

**EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF COLUMBUS
30.702 ACRES, MORE OR LESS,
FROM MADISON TOWNSHIP**

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

The undersigned, petitioners in the premises, and being THE SOLE OWNERS OF REAL ESTATE in the territory described, consisting of 30.702+/- acres, more or less, with a total length of the annexation perimeter of 6,335 feet, more or less, in the Township of Madison, which area is contiguous along 1,854 feet, or 29 % is contiguous to the City of Columbus, do hereby pray that said territory be annexed to the City of Columbus, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibit "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that there are within the territory so prayed to be annexed ONE (1) OWNER OF SAID REAL ESTATE.

Molly R. Gwin, whose address is 2 Miranova Place, Suite 700, Columbus, Ohio 43215 is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"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

Amanda B. Guffin
manager
Bachman Farm Ltd.

ADDRESS

5400 Bachman Road
Canal Winchester OH
43110

DATE

3-21-2023

EXHIBITS

Exhibit A= Legal Description

Exhibit B= Plat Map

Exhibit C= Adjacent Parcel Owner List

4871-8465-4344.2 : 06918 00030
4846-9517-3477, v. 1

EXHIBIT

A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By JRH/FDA Date 03/23/23

RECEIVED

MAR 23 2023

**PROPOSED ANNEXATION
30.702 ACRES**

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

FROM: TOWNSHIP OF MADISON

TO: CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northwest quarter of Section 14, Township 11, Range 21, Congress Lands, being all of that 30.702 acre tract of land conveyed to Bachman Farm, Ltd. by deed of record in Instrument Number 202303220027313 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Winchester Pike (60' wide, see Franklin County right of way plans for S.H. 49, dated 1932) and Bachman Road (32' wide, created by Madison Township Resolution/Agreement in 1905), at the center of said Section 14;

Thence North 04° 31' 29" East, with the common line of the northeast quarter and the northwest quarter of said Section 14, the westerly line of that tract conveyed as Tract One to Jerry Wildermuth and Gina Wildermuth, Trustees by deed of record in Instrument Number 201810220143701, a distance of 84.71 feet to a point in the easterly line of that 6.326 acre tract conveyed to Bachman Farm, Ltd. by deed of record in Instrument Number 202303220027313, the TRUE POINT OF BEGINNING for this description;

Thence North 40° 34' 15" West, with said easterly line, a distance of 445.52 feet to a point in the easterly line of that 0.582 acre tract conveyed to Jeremy Reeve and Cierra Reeve by deed of record in Instrument Number 202011180183710;

Thence North 04° 26' 19" East, with said easterly line and the easterly line of that 2.502 acre tract conveyed to Thomas O. Moore, Trustee by deed of record in Instrument Number 201107070084199, a distance of 383.28 feet to a point;

Thence with the boundary of said 2.502 acre tract the following courses and distances:

North 40° 43' 25" West, a distance of 234.90 feet to a point; and

South 51° 04' 48" West, a distance of 274.79 feet to a point in the easterly line of said 6.326 acre tract;

Thence with said easterly line the following courses and distances:

With the arc of a curve to the left, having a central angle of 03° 16' 11", a radius of 2924.79 feet, an arc length of 166.92 feet, a chord bearing of North 45° 18' 49" West and chord distance of 166.89 feet to a point; and

North 46° 23' 28" West, a distance of 1344.69 feet to a point in the southerly line of that 56.06 acre tract conveyed as Tract Two to Ohio Lamb Farm, LLC by deed of record in Instrument Number 201509170131006, in the existing City of Columbus corporation line, as established by Ordinance Number 367-02, of record in Instrument Number 200207030164115;

Thence South 85° 31' 19" East, with said southerly line and said corporation line, a distance of 1853.78 feet to a point in the common line of the northeast quarter and the northwest quarter of said Section 14, in the westerly line of said Wildermuth tract;

Thence South 04° 31' 29" West, with said common line and said westerly line, a distance of 1631.13 feet to the TRUE POINT OF BEGINNING, containing 30.702 acres of land, more or less.

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

**PROPOSED ANNEXATION
30.702 ACRES**

- 2 -

Total perimeter of annexation area is 6,335 feet, of which 1,854 feet is contiguous with the City of Columbus by Ordinance Number 367-02, giving 29% perimeter contiguity.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

23 MARCH 23

Matthew A. Kirk

Date

Professional Surveyor No. 7865

MAK:ap
30_702 Ac 20211307-VS-ANNX-03.docx

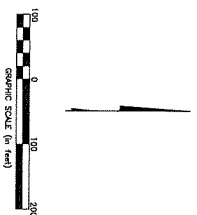
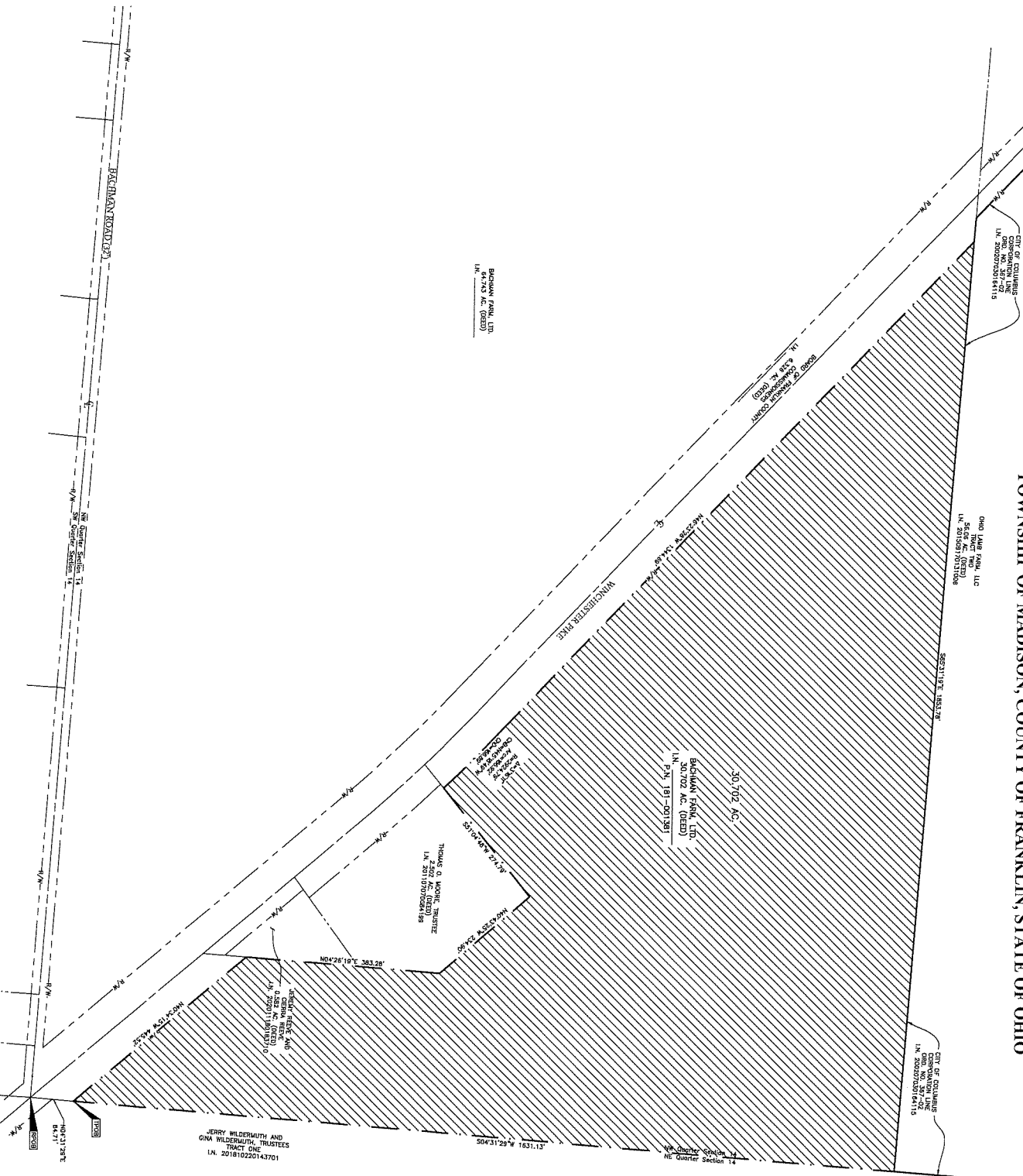


**EXHIBIT
B**

PROPOSED ANNEXATION OF 30.702 ACRES

FROM MADISON TOWNSHIP TO THE CITY OF COLUMBUS

SECTION 14, TOWNSHIP 11, RANGE 21
TOWNSHIP OF MADISON, COUNTY OF FRANKLIN, STATE OF OHIO



AREA TO BE ANNEXED
 FROM MADISON TOWNSHIP TO THE CITY OF COLUMBUS
 PROPOSED CITY OF COLUMBUS CORPORATION LINE
 EXISTING CITY OF COLUMBUS CORPORATION LINE

Comptrolly Note - 30.702 Acres.
 Total perimeter of annexation area is 4,335 feet, of which
 1,575 feet is the perimeter of the 30.702 acres
 Ordinance Number: 367-02, giving 29% commission to developer.

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

By: Matthew A. Rich, Date: _____
 Professional Surveyor No. 7863
 ma.rich@emht.com

EMHT		Date: February 21, 2023
Engineering, Surveying, Planning, & Construction 2500 S. Riverside Avenue, Columbus, OH 43221 Tel: (614) 495-1400 Fax: (614) 495-1401 www.emht.com		Scale: 1" = 100'
Project: _____	Job No.: 2023-1307	Sheets: 1 of 1
Drawn by: _____	Checked by: _____	Revisions: _____

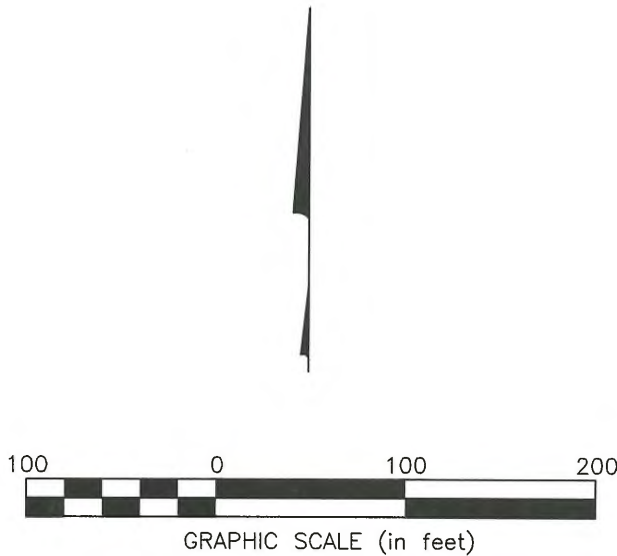
COLUMBUS

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By JAH/FDA Date 03/23/23

RECEIVED

MAR 23 2023

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.



AREA TO BE ANNEXED
FROM MADISON TOWNSHIP TO THE CITY OF COLUMBUS



PROPOSED CITY OF COLUMBUS CORPORATION LINE

EXISTING CITY OF COLUMBUS CORPORATION LINE

Contiguity Note - 30.702 Acres:
Total perimeter of annexation area is 6,335 feet, of which
1,854 feet is contiguous with the City of Columbus by
Ordinance Number 367-02, giving 29% perimeter contiguity.

NW Quarter Section 14
NE Quarter Section 14

S04°31'29"W 1631.13'



GRAPHIC SCALE (in feet)

AREA TO BE ANNEXED
FROM MADISON TOWNSHIP TO THE CITY OF COLUMBUS



PROPOSED CITY OF COLUMBUS CORPORATION LINE

EXISTING CITY OF COLUMBUS CORPORATION LINE

Contiguity Note - 30.702 Acres:
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1,854 feet is contiguous with the City of Columbus by
Ordinance Number 367-02, giving 29% perimeter contiguity.

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



By Matthew A. Kirk 23 MARCH 23
Matthew A. Kirk Date
Professional Surveyor No. 7865
mkirk@emht.com

<p>Evans, Mechwart, Hamberton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4510 Toll Free: 888.775.3648 emht.com</p>	Date: March 23, 2023	
	Scale: 1" = 100'	
	Job No: 2021-1307	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

JERRY WILDERMUTH AND
GINA WILDERMUTH, TRUSTEES
TRACT ONE
I.N. 201810220143701

TPOB
N04°31'29"E
84.71'
RPOB
R/W

S04°31'29"W 1631.13'

NW Quarter Section 14
NE Quarter Section 14

EXHIBIT
C

ADJACENT OWNERS

Exhibit C

PARCEL 181-001381-00

1. Sharon Wilkinson

5491 Winchester Pike

Canal Winchester, Ohio 43110

Parcel ID: 181-000142-00

2. Bachman Farm Ltd.

5400 Bachman Rd.

Canal Winchester, Ohio 43110

Parcel ID: 181-001379-00

3. Jeremy and Cierra Reeve

5630 Winchester Pike

Canal Winchester, Ohio 43110

Parcel ID: 181-000237-00

4. Thomas O Moore TR

5600 Winchester Pike

Canal Winchester, Ohio 43110

Parcel ID: 181-001344-00

5. Ohio Lamb Farm LLC

740 N Shore Dr.

South Haven, Michigan 49090

Parcel ID: 010-262375-00

**6. Wildermuth Jerry TR (WIDLERMUTH FAMILY REVOCABLE LIVING TRUST
DATED JUNE 29 2018)**

5680 Winchester Pike

Canal Winchester, Ohio 43110

Parcel ID: 181-000161-00

7. Thomas and Tonya Mitchell

5681 Winchester Pike

Canal Winchester, Ohio 43110

Parcel ID: 181-000208-00