CITY OF OBETZ
RECORD OF ORDINANCES

ORDINANCE: 45 – 24 **PASSED:** October 28, 2024

AN ORDINANCE SETTING FORTH A STATEMENT OF MUNICIPAL SERVICES TO BE PROVIDED TO THE AREA CONTAINED IN A PROPOSED ANNEXATION OF 85.77 +/- ACRES FROM HAMILTON TOWNSHIP TO THE CITY OF OBETZ SUCH LAND BEING LOCATED ALONG PARSONS AVENUE AND DECLARING AN EMERGENCY

WHEREAS, a petition has been filed with the Franklin County Commissioners requesting the annexation of 85.77 +/- acres of land to the City of Obetz from Hamilton Township, a description of which is attached hereto as Exhibit A and made a part hereof; and,

WHEREAS, a hearing on said petition will be scheduled before the Franklin County Board of Commissioners; and,

WHEREAS, Section 709.023(C) of the Ohio Revised Code requires that before said hearing, Council shall adopt a statement indicating what services, if any, the City will provide to the territory proposed for annexation upon annexation; and,

WHEREAS, upon annexation, the parcels proposed for annexation will have uniform access to City services; and,

WHEREAS, Section 709.023(C) of the Ohio Revised Code requires that if the 85.77 +/- acre site is annexed, and if the City of Obetz permits uses in annexed territory that the City of Obetz determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Hamilton Township, the City of Obetz 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 Hamilton Township; and,

WHEREAS, pursuant to Section 709.023(C) of the Ohio Revised Code, "buffer" includes open space, landscaping, fences, walls, and other structured elements; streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

ORDINANCE: 45 – 24 **PASSED: October 28, 2024**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OBETZ, OHIO, THAT:

Section 1. The City of Obetz will provide the following City services for the 85.77 +/- acres located along Parsons Avenue in Hamilton Township upon the annexation of said area to the City of Obetz:

Police. The City of Obetz has a full time Police Department. The annexation area will be fully served at the same level now being provided to the area adjacent to the annexation area.

Fire. Hamilton Township will continue to provide fire protection and EMS services at the same level now being provided to the area.

Water and Sewer. The City of Obetz has Water and Sewer Service Agreements with the City of Columbus, and the subject property is within the service area of the agreements. Sufficient public water distribution and sanitary sewerage collection systems exist in this area to serve this property. It is understood that all extensions of water or sanitary sewer service shall be constructed or caused to be constructed by the property owner, and upon receipt of all necessary permits and payments of all costs for connections thereto, such service shall become available.

Section 2: The parcels shall be subject to municipal zoning. Should the proposed use of the annexed territory be clearly incompatible with the uses permitted under current county or township zoning in the adjacent land remaining in the township from which the territory was annexed, then 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 the township should land adjacent to the territory be determined to be unincorporated territory.

Section 3: The Council Clerk is directed to file a copy of this Ordinance with the Franklin County Board of Commissioners.

Section 4: This Ordinance shall be declared an emergency and shall take effect at the earliest time permitted by law. The reason for the emergency is to provide for the public health, safety and welfare of the citizens of the City of Obetz. Specifically, the City must indicate its intent to provide services to the area to be annexed before the annexation hearing before the Franklin County Board of Commissioners; WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.

Passed this 28 day of October, 2024.

ORDINANCE: 45 – 24 **PASSED:** October 28, 2024

ATTESTS:

Stacey Boumis, Clerk of Council

Angela M. Kirk, Mayor

Todd Gibbs, Council President Pro-Tem

APPROVED AS TO FORM

Eugene Hollins, Esq./Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance 45-24 was duly posted at 4:30 PM (time) on the 30 day of October, 2024, at the Obetz Government Center, Obetz-Athletic Club, and Obetz Community Center as well as on the Obetz website.

Stacey Boumis, Clerk

10/30/24
Date

RECEIVED

OCT 21 2024

FRANKLIN COUNTY ENGINEER
BRAD FOSTER, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: FDA DATE: 10/21/24

PROPOSED ANNEXATION OF 85.7 ± ACRES FROM HAMILTON TOWNSHIP TO THE CITY OF OBETZ

Situated in the State of Ohio, County of Franklin, Township of Hamilton, being in Section 22, Township 4 North, Range 22 West, Congress Lands, being all of Enchanted Acres, as delineated in Plat Book 43, Page 101, and being all of a 0.71 acre tract designated Parcel No. 114C-EL as conveyed to Ronald P. Younkin, Jr., Trustee in Deed Book 3247, Page 212 and being all of an 85.166 acre tract as conveyed to Greenlawn Trailer Sales and Investment Company in Deed Book 3711, Page 395, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of said 85.166 acre tract and said Enchanted Acres, also being the southwesterly corner of Butler Farms Section 3, of record in Plat Book 126, Page 74, also being on the northerly line of the remainder of a 164.23 acre tract as conveyed to the Village of Obetz in Instrument Number 201907220089734, being the intersection of the northerly and westerly line of the existing City of Obetz Corporation line, as shown in Case Number 3-01, Ordinance Number 35-01, and recorded in Instrument Number 200106070127922;

Thence along the northerly line of said 164.23 acre tract, a 50.000 acre tract designated Tract II as conveyed to Greenlawn Trailer Sales and Investment Company in Instrument Number 202401120004325, and said existing City of Obetz Corporation line, North 86°21'13" West, 1286.1± feet to the southeasterly corner of a 9.00 acre tract as conveyed to Greenlawn Trailer Sales and Investment Company, Inc. in Official Record Volume 14298, Page J09;

Thence along the easterly line of said 9.00 acre tract and along the easterly existing City of Obetz Corporation line, as shown in Case Number 12-05, Ordinance Number 17-05, and recorded in Instrument Number 200906090083008, North 03°51'24" East, 340.9± feet to the northeasterly corner of said 9.00 acre tract;

Thence along the northerly line of said 9.00 acre tract and said existing City of Obetz Corporation line, North 86°35'50" West, 1849.6± feet to the southeasterly corner of a tract designated Parcel No. 114-E-WD as conveyed to the State of Ohio in Deed Book 2856, Page 573, being on the easterly right-of-way line of Parsons Avenue (Width Varies), as relocated in FRA-270-11.59S;

Thence along the easterly right-of-way line of said Parsons Avenue, said Parcel No. 114-E-WD, and the existing City of Columbus Corporation line, as shown in Case Number 13-06, Ordinance Number 1464-2006, and recorded in Instrument Number 200611010218799, the following four (4) courses:

1) North 03°41'47" East, 112.4± feet to a point;
2) North 02°00'41" West, 100.5± feet to a point;
3) North 03°41'43" East, 50.0± feet to a point;
4) North 30°15'51" East, 52.2± feet to the northeasterly corner of said Parcel No. 114-E-WD, also being the southeasterly corner of a 0.61 acre tract designated Parcel No. 114-D as conveyed to the State of Ohio in Deed Book 2557, Page 35;

Thence along the easterly right-of-way line of said Parsons Avenue, said Parcel No. 114-D, and said existing City of Columbus Corporation line, the following five (5) courses:

1) North 03°41'57" East, 100.0± feet to a point;
2) North 09°24'35" East, 100.5± feet to a point;
3) North 03°41'57" East, 200.0± feet to a point;
4) North 09°24'35" East, 100.5± feet to a point;
5) North 03°41'57" East, 253.3± feet to the northwesterly corner of said 0.71 acre tract, also being the northeasterly corner of said Parcel No. 114-D, also being on the southerly limited access right-of-way line of Interstate Route 270 (Width Varies) (FRA-270-11.59S) and a 4.00 acre tract Parcel No. 114C-LA, as conveyed to the State of Ohio in Deed Book 2557, Page 25;

Thence along the southerly limited access right-of-way line of said Interstate Route 270, along the southerly lines of said Parcel No 114C-LA and a 16.69 acre tract designated Parcel No. 114-LA, as conveyed to the State of Ohio in Deed Book 2557, Page 35 and with the proposed City of Obetz Corporation Line, South 86°19'15" East, 3100.9± feet to a jog in said limited access right-

of-way, also being the northeasterly corner of said Enchanted Acres and being on the westerly line of Reserve "G" in Butler Farms Section 5, of record in Plat Book 129, Page 7, also being on the westerly line of the existing City of Obetz Corporation line;

Thence along the westerly lines of said Butler Farms Section 5, said Butler Farms Section 3, and said existing City of Obetz Corporation line, South 03°40'45" West, 1394.7± feet to the **POINT OF BEGINNING, containing 85.7 acres, more or less in the proposed annexation.**

The total acreage of the combined boundary described herein contains a net acreage of 85.7 acres, being 0.7 acres out of PID 150-000069-00 and being 85.0 acres out of PID 150-000031-00.

This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.

The total perimeter of annexation is 9,041.5± feet, of which 4,871.2± feet is contiguous with the City of Obetz by Case Number 3-01 (Ordinance Number 35-01, City of Obetz, Instrument Number 200106070127922) and by Case Number 12-05 (Ordinance Number 17-05, City of Obetz, Instrument Number 200906090083008) giving 53.9% border continuity.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on records.

STATE OF OHIO
GARRETT BROWN
S-8797
REGISTERED PROFESSIONAL SURVEYOR

10/21/2024

Garrett Brown, P.S., E.I. Date
Registered Surveyor No. 8797

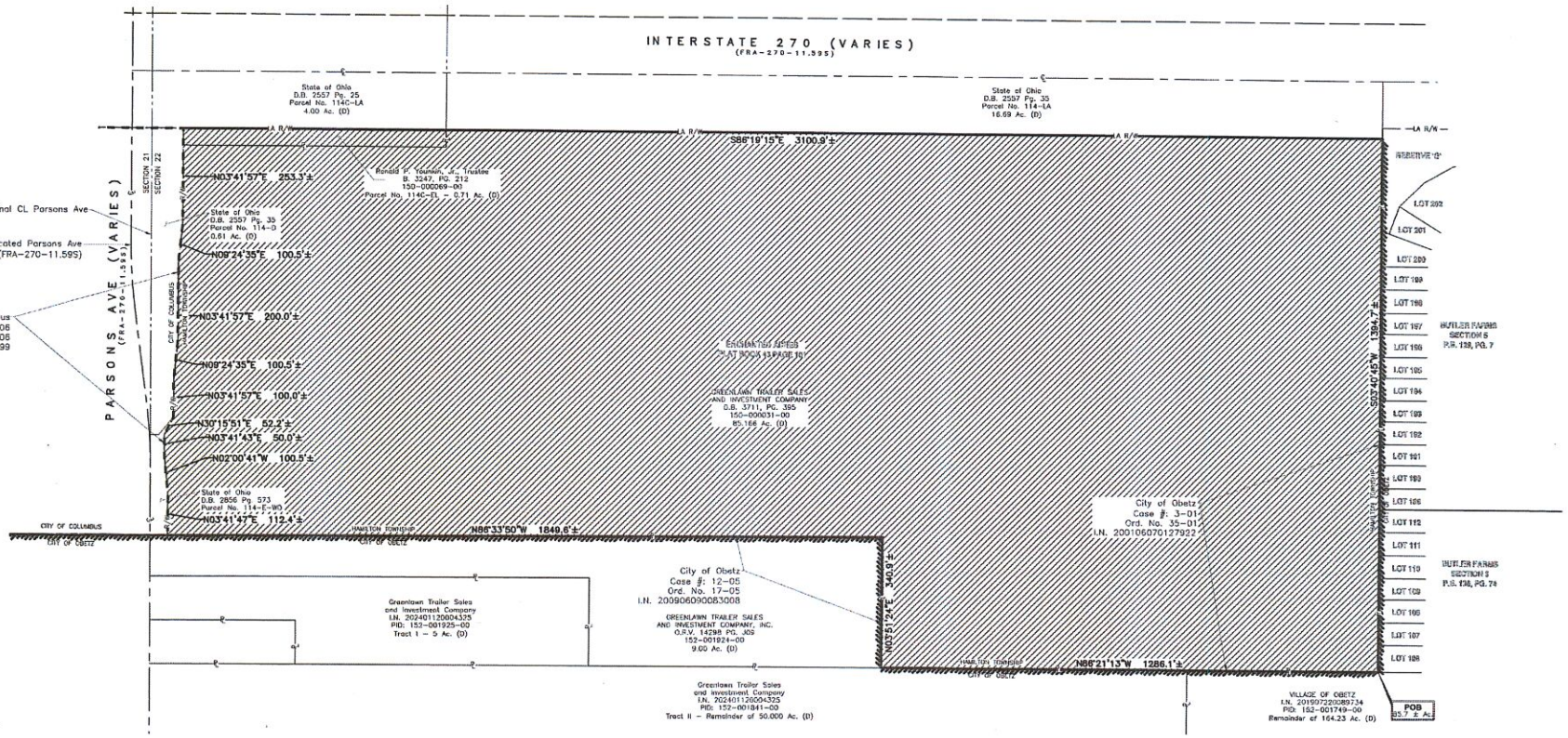
PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
fasante
10/07/2024 11:53:22 AM
PENDING ORIGINALS
***Submitted via digital format**
FRANKLIN COUNTY ENGINEER

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

PROPOSED ANNEXATION OF 85.7 ± ACRES TO THE CITY OF OBETZ FROM HAMILTON TOWNSHIP

State of Ohio, County of Franklin, Township of Hamilton
Section 22, Township 4 North, Range 22 West, Congress Lands

LOCATION MAP
Not To Scale



ANNEXATION ACREAGE BREAKDOWN

PARCEL ID	ACREAGE	TOWNSHIP
150-000069-00	0.7± AC.	Hamilton
150-000031-00	85.0± AC.	Hamilton
Total:	85.7± AC.	(To City of Obetz)

LEGEND

- ℄ Property Line
- ℄ Centerline of Roadway
- R/W Right-of-Way
- LA R/W Limited Access Right-of-Way
- POB Point of Beginning
- Proposed Annexation
- Existing City of Obetz Corp. Line
- Existing City of Columbus Corp. Line
- Proposed City of Obetz Corp. Line

Total perimeter of annexation is 9,041.5± feet, of which 4,871.2± feet is contiguous with the City of Obetz by Case Number 3-01 (Ordinance Number 35-01, City of Obetz, I.N. 200106070127922) and by Case Number 12-05 (Ordinance Number 17-05, City of Obetz, I.N. 200906090083008) giving 53.8% border continuity.

This annexation does not create an island of unincorporated areas within the limits of the area to be annexed.

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

RECEIVED
OCT 21 2024
FRANKLIN COUNTY ENGINEER
BRAD FOSTER, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: FBF DATE: 10/21/24

0 150 300
SCALE IN FEET

E. P. FERRIS ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

STATE OF OHIO
GARRETT BROWN
S-8797
REGISTERED
PROFESSIONAL SURVEYOR

BY: Garrett Brown 11/21/2024
Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRAWN BY CK CHK BY GGB DATE 2024-10-09
1301