

**EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF COLUMBUS
63.851 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 63.851+/- acres, more or less, with a total length of the annexation perimeter of 7,505 feet, more or less, in the Township of Madison, which area is contiguous along 1,135 feet, or 15 % 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. Griffin
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

EXHIBIT

A

ANNEXATION

PLAT & DESCRIPTION

ACCEPTABLE

CORNELL R. ROBERTSON, P.E., P.S.

FRANKLIN COUNTY ENGINEER

By JRH/FBA Date 03/22/23

RECEIVED

MAR 23 2023

**PROPOSED ANNEXATION
63.851 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 part of that 64.743 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 85° 37' 16" West, with the common line to the southwest quarter and the northwest quarter of said Section 14, and with the centerline of said Bachman Road a distance of 84.78 feet to a point in the westerly line of that 6.326 acre tract conveyed to Bachman Farm, Ltd. by deed of record in Instrument Number 202303220027313;

Thence North 40° 34' 15" West, with said westerly line, a distance of 22.61 feet to a point in the northerly right of way line of said Bachman Road, the TRUE POINT OF BEGINNING for this description;

Thence North 85° 37' 16" West, with said northerly right of way line, a distance of 2429.17 feet to a point in the easterly line of the remainder of that 96.409 acre tract conveyed to Bachman Farm, Ltd. by deed of record in Instrument Number 200612130247748;

Thence North 04° 23' 01" East, with the easterly line of said remainder tract, a distance of 254.00 feet to the northeasterly corner thereof;

Thence North 85° 37' 16" West, with the northerly line of said remainder tract, a distance of 150.00 feet to a point in the common line of the northeast quarter of Section 15 and the northwest quarter of said Section 14, the easterly line of that 92.484 acre tract conveyed to ABL Group Ltd. by deed of record in Instrument Number 200211070283903, in the existing City of Columbus corporation line, as established by Ordinance Number 1509-00, of record in Instrument Number 200009130184750;

Thence North 04° 23' 01" East, with said common line, said easterly line, and said corporation line, a distance of 1135.41 feet to the southeasterly corner of that 3.5 acre tract conveyed to Milton R. Hinkle and Carol M. Hinkle by deed of record in Instrument Number 200206120146263;

Thence North 04° 41' 49" East, with said common line and the easterly line of said 3.5 acre tract, a distance of 315.07 feet to the southwesterly corner of that 0.998 acre tract conveyed as Parcel I to Robert R. Hinkle and Georgina Marie Hinkle by deed of record in Instrument Number 201808220113201;

Thence South 85° 31' 19" East, with the southerly line of said Parcel I, the southerly line of that 0.868 acre tract conveyed as Parcel II to Robert R. Hinkle and Georgina Marie Hinkle by deed of record in Instrument Number 201808220113201, the southerly line of that 0.728 acre tract conveyed to Pamela J. Russell by deed of record in Instrument Number 200205100118926, and the southerly line of that 0.74 acre tract conveyed to Sharon A. Wilkinson by deed of record in Instrument Number 201205150067904, a distance of 638.51 feet to a point in the westerly line of said 6.326 acre tract;

Thence with said westerly line the following courses and distances:

**PROPOSED ANNEXATION
63.851 ACRES**

- 2 -

South 46° 23' 28" East, a distance of 1492.78 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 06° 00' 07", a radius of 2804.79 feet, an arc length of 293.81 feet, a chord bearing of South 43° 57' 34" East and chord distance of 293.68 feet to a point; and

South 40° 34' 15" East, a distance of 797.01 feet to the TRUE POINT OF BEGINNING, containing 63.851 acres of land, more or less.

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

Total perimeter of annexation area is 7,505 feet, of which 1,135 feet is contiguous with the City of Columbus by Ordinance Number 1509-00, giving 15% perimeter contiguity.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

23 MARCH 23

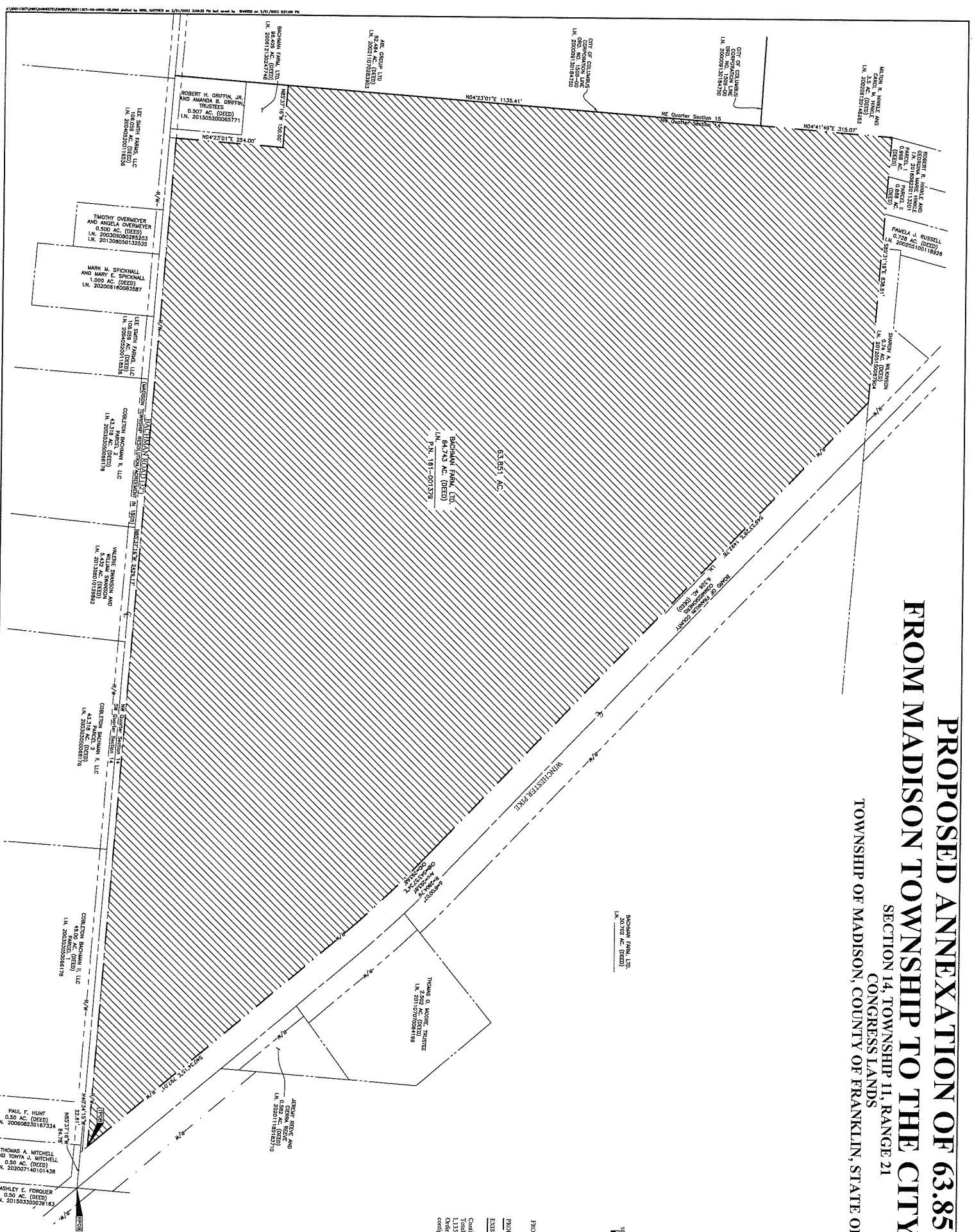
Date



EXHIBIT
B

PROPOSED ANNEXATION OF 63.851 ACRES FROM MADISON TOWNSHIP TO THE CITY OF COLUMBUS

SECTION 14, TOWNSHIP 11, RANGE 21
CONGRESS LANDS
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 CORPORA-TION LINE

EXISTING CITY OF COLUMBUS CORPORATION LINE

Confidential Note - 63.851 Acres
Total perimeter of annotation area is 7,305 Feet, of which 113 feet is contiguous with the City of Columbus by Ordinance Number 1509-00, granting 15% permanent contiguity.



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

By: Matthew A. Kelly
Professional Surveyor No. 7865
mka@emht.com Date: _____

		Date: February 21, 2023
		Scale: 1" = 100'
State of Ohio, Franklin County, Madison Township, Section 14, Township 11, Range 21 63.851 Acres, 63.851 Acres, 63.851 Acres Matthew A. Kelly, Professional Surveyor No. 7865 Sheet 1 of 1		
NO. DATE DESCRIPTION	REVISIONS	

ANNEXATION OF 63.851 ACRES TO THE CITY OF COLUMBUS

TOWNSHIP 11, RANGE 21
RURAL LANDS
COUNTY OF FRANKLIN, STATE OF OHIO

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By JRH/FOA 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

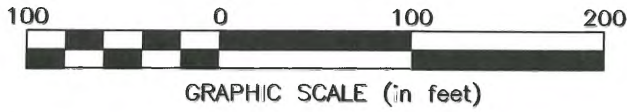
EXISTING CITY OF COLUMBUS CORPORATION LINE

Contiguity Note - 63.851 Acres:

Total perimeter of annexation area is 7,505 feet, of which
1,135 feet is contiguous with the City of Columbus by
Ordinance Number 1509-00, giving 15% perimeter
contiguity.

TRUSTEE
1999

JEREMY REEVE AND
CIERRA REEVE
0.582 AC. (DEED)
L.N. 202011180183710



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



PROPOSED CITY OF COLUMBUS CORPORATION LINE

EXISTING CITY OF COLUMBUS CORPORATION LINE

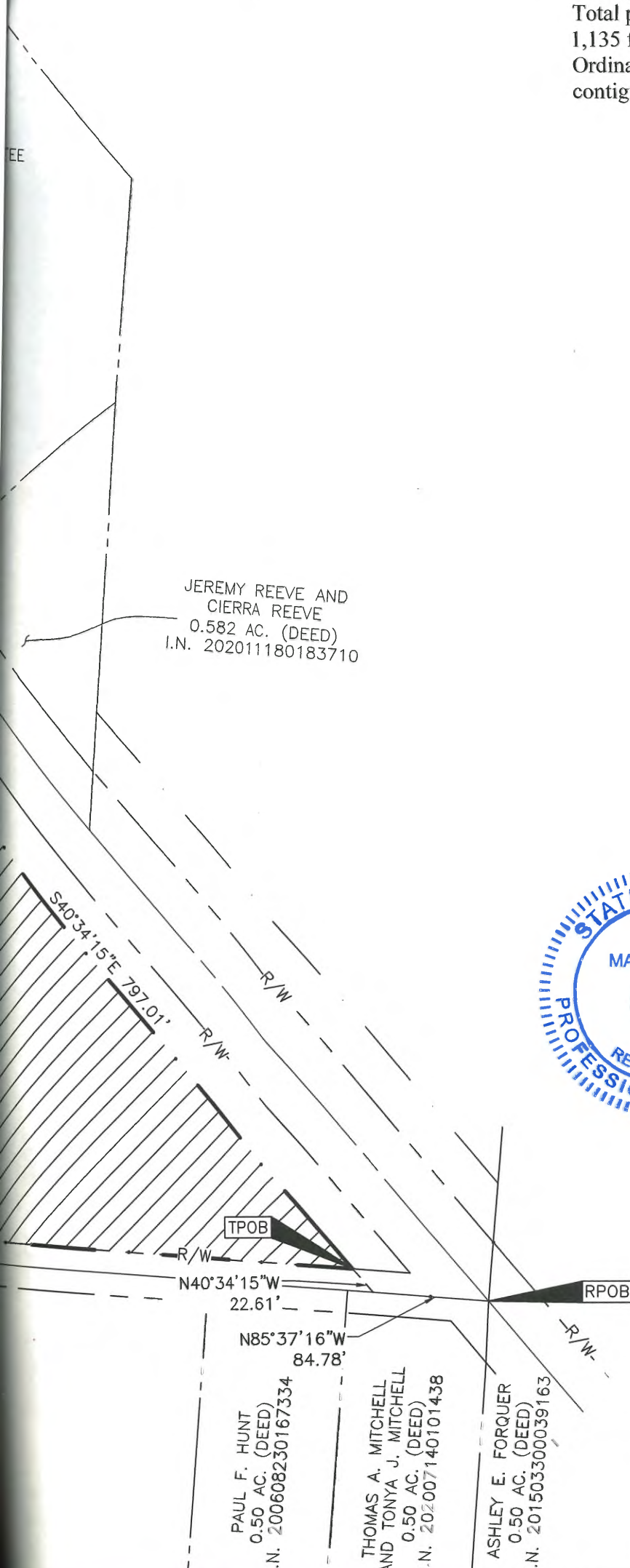
Contiguity Note - 63.851 Acres:
Total perimeter of annexation area is 7,505 feet, of which 1,135 feet is contiguous with the City of Columbus by Ordinance Number 1509-00, giving 15% perimeter contiguity.

JEREMY REEVE AND
CIERRA REEVE
0.582 AC. (DEED)
I.N. 202011180183710

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



EMH&T Evans, Mechwart, Hamberton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	Date: March 23, 2023	
	Scale: 1" = 100'	
	Job No: 2021-1307	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

EXHIBIT
C

ADJACENT OWNERS

Exhibit C

PARCEL 181-001379-00

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: 181-001381-00

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. Russell Pamela J

5481 Winchester Pike

Canal Winchester, Ohio 43110

Parcel ID: 181-000205-00

6. Robert Hinkle

5435 Winchester Pike

Canal Winchester, Ohio 43110

Parcel ID Nos: 181-000207-00; 181-000204-00

7. Milton R. Hinkle

5427 Winchester Pike

Canal Winchester, Ohio 43110

Parcel ID: 181-000078-00

8. ABL GROUP LTD

1349 Cameron Ave.

Lewis Center, Ohio 43035

Parcel ID: 010-255275-00

9. Robert Griffin and Amanda Griffin, Co-Trustees

5400 Bachman Rd.

Canal Winchester, Ohio 43110

Parcel ID: 181-000273-00

10. Bachman Farm Ltd.

5400 Bachman Rd. Canal Winchester, Ohio 43110

Parcel ID: 181-000240-00

11. Timothy Overmeyer

5415 Bachman Rd.

Canal Winchester, Ohio 43110

Parcel ID: 181-000598-00

12. Mark and Mary Spicknall

5421 Bachman Rd.

Canal Winchester, Ohio 43110

Parcel ID: 181-001335-00

13. Lee Smith Farms LLC

929 Harrison Ave.

Columbus, Ohio 43215

Parcel ID: 010-255280-00

14. Cobleton Bachman II LLC

5380 Havenhill Dr.

Columbus, Ohio 43235

Parcel ID: 010-255279-00; 010-255281-00

15. Valerie Swanson

5501 Bachman Rd

Canal Winchester, Ohio 43110

Parcel ID: 181-001328-00

16. Paul Hunt

2815 E Main St.

Columbus, Ohio 43209

Parcel ID: 181-000054-00

17. Thomas Mitchell

5681 Winchester Pike

Canal Winchester, Ohio 43110

Parcel ID: 181-000208-00