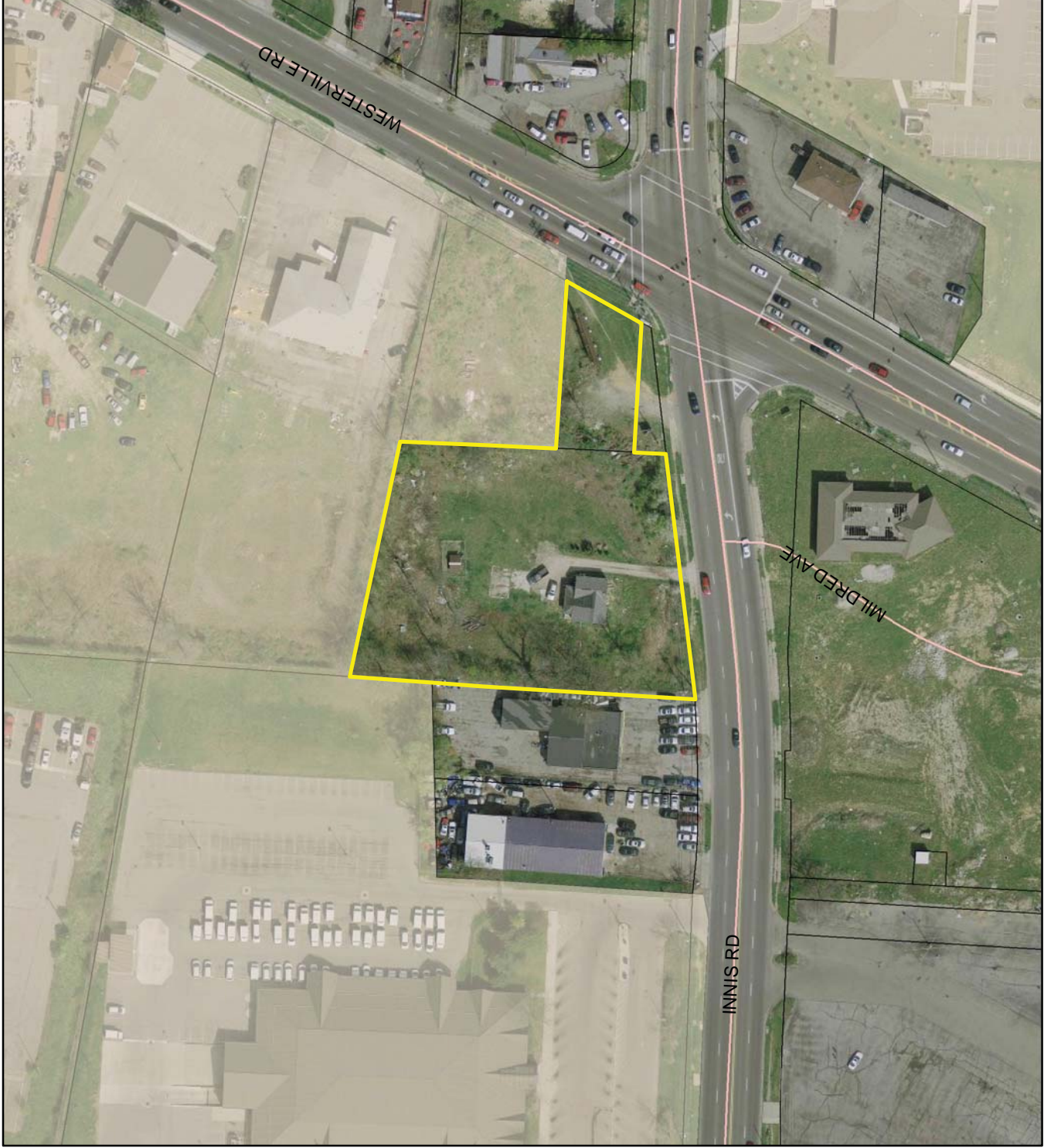
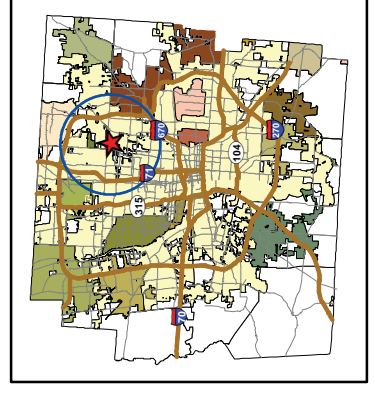
2270 Innis Road &  
3377 Westerville Road

Parcels  
Streets

## Corporate Boundaries

Columbus

Note: Boundary shown  
is approximate area to  
be annexed. See  
petition plat for exact  
area.





# City of Columbus

## Legislation Report

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

# ORIGINAL

File Number: 1846-2015

### Emergency

File ID: 1846-2015

Type: Ordinance

Status: Consent

Version: 1

\*Committee: Development Committee

File Name: Annexation Service AN15-007: 1.394 Acres, Mifflin  
Township, Myong Hue Kim

File Created: 07/01/2015

### 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)

JUL 13 2015 Passed 7-0

# RECEIVED

JUL 20 2015

Franklin County Planning Department  
Franklin County, OH

### Mayor's Action

JUL 15 2015

Mayor

Date

### Council Action

JUL 13 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 (AN15-007) of 1.394 + acres in Mifflin Township to the City of Columbus as required by the Ohio Revised Code; and to declare an emergency.

### Sponsors:

Attachments: ORD1846-2015 AN15-007 Legal Description,  
ORD1846-2015 AN15-007 Map

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1846-2015 passed by The Council of The City of Columbus, Ohio 7/13, 2015, as shown by the records now on file in this office.

Seal

City Clerk

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**Approval History**

Version	Date	Approver	Action
1	07/01/2015	Steven Schoeny	Approved
1	07/01/2015	ATTORNEY APPROVER	Approved
Notes	jsg		

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**History of Legislative File**


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Ver.	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
<p><b>EBOCO:</b> Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.</p> <p><b>City Attorney:</b> Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.</p>							

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**Explanation****AN15-007**

**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 Mifflin 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 (AN15-007) of 1.394 ± acres in Mifflin 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 Mifflin Township was duly filed on behalf of the Myong Hue Kim on June 30, 2015; and

**WHEREAS,** a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on August 4, 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 Northeast 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 1.394 ± acres in Mifflin 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 is served by an existing ¾-inch water service from the 10-inch water main located in Innis Road.

**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 two existing Franklin County sewers. There is an existing 10-inch Franklin County sanitary sewer located along the west side of Westerville Road and an existing 24-inch Franklin County sanitary sewer located on the south side of Innis Road. If a mainline sanitary sewer extension is required to serve the property, a CC sanitary plan would be designed, approved, and constructed at the developer/owner's expense.

**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 1.394  $\pm$  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 Mifflin 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 Mifflin 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 AN15-007  
1.394 ± Acres in Mifflin Township**

Situated in the Township of Mifflin, County of Franklin, State of Ohio; also being a part of the Quarter Township 2, Township 1 North, Range 17 West, United States Military Lands; also being a 1.202 acre tract as conveyed to Myong Hui Kim as described in Instrument No. 200501260016031 (Parcel ID 190-000456) and a 0.174 acre tract as conveyed to Myong Hui Kim as described in Instrument No. 200501260016030 Parcel Number 3 (Parcel ID 190-000043); being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Innis Road (variable right-of-way) and the westerly right-of-way line of Westerville Road (State Route 3, 90' right-of-way), said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a southerly line of said 0.174 acre tract, also being along the northerly right-of-way line of Innis Road, *North 86° 44' 53" West, for a distance of 112.49'* to a point; thence,

Along a portion of the easterly line of said 1.202 acre tract, also being along the northerly right-of-way line of Innis Road, *South 04° 20' 33" West, for a distance of 29.90'* to a point; thence,

Along a southerly line of said 1.202 acre tract, also being the northerly right-of-way line of Innis Road, *South 83° 25' 51" West, for a distance of 119.16'* to a point of curvature; thence,

Along a southerly line of said 1.202 acre tract, also being the northerly right-of-way line of Innis Road, following a curve to the right having an *arc length of 85.69'*, *a radius of 1,392.55'*, *a central angle of 003° 31' 33"*, and *a chord that bears South 85° 11' 38" West for a distance of 85.68'*, said point being the southwesterly corner of said 1.202 acre tract, said point also being the southeasterly corner of a 0.417 acre tract as conveyed to Charles E. Blackburn, Jr. as described in Instrument Nos. 200707190126702 and 200802200025362; thence,

Along the westerly line of said 1.202 acre tract, also being along the easterly line of said 0.417 acre tract and then along a portion of an easterly line of a 5.106 acre tract as conveyed to United States Postal Service as described in Official Record 10994 I-11 and being along the division line between City of Columbus and Township of Mifflin as established by Ordinance No. 1373-71, *North 04° 47' 29" East, for a distance of 294.72'* to a point; thence,

Along the northerly line of said 1.202 acre tract, also being along the southerly line of a 1.575 acre tract as conveyed to Shazan Holding LP as described in Instrument No. 201212120190411 and along the along the division line between City of Columbus and Township of Mifflin, *South 76° 51' 18" East, for a distance of 199.03'* to a point; thence,

Along a portion of the easterly line of said 1.202 acre tract, also being along the westerly line of a 0.391 acre tract as conveyed to Myong Hui Kim as described in Instrument No. 200501260016030 Parcel numbers 1 and 2, and along the division line between City of Columbus and Township of Mifflin, *South 03° 51' 07" West, for a distance of 132.20'* to a point; thence,

Along the northerly line of said 0.174 acre tract, also being along the southerly line of said 0.391 acre tract and along the division line between City of Columbus and Township of Mifflin, *South 86° 45' 09" East, for a distance of 144.99'* to a point; thence,

Along the easterly line of said 0.174 acre tract, also being along the westerly right-of-way line of Westerville Road, *South 29° 19' 00" West, for a distance of 73.47'* to the point of beginning, containing 1.394 acres of land, more or less.

Basis of bearings for the herein-described courses is a portion of the centerline of Westerville Road Being North 29° 19' 00" East, as shown on plans entitled "FRA-3-(20.84)(22.58)(25.00)" as prepared by Burgess & Niple, Limited.

The herein-described courses are based solely on record documents; an actual survey was not performed.

