

**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, hereinafter referred to as the territory; and

**WHEREAS**, the Village of Commercial Point desires to annex the territory for the continued use of the property as a water treatment facility and to provide support facilities for the 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 9.094 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: Jason Thompson

2<sup>nd</sup> : Bruce Moore

Roll Call:

Yes Bruce Moore

Yes Ryan Mitchem

Yes Laura Wolfe

Yes Aaron Grassel

Yes Tracy Joiner

Yes Jason Thompson

Vote on Passage of the Ordinance:

Motion by: Jason Thompson

2<sup>nd</sup> : Laura Wolfe

Roll Call:

Yes Bruce Moore

Yes Ryan Mitchem

Yes Laura Wolfe

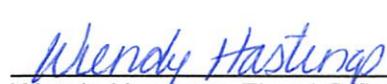
Yes Aaron Grassel

Yes Tracy Joiner

Yes Jason Thompson

Adopted this 4<sup>th</sup> day of May, 2020.

  
Allan D. Goldhardt, Mayor

  
Wendy Hastings, Fiscal Officer

Approved as to Form.

  
Josh Cartee, Law Director

Exhibit A

**LOT SPLIT SURVEY PLAT OF  
9.094 ACRES OUT OF A  
150.372 ACRE TRACT AND  
A 36 FOOT WIDE INGRESS-EGRESS UTILITY  
AND PERPETUAL EASEMENT**

Situated in the State of Ohio, County of Pickaway, Township of Scioto, Virginia Military Survey No. 1194 and being part of a 150.372 acre tax duplicate tract, Parcel III as described by deeds to Burdell Coon as recorded in Deed Volume 274, Page 38 and Normagene Coon Cornwell as recorded in Deed Volume 170, Page 238. All references to records are on file in the Recorder's Office, Pickaway County, Ohio, and being more particularly described as follows:

Commencing for reference at a (found) 5/8" rebar (flush) on the centerline of State Route 762, said (found) rebar being P.T. Station 569 + 59.28 as shown on the centerline Survey Plat PIC. - 762 - (9.76)(10.10) as recorded in Plat Book 6A, Page 460. Thence North 44 Degrees, 42 Minutes, 26 Seconds West, leaving the centerline of said State Route 762 and crossing part of said 150.372 acre tract, a distance of 769.66 feet to a (set) Iron Pin, at the southwesterly corner of said 9.094 acre lot split, said (set) Iron Pin being the TRUE PLACE OF BEGINNING of this description.

Thence North 08 Degrees, 46 Minutes, 23 Seconds West, a distance of 600.00 feet to a (set) Iron Pin on the northerly line of said Coon's and Cornwell's 150.372 acre tract, also being the southerly line of Parcel 2, a 161.00 acre tax duplicate tract (162.00 acres per deed), as described by deed to Lehmann Farms, a limited partnership as recorded in Deed Volume 273, Page 470, said (set) Iron Pin being North 81 Degrees, 13 Minutes, 37 Seconds East, a distance of 639.00 feet from a (found) 3" Iron Pipe (flush) with a 1-1/2" Iron Pipe 5.0 feet tall in the middle of said 3" Iron Pipe, also being North 81 Degrees, 13 Minutes, 37 Seconds East, a distance of 4,927.14 feet from a (found) 2" diameter, steel fence post, set in concrete at the northwesterly corner of a 7.80 acre tract as described by deed to Charity L. and Gerald R. Smith as recorded in Deed Volume 294, Page 600;

Thence North 81 Degrees, 13 Minutes, 37 Seconds East, along the northerly line of said Coon's and Cornwell's 150.372 acre tract, southerly line of said Lehmann Farms 161.00 acre tract, a distance of 643.02 feet to (set) Iron Pin on the West bank of the Scioto River;

Thence with the West bank of the Scioto River, South 08 Degrees, 01 Minutes, 37 Seconds East, a distance of 296.79 feet to a (set) Iron Pin;

Thence continuing along the said West bank of the Scioto River, South 23 Degrees, 28 Minutes, 51 Seconds East, a distance of 313.51 feet to a (set) Iron Pin;

Thence South 81 Degrees, 13 Minutes, 37 Seconds West, leaving the said West bank of the Scioto River, a distance of 718.75 feet returning to the TRUE PLACE OF BEGINNING of this description and containing 9.094 acres (398,135 sq. ft.) of land more or less and being subject to all legal easements, restrictions and rights-of-way of record.

**35 FOOT WIDE INGRESS-EGRESS UTILITY AND PERPETUAL EASEMENT:**

Beginning at a point on the northerly right-of-way line of said State Route 762, said point being 75.00 feet left of Station 570+05.76 as shown on the aforementioned centerline Survey Plat P.C. 762-(9.76)(10.10) said point being the TRUE PLACE OF BEGINNING of this description.

Thence South 68 Degrees, 26 Minutes, 59 Seconds West along the said northerly R/W line of State Route 762 a distance of 35.42 feet to a point;

Thence leaving the said northerly R/W line with a curve to the right having a radius of 80.00 feet and a chord which bears North 12 Degrees, 18 Minutes, 56 Seconds East, a chord distance of 73.37 feet to a point of reverse curvature;

Thence North 39 Degrees, 36 Minutes, 40 Seconds East, a distance of 18.71 feet to a point of curvature;

Thence with a curve to the left having a radius of 50.00 feet and a chord which bears North 11 Degrees, 36 Minutes, 01 Seconds East, a chord distance of 46.98 feet to a point;

Thence North 16 Degrees, 24 Minutes, 37 Seconds West, a distance of 240.31 feet to a point of curvature;

Thence with a curve to the right having a radius of 516.00 feet and a chord which bears North 12 Degrees, 24 Minutes, 25 Seconds West, a chord distance of 71.91 feet to a point;

Thence North 08 Degrees, 24 Minutes, 13 Seconds West, a distance of 105.24 feet to a point on the southerly line of the aforementioned 9.094 acre lot split description;

Thence North 81 Degrees, 13 Minutes, 37 Seconds East along the southerly boundary of said 9.094 acre tract, a distance of 35.00 feet to a point;

Thence South 08 Degrees, 24 Minutes, 13 Seconds East, a distance of 105.47 feet to a point of curvature;

Thence with a curve to the left, having a radius of 480.00 feet and a chord which bears South 12 Degrees, 24 Minutes, 25 Seconds East, a chord distance of 67.02 feet to a point;

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Thence South 16 Degrees, 24 Minutes, 37 Seconds East, a distance of 240.31 feet to a point of curvature;

Thence with a curve to the right, having a radius of 85.00 feet and a chord which bears South 11 Degrees, 38 Minutes, 01 Seconds West, a chord distance of 79.84 feet to a point of reverse curvature;

Thence South 39 Degrees, 36 Minutes, 40 Seconds West, a distance of 18.71 feet to a point of curvature;

Thence with a curve to the left, having a radius of 45.00 feet and a chord which bears South 14 Degrees, 53 Minutes, 57 Seconds West, a chord distance of 37.63 feet returning to the TRUE PLACE OF BEGINNING of this description and containing 0.448 acres of land more or less and being subject to all legal easements, restrictions, and rights-of-way of record.

**BASIS OF BEARINGS:**

Bearings as shown were based on the centerline of State Route 762 as being North 69 Degrees, 36 Minutes, 40 Seconds East, as delineated upon the centerline survey plat PIC.-762-(9.76)(10.10) as recorded in Plat Book 6A, Page 640, Recorder's Office, Pickaway County, Ohio.

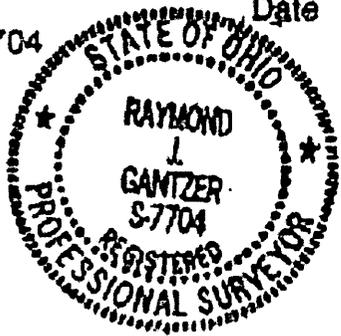
See "LOT SPLIT SURVEY PLAT" filed as a separate document, however, made a part thereof.

NOTE: All Iron Pins (set) are 5/8" (inch) rebar, 30" (inches) long with a yellow cap bearing "GANTZER S-7704".

The above description was prepared from records on file at the Recorder's Office, Pickaway County, Ohio, and from an actual FIELD SURVEY by Bischoff & Associates, Inc., on October 16, 1995.

Raymond J. Gantzer  
Raymond J. Gantzer  
Registered Surveyor No. S-7704

5 February, 1996  
Date



RJG/kc  
h:\3286\case\commp\10153hg.des

APPROVED FOR FILING  
WITHOUT PLAT  
PICKAWAY CO. REGIONAL  
PLANNING COMM.  
BY [Signature]  
2/28/96