



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed
File created: 4/5/2021 **In control:** Economic Development Committee
On agenda: 4/26/2021 **Final action:** 4/29/2021
Title: To accept the application (AN20-011) of First Commonwealth Bank Trust, et al for the annexation of certain territory containing 58.3± acres in Blendon Township.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD0900-2021 AN20-011 Legal, 2. ORD0900-2021 AN20-011 Briefing Sheet, 3. ORD0900-2021 AN20-011 Plat

Date	Ver.	Action By	Action	Result
4/29/2021	1	CITY CLERK	Attest	
4/28/2021	1	MAYOR	Signed	
4/26/2021	1	COUNCIL PRESIDENT	Signed	
4/26/2021	1	Columbus City Council	Approved	Pass
4/19/2021	1	Columbus City Council	Read for the First Time	

AN20-011

BACKGROUND:

This ordinance approves the acceptance of certain territory (AN20-011) by the city of Columbus. The Ohio Revised Code stipulates that to be effective, City acceptance must take place a minimum of 60 days from the receipt by the City Clerk of the approval notice from the county. If City Council does not accept the ordinance within 120 days of its first consideration, the annexation will be considered rejected. This petition was filed with Franklin County on October 14, 2020. City Council approved a service ordinance addressing the site on October 26, 2020. Franklin County approved the annexation on November 17, 2020 and the City Clerk received notice on February 8, 2021.

FISCAL IMPACT:

Provision of municipal services does represent cost to the City; however, the annexation of land also has the potential to create revenue to the City.

To accept the application (AN20-011) of First Commonwealth Bank Trust, et al for the annexation of certain territory containing 58.3± acres in Blendon Township.

WHEREAS, a petition for the annexation of certain territory in Blendon Township was filed on behalf of First Commonwealth Bank Trust, et al on October 14, 2020; and

WHEREAS, the petition was considered and approved by the Franklin County Board of Commissioners at a hearing on November 17, 2020; and

WHEREAS, on February 8, 2021, the City Clerk received from Franklin County a certified copy of the resolution

addressing the petition; and

WHEREAS, sixty days have now elapsed since receipt of the resolution in accordance with the provisions of the Ohio Revised Code; and

WHEREAS, it is in the best interest of the city of Columbus to accept the annexation of the territory addressed by the petition; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS

SECTION 1. That the annexation proposed by First Commonwealth Bank Trust, et al in a petition filed with the Franklin County Board of Commissioners on October 14, 2020 and subsequently approved by the Board on November 17, 2020 is hereby accepted and said territory is hereby annexed to the city of Columbus. Said territory is described as follows:

Situated in the State of Ohio, County of Franklin, Township of Blendon, being part of Lots 20, 22 and 23, Quarter Township 1, Township 2, Range 17, United States Military Lands, being all of a residual 22.454 acre tract of land conveyed to Keith R. Thatcher & Brenda Thatcher of record in Instrument Number 201604270051857, being all of a 10.162 acre tract of land, being all of a 13.852 acre tract of land, and being all of a 10.588 acre tract of land conveyed to First Commonwealth Bank, Successor Trustee of record in Instrument Numbers 201910040131959 and 201910040131960, being all of a 1.226 acre tract of land conveyed to First Commonwealth Bank, Successor Trustee of record in Instrument Number 201910040131959, being a portion of the right-of-way of Central College Road vacated by the Franklin County Commissioners in Road Record 27, Page 162, all references being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northwest corner of said 22.454 acre tract, being on the east line of a residual 8.273 acre tract of land conveyed to Earl T. Yeager and Stephanie Yeager of record in Official Record 02553 J05, being at the southwest corner of a 40.817 acre tract of land conveyed to M/1 Homes of Central Ohio, LLC of record in Instrument Number 201812040163486, and being at an angle point in the existing City of Columbus and Blendon Township line of record in Ordinance Number 2442-2018 (Case Number 15-18) and in Instrument Number 201810310148349;

Thence EASTERLY, a distance of 916 feet, more or less, with the north line of said 22.454 acre tract, with the south line of said 40.817 acre tract, and with said existing City of Columbus and Blendon Township line, to a northeast corner of said 22.454 acre tract and being at the northwest corner of Lot 1A of the Resubdivision of Lot 1 Cautela Subdivision & Additional 4.000 Acres of record in Plat Book 113, Page 21;

Thence SOUTHERLY, a distance of 641 feet, more or less, with an east line of said 22.454 acre tract and with the west line of said Lot 1A, to the southwest corner of said Lot 1A;

Thence EASTERLY, a distance of 216 feet, more or less, with a north line of said 22.454 acre tract and with the south line of said Lot 1A, to a northeast corner of said 22.454 acre tract and being at the northwest corner of a 0.007 acre tract of land conveyed to the Franklin County Commissioners of record in Instrument Number 201604200048262;

Thence SOUTHERLY, a distance of 60 feet, more or less, with an east line of said 22.454 acre tract and with the west line of said 0.007 acre tract, to the southwest corner of said 0.007 acre tract;

Thence EASTERLY, a distance of 103 feet, more or less, with a north line of said 22.454 acre tract, with the south line of said 0.007 acre tract, and with the south right-of-way line of Cautela Drive of Cautela Subdivision of record in Plat Book 60, Page 99, to a northeast corner of said 22.454 acre tract and being at the northwest corner of Lot 12 of said Cautela Subdivision;

Thence SOUTHERLY, a distance of 281 feet, more or less, with an east line of said 22.454 acre tract, with the west line of said Lot 12, and with the west line of a 1.132 acre tract of land conveyed to Michelle Coccia of record in Instrument Number 201802060016527, to a southeast corner of said 22.454 acre tract, being at the southwest corner of said 1.132 acre tract, being on the north line of a 5.277 acre tract of land conveyed to William E. Smith & Patricia I. Smith of record in Instrument Number 201405150060229, being on the south line of Lot 23 and being on the north line of Lot 22;

Thence WESTERLY, a distance of 219 feet, more or less, with the south line of said 22.454 acre tract, with the north line of said 5.277 acre tract, with the south line of said Lot 23, and with the north line of Lot 22, to a northeast corner of said 10.162 acre tract and being at the northwest corner of said 5.277 acre tract;

Thence SOUTHERLY, a distance of 304 feet, more or less, with an east line of said 10.162 acre tract and with the west line of said 5.277 acre tract, to the southwest corner of said 5.277 acre tract;

Thence EASTERLY, a distance of 175 feet, more or less, with a northeast line of said 10.162 acre tract and with the southwest line of said 5.277 acre tract, to a northeast corner of said 10.162 acre tract and being at the northwest corner of a 1.119 acre tract of land conveyed to Stephen N. Chapman and Ashley L. Chapman of record in Instrument Number 202006120082656;

Thence SOUTHERLY, a distance of 450 feet, more or less, with a southeast line of said 10.162 acre tract, with the northwest line of said Chapman 1.119 acre tract, with the northwest line of a 1.119 acre tract of land conveyed to Daniel R. Sprang and Lacey Sprang of record in Instrument Number 201601220007757, and with the northwest line of a 1.119 acre tract of land conveyed to Richard Curtis and Kathleen Curtis of record in Instrument Number 201511040156551, to the southwest corner of said Curtis 1.119 acre tract;

Thence EASTERLY, a distance of 325 feet, more or less, with a northeast line of said 10.162 acre tract and with the southwest line of said Curtis 1.119 acre tract, to a northeast corner of said 10.162 acre tract, being at the southeast corner of said Curtis 1.119 acre tract, and being on the centerline of Lee Road (County Road Number 189);

Thence SOUTHERLY, a distance of 60 feet, more or less, with a southeast line of said 10.162 acre tract and with the centerline of said Lee Road, to a southeast corner of said 10.162 acre tract;

Thence WESTERLY, a distance of 325 feet, more or less, with a southwest line of said 10.162 acre tract and with the northeast line of Lot 5 of Lee Acres of record in Plat Book 53, Page 51, to the northwest corner of Lot 5 of said Lee Acres;

Thence SOUTHERLY, a distance of 465 feet, more or less, with a southeast line of said 10.162 acre tract and with the northwest line of Lots 5, 4, and 3 of said Lee Acres, to a southeast corner of said 10.162 acre tract, being at the southwest corner of Lot 3 of said Lee Acres, and being on the northeast line of Lot 2 of said Lee Acres;

Thence WESTERLY, a distance of 71 feet, more or less, with a southwest line of said 10.162 acre tract and with the northeast line of Lot 2 of said Lee Acres, to the southwest corner of said 10.162 acre tract, being at the northwest corner of Lot 2 of said Lee Acres, being on an east line of said 13.852 acre tract, being on the west line of Lot 22, and being on the east line of Lot 20;

Thence SOUTHERLY, a distance of 471 feet, more or less, with an east line of said 13.852 acre tract, with the west line of Lots 2 and 1 of said Lee Acres, with the west line of Lot 22, and with the east line of Lot 20, to a southeast corner of said 13.852 acre tract, being at the southwest corner of Lot 1 of said Lee Acres, and being on the north line of a 0.97 acre tract of land conveyed to Thomas J. Hemmert & Jacqueline S. Hemmert of record in Official Record 15417 C14;

Thence WESTERLY, a distance of 82 feet, more or less, with a south line of said 13.852 acre tract and with the north line of said 0.97 acre tract, to the northwest corner of said 0.97 acre tract;

Thence SOUTHERLY, a distance of 250 feet, more or less, with an east line of said 13.852 acre tract and with the west line of said 0.97 acre tract, to a southeast corner of said 13.852 acre tract, being at the southwest corner of said 0.97 acre tract, being on the north line of said 1.226 acre tract, and being on the centerline of Old Central College Road vacated by the Franklin County Commissioners in Road Record 27, Page 162;

Thence EASTERLY, a distance of 52 feet, more or less, with the north line of said 1.226 acre tract, with the south line of said 0.97 acre tract, and with the centerline of said Old Central College Road, to the northeast corner of said 1.226 acre tract, being on the northwest right-of-way line of said Lee Road, and being at the northwest corner of the residual of an original 4.56 acre tract of land conveyed to Franklin County Commissioners of record in Official Record 23150 H09;

Thence SOUTHERLY, a distance of 257 feet, more or less, with the southeast line of said 1.226 acre tract, with the northwest right-of-way line of said Lee Road, and with the northwest line of the residual of said 4.56 acre tract, to an angle point in the existing City of Columbus and Blendon Township line of record in Ordinance Number 0433-2005 (Case Number 66-04) and in Instrument Number 200506220121135;

Thence WESTERLY, a distance of 34 feet, more or less, with a south line of said 1.226 acre tract, with the north right-of-way line of said Lee Road, with the north line of the residual of said 4.56 acre tract, and with said existing City of Columbus and Blendon Township line, to the southwest corner of said 1.226 acre tract, being on the northeast right-of-way line of Central College Road (County Road Number 18), and being at an angle point in the existing City of Columbus and Blendon Township line;

Thence with the southwest line of said 1.226 acre tract, with the northeast right-of-way line of said Central College Road, and with the northeast line of the residual of said 4.56 acre tract, the following three (3) courses:

1. NORTHERLY, a distance of 43 feet, more or less, to a point;
2. NORTHERLY, a distance of 167 feet, more or less, to a point;
3. NORTHERLY, a distance of 124 feet, more or less, to the southeast corner of a 0.011 acre residual of said 4.56 acre tract;

Thence NORTHERLY, a distance of 43 feet, more or less, with the southwest line of the 0.011 acre residual of said 4.56 acre tract, to the northwest corner of the 0.011 acre residual of said 4.56 acre tract, being at a southwest corner of said 13.852 acre tract, being on the centerline of said Old Central College Road, and being at the southeast corner of a 1 acre tract of land conveyed to Andrew Blair Eller of record in Instrument Number 202001170009024;

Thence NORTHERLY, a distance of 343 feet, more or less, with a west line of said 13.852 acre tract and with the east line of said 1 acre tract, to the northeast corner of said 1 acre tract;

Thence WESTERLY, a distance of 132 feet, more or less, with a south line of said 13.852 acre tract and with the north line of said 1 acre tract, to a southwest corner of said 13.852 acre tract, being at the northwest corner of said 1 acre tract, and being on the east line of a 0.274 acre tract of land conveyed to Malori E. Gabrenya and Andrew G. Nortz of record in Instrument Number 201507150095942;

Thence NORTHERLY, a distance of 776 feet, more or less, with a west line of said 13.852 acre tract, with the east line of said 0.274 acre tract, and with the east line of Lots 3, 4, 5, 6, and 7 of Hollandia Estates of record in Plat Book 39, Page 82, to the northwest corner of said 13.852 acre tract, being at the northeast corner of Lot 7 of said Hollandia Estates, and being on the south line of said 10.588 acre tract;

Thence WESTERLY, a distance of 62 feet, more or less, with the south line of said 10.588 acre tract and with the north line of said Lot 7, to the southwest corner of said 10.588 acre tract and being at the southeast corner of a 5.089 acre tract of land conveyed to Takao Okamoto and Miyako Okamoto of record in Instrument Number 201508140112542;

Thence NORTHERLY, a distance of 710 feet, more or less, with the west line of said 10.588 acre tract, with the east line of said 5.089 acre tract, and with the east line of a 5.17 acre tract of land conveyed to Jon-David Charlton and Jodi M. Charlton of record in Instrument Number 201411040146346, to the northwest corner of said 10.588 acre tract, being at the northeast corner of said 5.17 acre tract, being on the south line of a 16.602 acre tract of land conveyed to Eugene L. Hollins and Katherine H. Beach of record in Instrument Number 201710250149384, being on the north line of Lot 20, and being on the south line of Lot 23;

Thence EASTERLY, a distance of 51 feet, more or less, with the north line of said 10.588 acre tract, with the south line of said 16.602 acre tract, with the north line of Lot 20, and with the south line of Lot 23, to the southwest corner of said 22.454 acre tract and being at the southeast corner of said 16.602 acre tract;

Thence NORTHERLY, a distance of 961 feet, more or less, with the west line of said 22.454 acre tract, with the east line of said 16.602 acre tract, and with the east line of said 8.273 acre tract, to the TRUE POINT OF BEGINNING containing

58.3± acres, more or less.

The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

SECTION 2. That the City Clerk is hereby authorized and directed to make three copies of this ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof, the City Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the Board of Elections thereof and do such other things as may be required by law.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.