

Ordinance 2020-04

AN ORDINANCE TO AUTHORIZE THE ANNEXATION OF CONTIGUOUS TERRITORY OWNED BY THE VILLAGE OF COMMERCIAL POINT, OHIO

WHEREAS, the Village of Commercial Point owns territory contiguous to the limits of the municipal corporation, as described by Exhibit A and shown in Exhibit B, hereinafter referred to as the territory; and

WHEREAS, the Village of Commercial Point desires to annex the territory for construction of a new water treatment facility; and

WHEREAS, Ohio Revised Code §§ 709.13 through 709.21 provide the process for the annexation of municipal owned territory contiguous to the municipal corporation.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE OF COMMERCIAL POINT COUNCIL, COUNTY OF PICKAWAY, STATE OF OHIO:

Section 1: As required by Ohio R.C. § 709.14, the territory consisting of 12.279 acres, more or less, as described on Exhibit A and depicted on Exhibit B, is hereby authorized to be annexed to the Village of Commercial Point.

Section 2: The Village Solicitor is hereby authorized to take all necessary steps to accomplish the annexation through the Pickaway County Board of County Commissioners.

Section 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action were meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the codified ordinances for the Village of Commercial Point.

Vote on Suspension of Readings:

Motion by: Tracy Joiner

2nd : Bruce Moore

Roll Call:

Yes Bruce Moore
Yes Aaron Grassel

Yes Ryan Mitchem
Yes Tracy Joiner

Yes Laura Wolfe
Yes Jason Thompson

Vote on Passage of the Ordinance:

Motion by: Tracy Joiner

2nd : Jason Thompson

Roll Call:

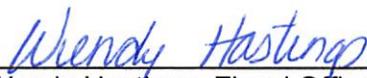
Yes Bruce Moore
Yes Aaron Grassel

Yes Ryan Mitchem
Yes Tracy Joiner

Yes Laura Wolfe
Yes Jason Thompson

Adopted this 4th day of May, 2020.


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer

Approved as to Form:


Josh Cartee, Law Director

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Exhibit A

LEGAL DESCRIPTION
LOT SPLIT OF 12.279 ACRES
CORNWELL FAMILY FARM, LLC

Situate in the State of Ohio, County of Pickaway, Scioto Township, being a part of Virginia Military Survey (V.M.S.) Number 1194, also being a part of a 137.81 acre tract of land conveyed to Cornwell Family Farm, LLC by deed recorded in Volume 678, Page 2465 (all references to deeds, microfiche, plats, surveys, etc. refer to the Pickaway County Recorder's Office or Engineer's Office) and being more particularly described as follows;

COMMENCING FOR REFERENCE at a monument found at the intersection of State Route 762 (right of way centerline Station 519+84.79 in right of way plan Pic.-762-(9.76)(10.10)) and State Route 104 (right of way centerline Station 1005+84.00 in right of way plan pic-104-18.87);

Thence along the centerline of said State Route 104, **North 02°23'29" West**, a distance of **1292.65 feet** to a monument at Station 1018+76.65 on the south line of a 163.401 acre tract of land conveyed to Lehman Farms Limited Partnership by deed recorded in O.R. 738, Page 1822, also being the south corporation line of Village of Commercial Point;

Thence along said south lines, **North 81°45'55" East**, a distance of **4283.04 feet** to an iron pin set being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence continuing along the said south lines, **North 81°45'55" East**, a distance of **100.73 feet** to a **5/8"** found rebar (Gantzer S-7704 Cap) at the northwest corner of a 9.094 acre tract of land conveyed to Village of Commercial Point by deed recorded in O.R. 10, Page 39;

Thence leaving said south line and along the west line of said 9.094 acre tract, **South 08°14'06" East**, a distance of **600.00 feet** to a **5/8"** found rebar (Gantzer S-7704 Cap) at the southwest corner of said 9.094 acre tract;

Thence leaving said west line and along the south line said 9.094 acre tract, **North 81°45'54" East**, a distance of **718.75 feet** to a point on the west bank of the Scioto River;

Thence leaving said south line and along the west bank of the Scioto River and the meanderings thereof at the low water mark along the following four (4) courses:

- 1) **South 19°51'15" East**, a distance of **123.27 feet** to a point;
- 2) **South 12°46'42" East**, a distance of **163.38 feet** to a point;
- 3) **South 03°21'46" West**, a distance of **67.81 feet** to a point;
- 4) **South 17°04'50" East**, a distance of **124.49 feet** to a point on the north right of way line of said State Route 762;

Thence leaving said west bank of the Scioto River and along said north right of way line the following three (3) courses:

- 1) **South 70°10'10" West**, a distance of **194.08 feet** to an iron pin set;
- 2) **South 69°08'14" West**, a distance of **304.74 feet** to an iron pin set;

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Exhibit A (continued)

3) South 73°38'43" West, a distance of 377.57 feet to a point on said right of way at 46.64 feet left of P.C. at right of way centerline Station 564+04.93 (PIC.-762-(9.76)(10.10)), said point being referenced by a concrete monument found at 50 feet left of P.C. at right of way centerline Station 564+04.93 that bears North 08°18'15" West a distance of 3.36 feet;

Thence leaving said north right of way line and along a new dividing line North 08°18'15" West, a distance of 1232.01 feet to the TRUE POINT OF BEGINNING;

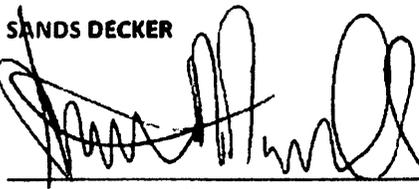
Containing a total of 12.279 acres, more or less.

This description is based upon actual field survey performed under my direct supervision in October 2018 by Sands Decker CPS, LLC.

Together with and subject to covenants, easements, and restrictions of record.

Being a part of Tax Parcel L27-0-001-00-522-01.

Bearings are referenced to the Ohio State Plane Coordinate System, South Zone, NAD83, by GPS Observations to the ODOT VRS network, with the centerline of State Route 104 being North 02°23'29" West.

SANDS DECKER


Steven W. Newell
Ohio Registered
Professional Surveyor 7212

11/29/2018
Date



SURVEY PLAT and LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY CEB DATE 11.29.18

 2/20/2020
Scoto Township Zoning Inspector

APPROVED, PICKAWAY COUNTY
PLANNING COMMISSION
NO SUBDIVISION PLAT REQUIRED
UNDER ORC 711.133
3922 Date 3/10/2020


REDUCED SCALE PLAT
Original filed with County Engineer



OFFICES

128 East Main Street
Logan, Ohio 43138
740-365-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-4992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

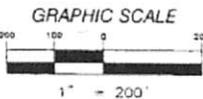
SURVEY PLAT and LEGAL DESCRIPTION

MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY DEB DATE 11-29-18

AREA SUMMARY
137.81 ACRES (AUDITOR)
12,279 ACRES (PROPOSED SPLIT)
125,531 ACRES (REMAINING)

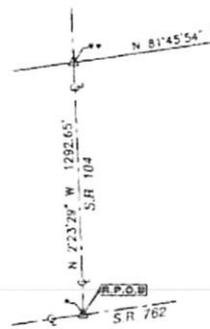


NORTH



LOT SPLIT SURVEY PLAT
12,279 ACRES OUT OF 137.81 ACRE TRACT
STATE OF OHIO, COUNTY OF PICKAWAY,
TOWNSHIP OF SCIOTO AND BEING PART OF
VIRGINIA MILITARY SURVEY NO. 1194

REFERENCE P.O.B. DETAIL
SCALE: 1"=500'



LEHMAN FARMS LIMITED PARTNERSHIP
O.R. 738, PG. 1822
163.401 AC. (DEED)

VILLAGE OF COMMERCIAL POINT
PID: 127-0-001-00-522-03
O.R. 10, PG. 39
9.094 AC. (DEED)

CORNWELL FAMILY FARM, LLC
P.D. 127-0-001-00-522-01
VOL. 678, PG. 2485
137.81 AC. (AUDITOR)

35 FOOT WIDE
INGRESS-EGRESS UTILITY
AND PERPETUAL EASEMENT
VOL. 678, PG. 2466

SURVEYOR'S NOTES

- 1) BASED ON RECORDS ON FILE AT THE PICKAWAY COUNTY RECORDER'S OFFICE AND THE PICKAWAY COUNTY ENGINEER'S OFFICE.
- 2) REFERENCES: ALL DOCUMENTS NOTED HEREON.
- 3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE GDOT VRS NETWORK, WITH THE CENTERLINE OF STATE ROUTE 104 BEING NORTH 02°23'22" WEST AS SHOWN HEREON.
- 4) ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER."
- 5) R/W PLANS USED ARE PIC-104-18 E7 & PIC-762-(9.75)(10.10)

- IRON PIN FOUND
- IRON PIN SET
- △ MONUMENT FOUND

- * STA. 1005+84.00
CL CONST. & R/W S.R. 104
- * STA. 519+84.79
CL R/W S.R. 762
- ** STA. 1018+75.65
CL CONST. & R/W S.R. 104

MONUMENT BEARS
N 06°18'15" W
3.36 FEET OF THE
SOUTHWEST CORNER

MONUMENTS FOUND AT
50' LEFT & RIGHT OF
P.C. AT STA. 564+04.93



CERTIFICATION
THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN OCTOBER, 2018. THIS DRAWING IS REPRESENTATIVE OF A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 47233-37 STANDARDS FOR BOUNDARY SURVEYS.
SANDS DECKER CDS
STEVEN W. NEWELL
OHIO PROFESSIONAL SURVEYOR 7212
11/29/2018 DATE

Scoto Township Zoning Inspector
2/22/2020

202000009733
FROST BROWN TODD
10 W BROAD ST STE 2300
COLUMBUS, OH 43215