

NOV 2 2022

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
Joseph Benton Hedges

4241 County Road 6540
West Plains, MO 65775

09-13-22

Barbara Ann Hedges Arthurs
Barbara Ann Hedges Arthurs

4259 County Road 6540
West Plains, MO 65775

09-13-22

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

Annexation of 55.9126 Acres *Surveyed for Grand Communities*

The following described 55.9126 acre tract is situated in the State of Ohio, Pickaway County, Harrison Township, Section 7, Township 9N, Range 21W, being part of a 57.0151 acre tract (Parcel D1200010007400 and Parcel D1300300011400 in Village of Ashville) conveyed to Joseph Benton Hedges and Barbara Ann Hedges Arthurs by Official Record 798 page 349, and being more particularly described as follows:

Beginning at a mag nail set in the line between Section 7, Township 9N, Range 21W and Section 12, Township 2N, Range 22W, being in the corporation line of the Village of Ashville and in the southbound lane of Circleville Avenue (Township Road 31, 50 feet wide) and being the Northwest corner of said 57.0151 acre tract, said mag nail bears South 03° 26' 22" West a distance of 1707.93 feet from an iron pin found at the centerline intersection of Circleville Avenue and State Route 752;

Thence, with a proposed corporation line and the North line of said 57.0151 acre tract, **South 86° 00' 02" East**, passing the centerline of Circleville Avenue in the Southwest corner of a 64.30 acre tract conveyed to Robert C Hess, Trustee by Official Record 671 page 1374 at 4.60 feet, passing a 14 inch octagonal concrete fence post found at 23.31 feet, a total distance of **1130.88 feet** to an iron pin and cap set at the Southwest corner of an original 75 acre tract conveyed to Robert C Hess, Trustee by Official Record 671 page 1374;

Thence, with a proposed corporation line and the South line of said 75 acre tract, **South 87° 18' 58" East**, passing the Southwest corner of a 55.50 acre tract conveyed to Robert C Hess, Trustee by Official Record 671 page 1374 at 1401.18 feet, a total distance of **1565.23 feet** to an iron pin and cap set at the northwest corner of a 41.2770 acre tract conveyed to Jeffrey Call by Official Record 790 page 3581;

Thence, with a proposed corporation line and said 41.2770 acre tract with the following three courses:

- 1) **South 03° 19' 43" West** a distance of **187.56 feet** to an iron pin and cap set;
- 2) **South 55° 57' 15" West** a distance of **1030.69 feet** to an iron pin and cap set;
- 3) **South 37° 52' 55" West** a distance of **483.65 feet** to an iron pin and cap set in the North line of a 123.847 original acre tract conveyed to Jeffrey Call by Official Record 789 page 4897;

Thence, with a proposed corporation line and the North line of said 123.847 original acre tract, **North 86° 24' 33" West**, passing the Northeast corner of a 14.696 acre tract conveyed to Village Chapel Church by Official Record 755 page 2171 and being a corner to the Corporation line of Village of Ashville at 214.54 feet, continuing with said existing corporation line, passing the Northeast corner of a 0.6 acre tract (Hedges Cemetery) and corner to said Corporation line at 1406.79 feet, continuing with a proposed corporation line and said North line of Cemetery a total distance of **1452.15 feet** to an iron pin and cap set at the Southeast corner of Tract 7 of Hedges Home Sites Subdivision as recorded in Plat Book 4 page 46 and being a corner to said Corporation line;

Thence, with the East line of said subdivision and with said existing corporation line, **North 03° 41' 28" East** a distance of **744.90 feet** to a 1/2 inch diameter iron pipe found at the Northeast corner of Tract 1 of said Subdivision;

Thence, continuing with said existing corporation line and across said 57.0151 acre tract with the following two courses:

- 1) **North 03° 41' 28" East** a distance of **304.97 feet** to a point;
- 2) **North 85° 46' 00" West** a distance of **158.01 feet** to the southbound lane of Circleville Avenue and in the line between Section 7, Township 9N, Range 21W and Section 12, Township 2N, Range 22W;

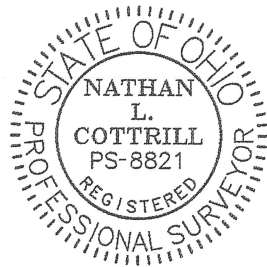
Thence, with said Section line and said existing corporation line, **North 03° 41' 28" East** a distance of **148.19 feet** returning to the **Point of Beginning**, containing **55.9126 Acres** more or less to be annexed into the Village of Ashville.

Bearings are based on a GPS observation on August 24, 2017, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed November 23, 2021 and described June 28, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S2220609-ANNEX)




Nathan L. Cottrill, PS #8821

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE 10/11/2022