

**Commissioners:**  
Jay H. Wippel  
Harold R. Henson  
Gary K. Scherer

**Administrator:**  
April Dengler  
**Clerk:**  
Angela Karr



# PICKAWAY COUNTY

*Pickaway County*  
**Board of County Commissioners**  
139 West Franklin Street  
Circleville, Ohio 43113  
Telephone: 740-474-6093 FAX: 740-474-8988  
1-800-472-6093  
www.pickaway.org

Date: November 10, 2022

To: -Catherine A. Cunningham, Esq., Kegler, Brown & Ritter, 65 E. State Street, Suite 1800,  
Columbus, Ohio 43215  
-Village of Ashville, P.O. Box 195, 200 East Station Street, Ashville, Ohio 43103  
-Harrison Township Trustees, P.O. Box 22, Ashville, Ohio 43103  
-Tim McGinnis, Pickaway County Development & Planning Director  
-Chris Mullins, Pickaway County Engineer

From: Pickaway County Commissioners

Re: Hearing scheduled for:  
**Annexation Petition – Joseph B. Hedges & Barbara A. Hedges Arthurs**  
**55.9126 +/- ac. of Harrison Township into Village of Ashville**

Please let this serve as notice that the hearing related to the above-noted annexation petition that was filed in the Pickaway County Commissioners' Office on November 8, 2022, is scheduled for:

**Tuesday, December 6, 2022**  
**10:30 a.m.**  
**Pickaway County Commissioners' Office**  
**139 W. Franklin Street**  
**Circleville, Ohio 43113**

If you should have any questions, please contact Angela Karr, Clerk, at 740-477-3649 (Direct) or by email at [akarr@pickawaycountyohio.gov](mailto:akarr@pickawaycountyohio.gov)

Sincerely,

Angela Karr  
Clerk

Enclosure (*excerpt, petition, maps, legal description and adjacent parcel owner list*)

**Commissioners:**  
Jay H. Wippel  
Harold R. Henson  
Gary K. Scherer

**Administrator:**  
April Dengler  
**Clerk:**  
Angela Karr



*Pickaway County*  
**Board of County Commissioners**  
139 West Franklin Street  
Circleville, Ohio 43113  
Telephone: 740-474-6093 FAX: 740-474-8988  
1-800-472-6093  
www.pickaway.org

The Pickaway County Board of Commissioners met in Regular Session in their office located at 139 West Franklin Street, Circleville, Ohio, on Tuesday, November 8, 2022, with the following members present: Mr. Jay H. Wippel, Mr. Gary K. Scherer and Mr. Harold R. Henson. April Dengler, County Administrator, and Marc Rogols, Deputy County Administrator was also in attendance.

During business conducted while in session, as the first official act related to an Annexation petition filed for the annexation 55.9126 +/- acres of Harrison Township into the Village of Ashville, the commissioners' clerk informed them that the petition was filed on Wednesday, November 2, 2022, and is hereby entered upon the Pickaway County Commissioners' Journal #67, pages dated November 8, 2022. Agent for the petitioners is Catherine Cunningham, Kegler, Esq., Brown & Ritter, 65 E. State Street, Suite 1800, Columbus, Ohio 43215. In the initial review of the annexation petition, all necessary documents appear to have been to be submitted with the annexation petition, with the exception of the ordinance or resolution from the Village of Ashville that it will provide the necessary services. Per ORC §709.023 (C), this must be received within 20 days after the filing of the petition. Per §709.023 (D), the Harrison Township Trustees are to file an ordinance or resolution consenting or objecting to the annexation within 25 days. If no ordinance or resolution is submitted within 25 days, it is presumed to be consent.

➤ *The Annexation has been placed as a 10:30 a.m. agenda item on the commissioners' December 6, 2022, regular meeting day schedule.*

In the Matter of  
Annexation Petition Filed for the  
Annexation of 55.9126 +/- Acres of Harrison Township  
Into the Village of Ashville for Joseph B. Hedges and  
Barbara A. Hedges Arthurs, Petitioners:

**PETITION FOR ANNEXATION**  
**OF 55.9126 ACRES, MORE OR LESS,**  
**IN HARRISON TOWNSHIP, PICKAWAY COUNTY, OHIO**  
**TO THE CITY OF ASHVILLE, OHIO**  
**UTILIZING THE SPECIAL PROCEDURE OF**  
**OHIO REVISED CODE SECTION 709.023, ET SEQ.**

**TO: THE BOARD OF COUNTY COMMISSIONERS OF  
PICKAWAY COUNTY, OHIO**

Now come the undersigned petitioners, being one hundred percent (100%) of the owners of certain property as hereinafter described who are included in determining the number of owners needed to sign a petition for annexation and requests that their property be annexed to the Village of Ashville, Ohio. The territory proposed for annexation contains 55.9126 acres, more or less, in Harrison Township, Pickaway County, and is contiguous to the boundary of the Village of Ashville, Ohio for five percent (5%) or more of the perimeter of the territory proposed for annexation. The undersigned understand the property will not be excluded from the township.

An accurate description of the perimeter of the territory sought to be annexed is attached hereto and made a part hereof as Exhibit "A." A map or plat of the above-described territory sought to be annexed is attached hereto and made a part hereof as Exhibit "B."

The annexation will not create an unincorporated area of township that is completely surrounded by the territory proposed for annexation.

There is no annexation agreement between the Village of Ashville and the township pursuant to R.C. 709.192 applicable to this annexation or an applicable Cooperative Economic Development Agreement (C.E.D.A.) pursuant to R.C. 701.07.

The number of owners in the territory sought to be annexed are two (2). The number of owners in the territory sought to be annexed required to be included in determining the number of owners needed to sign a petition is two (2). The number of owners who signed the petition is two (2).

The owners who signed this petition by their signatures expressly waive their right to appeal in law or equity from the board of county commissioners' entry of any resolution passed under R.C. 709.023 and waive any right they may have to sue on any issue relating to a municipal corporation requiring a buffer as provided in R.C. 709.023 and further waive any right to seek a variance that would relieve or exempt them from that buffer requirement.

Catherine A. Cunningham, Esq., Kegler, Brown, Hill + Ritter, 65 E. State Street, Suite 1800, Columbus, Ohio 43215, (614) 462-5486, is hereby appointed agent for the undersigned petitioners, as required by R.C. 709.02; and said petitioners' agent is hereby authorized to make any amendments and/or deletions which in his/her absolute and complete discretion are proper under the circumstances then existing. In addition, the petitioners' agent is authorized to make such amendments and/or deletions in this petition, map, plat or description in order to correct any discrepancy or mistake noted by the county engineer or others in their examination of the petition, map, plat or description. Amendments to correct the map, plat or description may be made by the presentation of an amended map or plat and description to the Board of County Commissioners on, before or after the date set for hearing of this petition unless otherwise specified by law.

**“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

ADDRESS

DATE

  
Joseph Benton Hedges

42A1 County Road 6540  
West Plains, MO 65775

09-13-22

  
Barbara Ann Hedges Arthurs

4259 County Road 6540  
West Plains, MO 65775

09-13-22

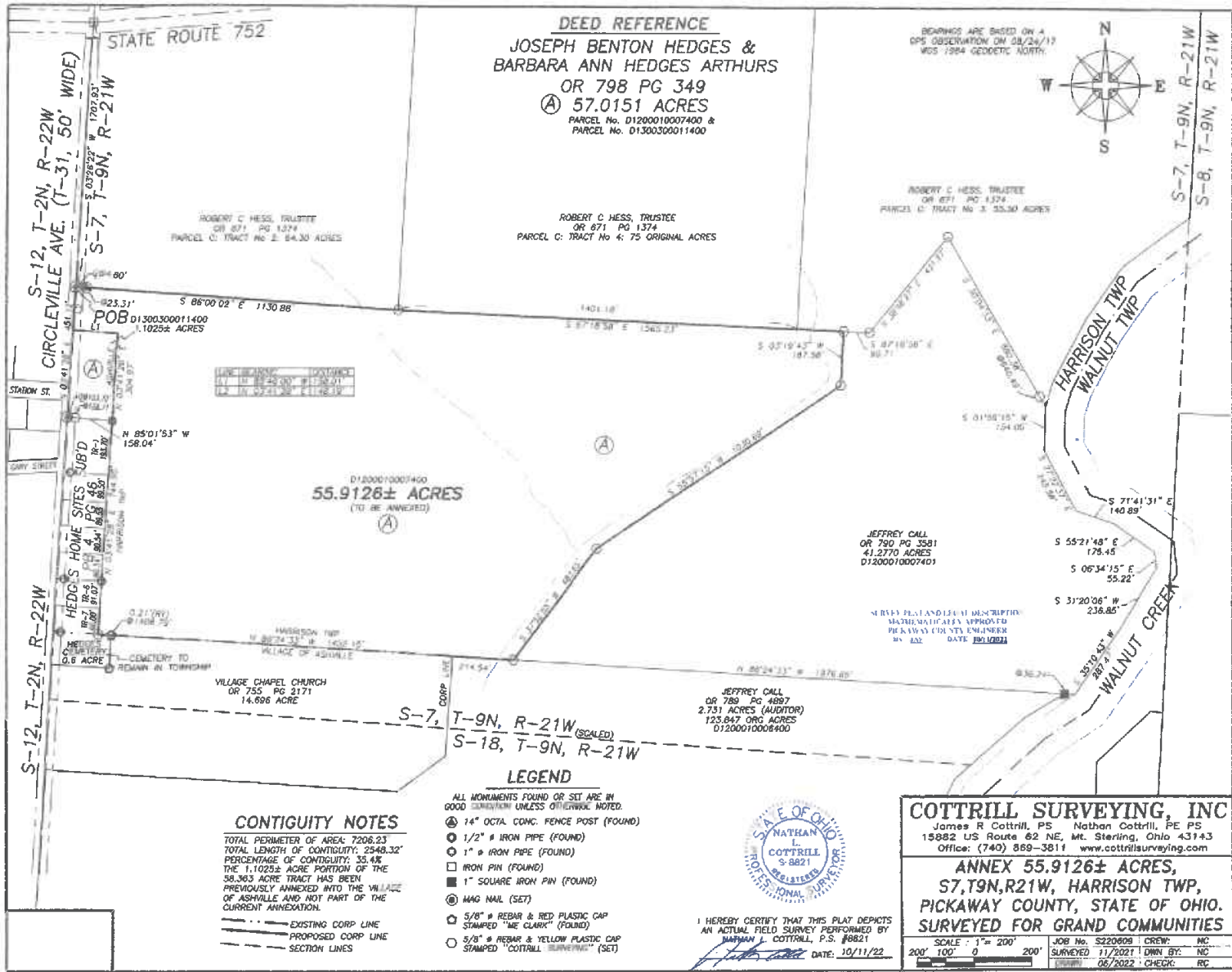
**LIST OF ALL TRACTS, LOTS OR PARCELS INSIDE AND ADJACENT TO  
AND/OR ACROSS THE ROAD FROM THE TERRITORY TO BE ANNEXED**

Ohio Revised Code §709.023(C)

**Proposed Annexation of 55.9126 Acres in Harrison Township,  
to the Village of Ashville, Pickaway County, Ohio**

<u>Name of Owner</u>	<u>Mailing Address</u>	<u>Parcel Number</u>
Barbara Ann Hedges Arthurs	4259 County Road 6540 West Plains, MO 65775	D12-0-001-00-074-00 D12-0-001-00-066-00
Joseph Benton Hedges	4241 County Road 6540 West Plains, MO 65775	D12-0-001-00-074-00 D12-0-001-00-066-00
Robert C. Hess, Trustee	14 S. Paint Street, Suite 2 Chillicothe, OH 45601	D12-0-001-00-076-00 D12-0-001-00-077-00 D12-0-001-00-078-00
Jeffrey Call	15026 Lockbourne Eastern Road Ashville, OH 43103	D12-0-001-00-064-00
Village Chapel Church	30 Circleville Avenue Ashville, OH 43103	D13-0-023-00-023-00
Bells Estate, LLC	7874 South Bloomfield Royalton Road Ashville, OH 43103	D13-0-030-00-121-00
Dorothy E. Gentilini	11860 Circleville Avenue Ashville, OH 43103	D13-0-030-00-120-00
Thomas A. Bausum Nancy L. Bausum	11850 Circleville Avenue Ashville, OH 43103	D13-0-030-00-119-00
Christopher M. Fleming Kari B. Fleming	11820 Circleville Avenue Ashville, OH 43103	D13-0-030-00-118-00 D13-0-030-00-117-00
Scott Acord Thecala Acord Nicholas Acord Betsy Acord	329 Circleville Avenue Ashville, OH 43103	D13-0-030-00-116-00

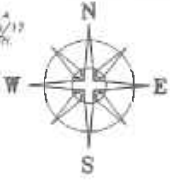
<u>Name of Owner</u>	<u>Mailing Address</u>	<u>Parcel Number</u>
John Paul Elliott Mary Ann Elliott	11780 Circleville Avenue Ashville, OH 43103	D13-0-030-00-115-00
Kim M. Martin	161 Circleville Avenue Ashville, OH 43103	D13-0-025-00-031-00
Arthur Stevens	1068 Ballah Road Orient, OH 43146	D13-0-029-00-020-00
Stephen F. Hedges	219 Circleville Avenue Ashville, OH 43103	D13-0-029-00-019-00
Kenneth L. Post Sharren L. Post	309 Circleville Avenue Ashville, OH 43103	D13-0-030-00-102-01
Joseph N. Swetnam, Trustee Daniel R. Swetnam, Trustee	319 Circleville Avenue Ashville, OH 43103	D13-0-030-00-103-00



**DEED REFERENCE**

JOSEPH BENTON HEDGES &  
BARBARA ANN HEDGES ARTHURS  
OR 798 PG 349  
Ⓐ 57.0151 ACRES  
PARCEL No. D1200010007400 &  
PARCEL No. D1300300011400

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 08/24/13  
WGS 1984 GEODETIC NORTH.



**CONTIGUITY NOTES**

TOTAL PERIMETER OF AREA: 7206.23  
TOTAL LENGTH OF CONTIGUITY: 2548.32'  
PERCENTAGE OF CONTIGUITY: 35.4%  
THE 1.1025± ACRE PORTION OF THE  
58.463 ACRE TRACT HAS BEEN  
PREVIOUSLY ANNEXED INTO THE VILLAGE  
OF ASHVILLE AND NOT PART OF THE  
CURRENT ANNEXATION.

- EXISTING CORP LINE
- - - PROPOSED CORP LINE
- - - SECTION LINES

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.
- Ⓐ 14" OCTA CONC. FENCE POST (FOUND)
  - ⊙ 1/2" # IRON PIPE (FOUND)
  - ⊙ 1" # IRON PIPE (FOUND)
  - IRON PIN (FOUND)
  - 1" SQUARE IRON PIN (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⊙ 5/8" # REBAR & RED PLASTIC CAP  
STAMPED "MC CLARK" (FOUND)
  - ⊙ 5/8" # REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821  
DATE: 10/11/22

**COTTRILL SURVEYING, INC**  
James R Cottrill, PS Nathan Cottrill, PE PS  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**ANNEX 55.9126± ACRES,  
S7,T9N,R21W, HARRISON TWP,  
PICKAWAY COUNTY, STATE OF OHIO.  
SURVEYED FOR GRAND COMMUNITIES**

SCALE: 1" = 200'  
200' 100' 0' 200'

JOB No. S220609 CREW: MC  
SURVEYED 11/2021 DWN BY: MC  
CHECKED 06/2022 CHECK: RC

Annexation  
Petition  
Exhibit B