



ORDINANCE 2021-06 OF THE VILLAGE OF ASHVILLE



AN ORDINANCE TO ACCEPT THE JEFFREY J. RUNKLE AND VICTOR W. RUNKLE AND TRUDY ANN CRAIG, LANDOWNERS (HEREINAFTER REFERRED TO AS "LANDOWNER") AND D.R. HORTON – INDIANA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER THE "DEVELOPER") APPLICATION FOR ANNEXATION BY THE LANDOWNER AND DEVELOPER, ET ALL FOR ANNEXATION OF CERTAIN TERRITORY CONTAINING 76.642 +/- ACRES IN THE HARRISON TOWNSHIP, COUNTY OF PICKAWAY, STATE OF OHIO TO THE VILLAGE OF ASHVILLE AND DECLARING AN EMERGENCY.

WHEREAS, a petition for annexation of certain property in Harrison Township was duly filed by The Landowner and Developer, et al on January 21, 2021 with Commissioners of Pickaway County and approved by the County Commissioners on March 3, 2021 as an Expedited Type II Annexation § ORC 709.023, **Exhibit A**.

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

SECTION ONE

The Village of Ashville accepts the annexation of the territory described in the Petition by owner of Real Estate in Territory Proposed for Annexation to the Village of Ashville. To: The Board of Commissioners of Pickaway County, **Exhibit B**.

SECTION TWO

That the Village Clerk is hereby authorized and directed to make three copies of this Ordinance, to each of which shall be attached a copy of the petition, the plat or map accompanying the petition for annexation as a Planned Unit Developments (PUD) under Ashville's Codified Ordinance, Chapter 1165, a copy of the petition, the plat map of map accompanying the petition for annexation, a copy of the transcript of the proceedings of the Board of County Commissioners relating to thereto, and a certificate to the correctness thereof. The Clerk shall then forthwith delivery one copy to the County Auditor, one copy the County Recorder and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections after it becomes effective, and the Clerk shall do all other things required by law.

SECTION THREE

That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the Village and its inhabitants for the reason that there exists an imperative necessity for the earliest passage of this Ordinance to meet the obligations of the Village and will go into effect immediately upon its passage by Council.

Offered by: Nelson R. Embrey
Seconded to the Motion Offered by: Tracie N. Sorvillo

Upon roll call on the adoption of the ordinance, the vote was as follow:

Roger L. Clark Yes No Nelson R. Embrey Yes No Randy S. Loveless Yes No R. David Rainev Yes No Tracie N. Sorvillo Yes No Darrvl E. Ward Yes No

PASSED THIS 12th DAY OF JULY, 2021

ATTEST:

April D. Grube, Clerk-Fiscal Officer

APPROVED:

Charles K. Wise, Mayor

DATE: 7/13/2021

DATE: 15 JUL 2021

Prepared: 03/02/2021

Revised Date:

Review Date:

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify, that the foregoing is a true and correct copy of the ordinance adopted by the Village of Ashville Council held on 12th day of July 2021, and that I am duly authorized to execute this certificate.

(Original signature of April D. Grube)

Clerk-Fiscal Officer
(TITLE)



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



Administrator:
April Dengler
Clerk:
Angela Karr

The Pickaway County Board of Commissioners met in Regular Session in their office located at 139 West Franklin Street, Circleville, Ohio, on Tuesday, March 2, 2021, with the following members present: Mr. Jay H. Wippel, Mr. Harold R. Henson and Mr. Gary K. Scherer. April Dengler, County Administrator, was also in attendance.

During business conducted while in session, as the first official act related to an Expedited Type II Annexation petition filed for the annexation 76.642 +/- acres of Harrison Township into the Village of Ashville, the commissioners' clerk informed them that the petition was filed on Thursday, January 21, 2021, and is hereby entered upon the Pickaway County Commissioners' Journal #66, pages dated January 26, 2021. Petitioners, Jeffrey J. Runkle, Victor W. Runkle and Trudy Ann Craig. Agent for the petitioners is Molly R. Gwin, Isaac Wiles. 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.

Commissioner Wippel opened the Type II Annexation hearing. Madeline Shanahan, from Isaac Wiles, explained that the lands is 225 lots all single family residential, have not heard much from individuals. Commissioner Wippel asked Franklin Christman, Village of Ashville Administrator, if Ashville could handle 225 additional homes and Mr. Christman explained that it can due to they have a new Wastewater treatment facility. He has not heard any positive or negative comments regarding the project.

During business conducted while in session, the commissioners held a meeting and reviewed the Expedited Type II Annexation petition filed for the annexation 76.642 +/- acres of Harrison Township into the Village of Ashville, filed on Thursday, January 21, 2021. Petitioners, Jeffrey J. Runkle, Victor W. Runkle and Trudy Ann Craig. Agent for the petitioners is Molly R. Gwin, Isaac Wiles;

With no annexation agreement or cooperative economic development agreement filed with the Expedited Type 2 Annexation petition, the territory to be annexed may not, at any time, be withdrawn or excluded from the township pursuant to ORC 503.07. The annexed land thus remains subject to the township's real property taxes.

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution pursuant to ORC. 709.023 (D):

Resolution No: PC-030221-17

WHEREAS, an Expedited Type 2 Annexation petition that met all of the engineering and legal requirements was properly filed in the Pickaway County Board of Commissioners' office on or about January 21, 2021, for the annexation of 76.642+/- acres of Harrison Township to be annexed into the Village of Ashville; and,

WHEREAS, the person who signed the petition, Jeffrey J. Runkle, 88 South Bank Road, Millersport, Ohio 43103, Victor W. Runkle, 3354 S. Bank Road, Millersport, Ohio 43046 and Trudy Ann Craig, 3400 South Bank Road, Millersport, Ohio 43046 as owners, 9505 State Route 104, Lockbourne, Ohio 43137, such company is the owner of the property to be annexed; and,

WHEREAS, the petition contains the signatures of all of the property owners in the territory to be annexed; and,

WHEREAS, the territory to be annexed does not exceed 500 acres; and,

WHEREAS, the territory to be annexed share a common boundary with the municipality for a continuous length of at least 5% of the perimeter of the territory to be annexed; and,

WHEREAS, the annexation will not create an unincorporated area of the township that is completely surrounded by the territory to be annexed; and,

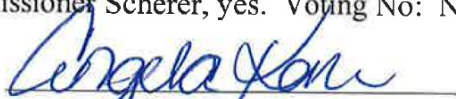
WHEREAS, the Village of Ashville Council failed to adopt a Resolution within 20 days after the filing of the petition that was received by the Pickaway County Board of Commissioners' office on January 21, 2021. Pursuant to ORC. 709.023 (D), failure of the municipal corporation or any of those townships to timely file an ordinance or resolution consenting or objecting to the proposed annexation shall be deemed to constitute consent by that municipal corporation or township to the proposed annexation; and,

WHEREAS, no street or highway will be divided by the boundary between the municipality and township so as to create a road maintenance problem; then,

THEREFORE BE IT RESOLVED, that the Pickaway County Board of Commissioners hereby approves the Expedited Type 2 Annexation of 76.642+/- acres of Harrison Township into the Village of Ashville, Pickaway County, Ohio, filed by Molly R. Gwin, Isaac Wiles, the agent for the petitioners, Jeffrey J. Runkle, Victor W. Runkle and Trudy Ann Craig, owners of property.

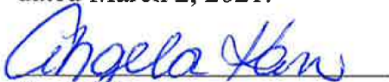
Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest:


Angela Karr, Clerk

~Certification~

I, Angela Karr, Clerk to the Pickaway County Board of Commissioners, hereby certify that this is a true and accurate record of the proceedings of the board and may be found in Journal #66, pages dated March 2, 2021.


Angela Karr

**In the Matter of
Expedited Type II Annexation Petition Filed for the
Annexation of 76.642 +/- Acres of Harrison Township
Into the Village of Ashville:**

Commissioners:
Jay H. Wippel
Harold R. Henson
Brian S. Stewart



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



Date: February 2, 2021

To: -Molly R. Gwen, Issac Wiles, 2 Miranova Place, Suite 700, Columbus, Ohio 43215
-Village of Ashville, 200 East Station Street, Ashville, Ohio 43103
-Harrison Township Trustees, 2746 Weigand Road, Ashville, Ohio 43103
-Tim McGinnis, Pickaway County Development & Planning Director
-Chris Mullins, Pickaway County Engineer

From: Pickaway County Commissioners

Re: Hearing scheduled for:
Expedited Type 2 Annexation Petition – Jeffrey J. Runkle, Victor W. Runkle & Trust Ann Craig
76.642 +/- 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 January 21, 2021 is scheduled for:

Tuesday, March 2, 2021
10:00 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@pickaway.org.

Sincerely,


A handwritten signature in blue ink that reads "Angela Karr".

Angela Karr
Clerk


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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: Molly R. Gwen 155ac wiles 2 miranova Place Suite 700 Columbus OH 43215</p>  <p>9590 9402 4940 9063 0490 37</p> <p>2. Article Number (Transfer from service label) 7019 0160 0001 1421 6135</p>	<p>A. Signature X <i>Molly R. Gwen</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery 7/9/21</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: Harrison Trust Trustee P.O. Box 22 Ashville OH 43103</p>  <p>9590 9402 4940 9063 0486 72</p> <p>2. Article Number (Transfer from service label) 7019 0160 0001 1421 6180</p>	<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: Village of Ashville 260 E. Station St. Ashville OH 43103</p>  <p>9590 9402 4940 9063 0490 44</p> <p>2. Article Number (Transfer from service label) 7019 0160 0001 1421 6142</p>	<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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, January 26, 2021, with the following members present: Mr. Jay H. Wippel, Mr. Harold R. Henson and Mr. Gary K. Scherer. April Dengler, County Administrator, was also in attendance.

During business conducted while in session, as the first official act related to an Expedited Type II Annexation petition filed for the annexation 76.642 +/- acres of Harrison Township into the Village of Ashville, the commissioners' clerk informed them that the petition was filed on Thursday, January 21, 2021, and is hereby entered upon the Pickaway County Commissioners' Journal #66, pages dated January 26, 2021. Petitioners, Jeffrey J. Runkle, Victor W. Runkle and Trudy Ann Craig. Agent for the petitioners is Molly R. Gwin, Isaac Wiles. 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 Expedited Type II Annexation has been placed as a 10:00 a.m. agenda item on the commissioners' March 2, 2021, regular meeting day schedule.

**In the Matter of
Expedited Type II Annexation Petition Filed for the
Annexation of 76.642 +/- Acres of Harrison Township
Into the Village of Ashville:**

Rec'd 11/21/21

BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

**EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE VILLAGE OF ASHVILLE OF
76.642+/- ACRES, MORE OR LESS,
FROM HARRISON TOWNSHIP**

TO THE BOARD OF COUNTY COMMISSIONERS
OF PICKAWAY COUNTY, OHIO




The undersigned, petitioners in the premises, and being THE SOLE OWNERS OF REAL ESTATE in the territory described, consisting of 76.642+/- acres, more or less, with a total length of the annexation perimeter of 7,755.22 feet, more or less, in the Township of Harrison, which area is contiguous along 6,045.98 feet, or 78.0% is contiguous to the Village of Ashville, do hereby pray that said territory be annexed to the Village of Ashville, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibit "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that there are within the territory so prayed to be annexed THREE (3) OWNERS OF SAID REAL ESTATE.

Molly R. Gwin, whose address is Isaac Wiles Burkholder & Teetor LLC, Two Miranova Place, Ste. 700, Columbus, Ohio 43215, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Pickaway County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"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."

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
 Jeffrey A. Runkle	3353 S. BANK RD MILLERSPORT, OHIO 43046	12-23-20
 Victor W. Runkle	3354 S. BANK RD MILLERSPORT, OH 43046	12-23-20
 Trudy Ann Craig	3400 South Bank Rd MILLERSPORT, OH	12-23-20

4817-4380-7957.1 : 06918 00030

EXHIBITS

- Exhibit A= Legal Description
- Exhibit B= Plat Map
- Exhibit C= Adjacent Parcel Owner List

4817-4380-7957.1 : 06918 00030
4846-9517-3477, v. 1

**Legal Description for Annexation
76.642 Acres**

Situated in the Township of Harrison, County of Pickaway, State of Ohio, and being part of the Southwest Quarter of Section 1, Township 2N, Range 22W, of Mathew’s Survey, and being more particularly described as follows;

Being a Survey of parcel conveyed to Jeffrey J. Runkle, Victor W. Runkle, and Trudy Ann Craig, as recorded in O.R. Volume 596, Page 1683, in the Pickaway County Deed Records, being all of Auditor’s P.P.N. D12-0-002-00-113-00, and further described as follows;

Commencing at railroad spike found on the East line of the Southwest Quarter of Section 1 marking the centerline intersection of Ashton Pike and Winston Avenue (60’ Wide R/W) of Ashton Crossing Section 1, Part 1, as recorded in Plat Book 2, Page 88, in the Pickaway County Plat Records;

Thence, N 03°27’43” E 202.43 feet with the centerline of Ashville Pike, to a railroad spike set marking the Northeast corner of a 1.00 Acre parcel conveyed to Mark R. Songer, as recorded in O.R. Volume 738, Page 2510, and being the **PRINCIPLE PLACE OF BEGINNING** of the 76.642 Acre parcel herein to be described;

Thence, N 86°32’17” W 2619.03 feet leaving Ashville Pike with the North line of said parcel conveyed to Songer, and extending along the now Corporation Line of the Village of Ashville along North line of said Ashton Crossing Section 1, Part 1, and extending along the North line of Ashton Crossing Section 1, Part 2, as recorded in Plat Book 2, Page 387, and extending along the North line of Ashton Crossing Section 2, Part 1, as recorded in Plat Book 3, Page 56, and extending along the North line of a parcel conveyed to Maronda Homes, Inc. of Ohio, as recorded in O.R. Volume 565, Page 1678, to an iron pin set on the East Right of Way Line of The Norfolk and Southern Railroad, and passing over a ¾” o.d. iron pipe found at 323.62 feet;

Thence, N 03°41’38” E 1278.62 feet with the East Right of Way Line of said Norfolk and Southern Railroad, to a 5/8” o.d. iron pin found on the now Corporation Line of the Village of Ashville, and being the Southwest corner of a parcel conveyed to Bates Real Estate, LLC, as recorded in O.R. Volume 768, Page 439;

Thence, S 86°18’46” E 2624.23 feet with said Corporation Line and the South line of said parcel conveyed to Bates Real Estate, LLC, to a railroad spike found in the centerline of Ashville Pike, and passing over a 5/8” o.d. iron pin found at 2589.23 feet;


Thence, S 03°55’46” W 1268.34 feet with the centerline of Ashville Pike and the Half Section Line of Section 1, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 76.642 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Bearings of the above description are based on the centerline of Ashville Pike, as being S 03°55’46” W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "Watcon #S-7452".

The above description was prepared by Watcon Consulting Engineers & Surveyors, Inc., under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in December of 2020.

Dated 12/23/20


Scott A. England P.S.
Ohio Registered Surveyor #745

Runkel-Annexation SURVEY PLAT and LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY JAF DATE 12-23-2020



B

Annexaton Plat under Ohio Revised Code 709.23 of 76.642 Acres on Ashville Pike

Township of Harrison, County of Pickaway, State of Ohio, part Southwest Quarter Section 1, Township 2N, Range 22W, of Mathew's Survey

PROPERTY LOCATION:
 Situated in the Township of Harrison, County of Pickaway, State of Ohio, and being a part of the Southwest Quarter of Section 1, Township 2N, Range 22W, of Mathew's Survey.

Being a Survey of Accretions from Mathew's Township in the Village of Ashville, Ohio, containing 76.642 Acres (76.642 Acres by Survey) and is formerly conveyed to Jeffrey J. Runkle, Vice W. Runkle, and Trudy Ann Chig, as recorded in O.R. Volume 596, page 1083, D12-0-002-001-13-00. Their Records, and being as of August 13, 2020.

This Survey contains 76.642 Acres and is based on an aerial LIDAR survey by William Consulting Engineers & Surveyors, Inc., in December of 2020, under the direct supervision of Scott A. England, P.E., Ohio Registered Surveyor No. 3-7422.

PROPERTY LOCATION:
 Situated in the Township of Harrison, County of Pickaway, State of Ohio, and being a part of the Southwest Quarter of Section 1, Township 2N, Range 22W, of Mathew's Survey.

Being a Survey of Accretions from Mathew's Township in the Village of Ashville, Ohio, containing 76.642 Acres (76.642 Acres by Survey) and is formerly conveyed to Jeffrey J. Runkle, Vice W. Runkle, and Trudy Ann Chig, as recorded in O.R. Volume 596, page 1083, D12-0-002-001-13-00. Their Records, and being as of August 13, 2020.

This Survey contains 76.642 Acres and is based on an aerial LIDAR survey by William Consulting Engineers & Surveyors, Inc., in December of 2020, under the direct supervision of Scott A. England, P.E., Ohio Registered Surveyor No. 3-7422.

BASE OF BEARING:
 The bearings of this plat are based on the certificate of Ashville Plat, as being S 03° 55' 46" W, and is an assumed Meridian used in the survey report only.

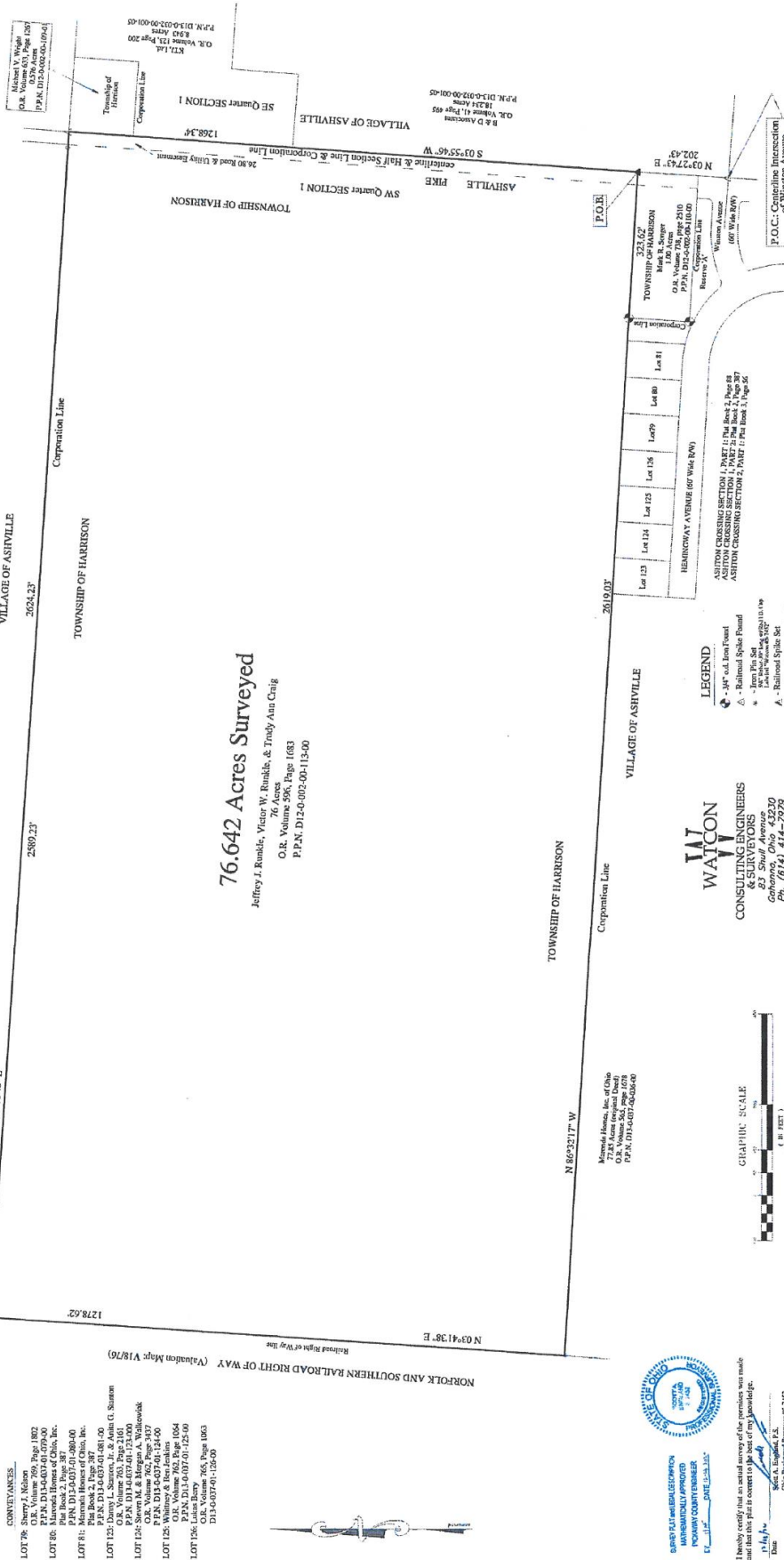
PREPARED FOR:
D.R. Horton

CONVEYANCES:
 LOT 76: Sherry J. Nelson, Page 1802
 P.P.N. D12-0-002-001-13-00
 LOT 78: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 79: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 80: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 81: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 82: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 83: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 84: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 85: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 86: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 87: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 88: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 89: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 90: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 91: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 92: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 93: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 94: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 95: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 96: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 97: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 98: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 99: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00
 LOT 100: Marwood Homes of Ohio, Inc.
 P.P.N. D12-0-002-001-13-00

STATISTICS:
 TOTAL PERIMETER OF NEW ANNEXATION: 2,783.27
 TOTAL PERIMETER OF EXISTING ANNEXATION: 1,100.00
 PERCENT OF CONTIGUITY WITH EXISTING ADJACENT CORP. LINE: 78.0%

STATISTICS:
 TOTAL PERIMETER OF NEW ANNEXATION: 2,783.27
 TOTAL PERIMETER OF EXISTING ANNEXATION: 1,100.00
 PERCENT OF CONTIGUITY WITH EXISTING ADJACENT CORP. LINE: 78.0%

STATISTICS:
 TOTAL PERIMETER OF NEW ANNEXATION: 2,783.27
 TOTAL PERIMETER OF EXISTING ANNEXATION: 1,100.00
 PERCENT OF CONTIGUITY WITH EXISTING ADJACENT CORP. LINE: 78.0%



STATISTICS:
 TOTAL PERIMETER OF NEW ANNEXATION: 2,783.27
 TOTAL PERIMETER OF EXISTING ANNEXATION: 1,100.00
 PERCENT OF CONTIGUITY WITH EXISTING ADJACENT CORP. LINE: 78.0%

STATISTICS:
 TOTAL PERIMETER OF NEW ANNEXATION: 2,783.27
 TOTAL PERIMETER OF EXISTING ANNEXATION: 1,100.00
 PERCENT OF CONTIGUITY WITH EXISTING ADJACENT CORP. LINE: 78.0%

**EXHIBIT C
ADJACENT PROPERTY OWNERS**

SUBJECT PROPERTY:

Parcel No. D12-0-002-00-113-00
Ashville Pike
Jeffrey J. Runkle, Victor W. Runkle & Trudy Ann Craig
3388 South Bank Road
Millersport, OH 43046

ADJACENT PROPERTY OWNERS:

- | | | |
|---|---|---|
| <p>1. Parcel No D-12-0-002-00-190-00
Robert Black
2741 Weigand Road
Lockbourne, OH 43137</p> <p>2. Parcel No. D12-0-002-00-140-01
S. R. 752
Aleris Rolled Products, Inc.
25825 Science Park Dr., Ste. 400
Cleveland, OH 44122</p> <p>3. Parcel No. D13-0-037-00-036-00
Ashville Pike
Maronda Homes Inc. of Ohio
3148 Broadway, Ste. 305
Grove City, OH 43123</p> <p>4. Parcel No. D13-0-037-01-123-00
Danny L. Stanton, Jr. & Anita G. Stanton
13 Hemingway Avenue
Ashville, OH 43103</p> <p>5. Parcel No. D13-0-037-01-124-00
Steven & Morgan Walkowiak
11 Hemingway Avenue
Ashville, OH 43103</p> <p>6. Parcel No. D13-0-037-01-125-00
Whittney & Ben Jenkins
9 Hemingway Avenue
Ashville, OH 43103</p> | <p>7. Parcel No. D13-0-037-01-126-00
Berry Lukas
7 Hemingway Avenue
Ashville, OH 43103</p> <p>8. Parcel No. D13-0-037-01-079-00
Fischer Homes Columbus LP
Sherry Nelson
5 Hemingway Avenue
Ashville, OH 43103</p> <p>9. Parcel No. D13-0-037-01-080-00
3 Hemingway Way
Maronda Homes Inc. of Ohio
3148 Broadway, Ste. 305
Grove City, OH 43123</p> <p>10. Parcel No. D13-0-037-01-081-00
1 Hemingway Avenue
Maronda Homes Inc. of Ohio
3148 Broadway, Ste. 305
Grove City, OH 43123</p> <p>11. Parcel No. D13-0-037-01-001-01
Hawthorne Drive
Ashton Crossing Homeowners' Association I
5550 Blazer Parkway, Ste. 175
Dublin, OH 43017</p> <p>12. Parcel No. D12-0-002-00-110-00
Mark Songer
13747 Ashville Pike
Ashville, OH 43103</p> <p>13. Parcel No. D12-0-002-00-109-01
Michael Wright
13516 Ashville Pike
Ashville, OH 43103</p> <p>14. Parcel No. D13-0-032-00-001-05
800 Long Street
K T J LTD
c/o Armstrong Mortgage Co.
1225 Dublin Road, Ste. 220
Columbus, OH 43215-1024</p> | <p>15. Parcel No. D12-0-002-00-114-04
13482 Ashville Pike
James Dicken & Barbara Graham
P. O. Box 13214
Columbus, OH 43213</p> <p>16. Parcel No. D13-0-032-00-001-07
Ashville Pike
Sylvia Ebner, Trustee
3455 E. Broad Street
Columbus, OH 43213</p> <p>17. Parcel No. D12-0-002-00-127-00
Ashville Pike
Bates Real Estate LLC
8615 Lancaster-Circleville Rd. SW
P. O. Box 158
Amanda, OH 43102</p> |
|---|---|---|

4813-8892-9493.1

1



Liz Russell-Pickard
In the Columbus Office
614-340-7439
lrussell-pickard@isaacwiles.com

February 8, 2021



Pickaway County Commissioners
ATTN: Clerk
139 W. Franklin Street
Circleville, OH 43113

Re: Annexation of 76.642 ac, Ashville Pike, to the Village of Ashville

Dear Clerk:

Enclosed is our Affidavit of Service of the Annexation Petition on Harris Township, Village of Ashville, and the adjacent property owners.

The U.S. Postal Service has not returned the certified mail receipt to us (see enclosed copy of the online tracking system response). However, we have enclosed a copy of an e-mail from the Administrator of the Village of Ashville confirming receipt of our letter dated January 21, 2021, which enclosed a copy of the filed Annexation Petition.

Please let me know if you need anything further to complete your file for the Commissioners' hearing on this matter. Thank you.

Sincerely,

Lizabeth A. Russell-Pickard
OSBA Certified Paralegal

Enclosures

4831-8311-3691.1

COLUMBUS OFFICE
Two Miranova Place, Ste. 700
Columbus, Ohio 43215 | 614-221-2121
TOLL FREE: 800-337-0626



WWW.ISAACWILES.COM

WORTHINGTON OFFICE
300 West Wilson Bridge Road, Ste. 170
Worthington, Ohio 43085 | 614-221-2121



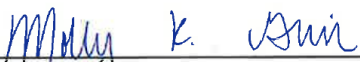
AFFIDAVIT

STATE OF OHIO :
COUNTY OF FRANKLIN : SS

Now comes Molly R. Gwin, being of lawful age and after being first duly sworn and cautioned, hereby states the following:

- 1) My name is Molly R. Gwin, and I have personal knowledge of the facts presented in this affidavit.
- 2) I am the agent for the annexation petition that was filed with the Pickaway County Commissioners' Office on January 21, 2020 on behalf of the property owners, Jeffrey J. Runkle, Victor W. Runkle, and Trudy Ann Craig.
- 3) On January 21, 2021 I mailed a copy of the annexation petition filed with the Pickaway County Commissioners Office to the Village of Ashville and Harris Township by certified mail return receipt requested, and copies of the signed receipts are attached.
- 4) On January 21, 2021, I sent a notice of the filing of the annexation petition, and a full and complete copy of the annexation petition and attachments, by regular mail to all landowners in the annexation area and adjacent landowners, which included those on the attached Exhibit.

FURTHER AFFIANT SAYETH NOT.


Molly R. Gwin

STATE OF OHIO :
COUNTY OF FRANKLIN : SS

Appeared before me this 29th day of January, 2021 the above-named Molly R. Gwin, known to me or satisfactorily proven to be the same, and swore that the statements made in the foregoing Affidavit are true to the best of her knowledge and belief.



ROSEMARY L. GULLISON
Notary Public, State of Ohio
My Commission Expires
August 5, 2023


Notary Public

Doc.
#C:\Users\rcullison\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\M0JOZZ11\WESTPORT-RUNKLE Affidavit of Agent of service of mailing of Annexation Petition 76.642 ac Ashville Pike.docx

10-Ranked
RECEIVED
FEB 9 2021

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <i>[Signature]</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee												
1. Article Addressed to: <i>Harris Township P.O. Box 22 Ashville, GA 43103</i>	B. Received by (Printed Name) <i>[Signature]</i>	C. Date of Delivery <i>1/28/21</i>												
2. Article Addressed to: 9590 9402 5851 0002 0000 7019 2280 0002 1901 6521	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No													
3. Service Type <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Registered Mail[®]</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail[™]</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Signature Confirmation[™]</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>			<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Registered Mail [®]	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail [™]	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Return Receipt for Merchandise		<input type="checkbox"/> Signature Confirmation [™]		<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Registered Mail [®]													
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail [™]													
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Registered Mail Restricted Delivery													
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Return Receipt for Merchandise													
	<input type="checkbox"/> Signature Confirmation [™]													
	<input type="checkbox"/> Signature Confirmation Restricted Delivery													

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

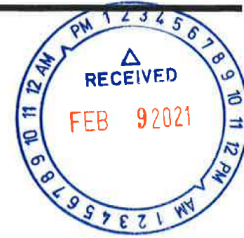
OFFICIAL USE

Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here
Postage \$ Total Postage and Fees \$ <i>Ashville</i>	
Sent To Street and Apt. No., or PO Box No. City, State, ZIP+4 [®]	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Lizabeth A. Russell-Pickard

From: Franklin Christman <FChristman@Ashvilleohio.gov>
Sent: Thursday, February 4, 2021 11:09 AM
To: Molly R. Gwin
Cc: Brian M. Zets; Lizabeth A. Russell-Pickard
Subject: RE: Runkle - annexation Village of Ashville
Attachments: Certified Mail - Return Receipt Request and Documents.pdf



Hello Molly,
 Attached is the scanned receipt and documents.

Anticipating the Future

Franklin Christman Go to our website, Facebook, or Twitter by clicking on the Log



Village of Ashville

P.O. Box 195
 200 East Station Street
 Ashville, OH 43103
 (North of the Ashville Park)
 Office: 740/983-6367 • Fax: 740/983-4703
 Police: 740/983-3112 • Emergency: 911
 Cell Phone: 740/207-1842
 Street Department: 614/402-9876
 Utility Department: 614/214-9223



Administrative Office Ho
 Mon-Fri 8:00am-4:00pm

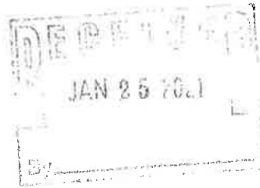
Franklin Christman
 Village Administrator
 Direct Number: 740/983-7132
 Email Address = fchristman@ashvilleohio.gov
 Website = www.ashvilleohio.gov

Confidentiality Notice: This e-mail message, from The Village of Ashville, Ashville, Ohio, including any attachments for the sole use of the intended recipient(s) and may contain confidential and privileged information. The recipient responsible to maintain the confidentiality of this information and to use the information only for authorized purposes pursuant to Ashville's confidentiality policies. If you are not the intended recipient (or authorized to receive information for the intended recipient), you are hereby notified that any review, use, disclosure, distribution, copying, printing or other action taken in reliance on the contents of this e-mail is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail and destroy all copies of the original message. Thank you

From: Molly R. Gwin <mgwin@isaacwiles.com>
Sent: Thursday, February 4, 2021 9:17 AM
To: Franklin Christman <FChristman@Ashvilleohio.gov>
Cc: Brian M. Zets <bzets@isaacwiles.com>; Lizabeth A. Russell-Pickard <lrussell-pickard@isaacwiles.com>
Subject: Runkle - annexation Village of Ashville

Mr. Christman – I hope that you are well. As part of the statutory process for the annexation, the petitioner (me) is required to send notice to the Village via certified mail. We have not yet received the receipt for delivery of the petition sent to the Village on January 21, 2021. We tracked the sending through the USPS and it says “in transit to the next facility.” Have you had a chance to pick up the certified mail from the post office? Please let me know. The Commissioners have to have proof of this service via the green cards prior to approving the annexation.

Thank you.



Molly Gwin
In the Columbus Office
614-340-7429
mgwin@isaacwiles.com



January 21, 2021

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Village of Ashville
ATTN: Franklin Christman, Village Administrator
200 Station Street E.
Ashville, OH 43103

Re: Type 2 Annexation Petition, ORC §709.023, 76.642 acres, Ashville Pike,
Parcel No. D12-0-002-00-113-00

Dear Village Administrator:

As agent for the petitioners, I am required by O.R.C. §709.023 to provide you notice that an annexation petition was filed with the Pickaway County Commissioners. Attached to this correspondence is a true and accurate copy of the annexation petition.

The Pickaway County Commissioners will vote upon whether to approve the annexation. Please do not hesitate to contact me at (614) 340-7429 if you have any questions.

Sincerely,

Molly Gwin
Attorney

MRG:lar
Enclosures

4822-3850-6200.1

COLUMBUS OFFICE
Two Miranova Place, Ste. 700
Columbus, Ohio 43215 | 614-221-2121
TOLL FREE: 800-337-0626

WWW.ISAACWILES.COM

WORTHINGTON OFFICE
300 West Wilson Bridge Road, Ste. 170
Worthington, Ohio 43085 | 614-221-2121

2/1/2021

USPS.com® - USPS Tracking® Results



ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMITED EMPL...

USPS Tracking®



Track Another Package +

Tracking Number: 70192280000219016538

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In-Transit

January 27, 2021
In Transit to Next Facility

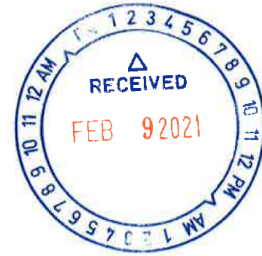
Feedback

Text & Email Updates



Select what types of updates you'd like to receive and how. Send me a notification for:

- | Text | Email |
|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> All Below Updates |
| <input type="checkbox"/> | <input type="checkbox"/> Expected Delivery Updates ⓘ |
| <input type="checkbox"/> | <input type="checkbox"/> Day of Delivery Updates ⓘ |
| <input type="checkbox"/> | <input type="checkbox"/> Package Delivered ⓘ |



**EXHIBIT C
ADJACENT PROPERTY OWNERS**

SUBJECT PROPERTY:

Parcel No. D12-0-002-00-113-00
Ashville Pike
Jeffrey J. Runkle, Victor W. Runkle & Trudy Ann Craig
3388 South Bank Road
Millersport, OH 43046

ADJACENT PROPERTY OWNERS:

1. Parcel No D-12-0-002-00-190-00
Robert Black
2741 Weigand Road
Lockbourne, OH 43137
2. Parcel No. D12-0-002-00-140-01
S. R. 752
Aleris Rolled Products, Inc.
25825 Science Park Dr., Ste. 400
Cleveland, OH 44122
3. Parcel No. D13-0-037-00-036-00
Ashville Pike
Maronda Homes Inc. of Ohio
3148 Broadway, Ste. 305
Grove City, OH 43123
4. Parcel No. D13-0-037-01-123-00
Danny L. Stanton, Jr. & Anita G. Stanton
13 Hemingway Avenue
Ashville, OH 43103
5. Parcel No. D13-0-037-01-124-00
Steven & Morgan Walkowiak
11 Hemingway Avenue
Ashville, OH 43103
6. Parcel No. D13-0-037-01-125-00
Whitney & Ben Jenkins
9 Hemingway Avenue
Ashville, OH 43103



- 7. Parcel No. D13-0-037-01-126-00
Berry Lukas
7 Hemingway Avenue
Ashville, OH 43103
- 8. Parcel No. D13-0-037-01-079-00
Fischer Homes Columbus LP
Sherry Nelson
5 Hemingway Avenue
Ashville, OH 43103
- 9. Parcel No. D13-0-037-01-080-00
3 Hemingway Way
Maronda Homes Inc. of Ohio
3148 Broadway, Ste. 305
Grove City, OH 43123
- 10. Parcel No. D13-0-037-01-081-00
1 Hemingway Avenue
Maronda Homes Inc. of Ohio
3148 Broadway, Ste. 305
Grove City, OH 43123
- 11. Parcel No. D13-0-037-01-001-01
Hawthorne Drive
Ashton Crossing Homeowners' Association Inc.
5550 Blazer Parkway, Ste. 175
Dublin, OH 43017
- 12. Parcel No. D12-0-002-00-110-00
Mark Songer
13747 Ashville Pike
Ashville, OH 43103
- 13. Parcel No. D12-0-002-00-109-01
Michael Wright
13516 Ashville Pike
Ashville, OH 43103
- 14. Parcel No. D13-0-032-00-001-05
800 Long Street
K T J LTD
c/o Armstrong Mortgage Co.
1225 Dublin Road, Ste. 220
Columbus, OH 43215-1024

- 15. Parcel No. D12-0-002-00-114-04
13482 Ashville Pike
James Dicken & Barbara Graham
P. O. Box 13214
Columbus, OH 43213
- 16. Parcel No. D13-0-032-00-001-07
Ashville Pike
Sylvia Ebner, Trustee
3455 E. Broad Street
Columbus, OH 43213
- 17. Parcel No. D12-0-002-00-127-00
Ashville Pike
Bates Real Estate LLC
8615 Lancaster-Circleville Rd. SW
P. O. Box 158
Amanda, OH 43102



4813-8892-9493.1