

NOTICE OF FILING OF ANNEXATION PETITION

TO: Karen Mitchell, City Council Clerk  
City of Powell  
47 Hall Road  
Powell, OH 43065

In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 21st day of May, 2020, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Delaware County, Ohio.

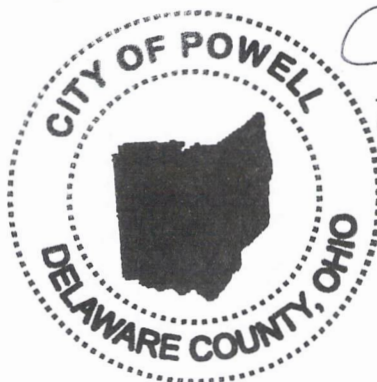
Said Petition prays for annexation to the City of Powell Ohio, of 9.435 acres, more or less, in Liberty Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: May 21, 2020

  
Chris Bradley  
Agent for Petitioners

RECEIPT OF THE AFOREMETIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED  
THIS 21st day of May, 2020.



  
CLERK'S OFFICE

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)  
TO THE CITY OF POWELL  
OF 9.435 ACRES MORE OR LESS  
IN THE TOWNSHIP OF LIBERTY

TO THE BOARD OF COUNTY COMMISSIONERS  
OF DELAWARE COUNTY, OHIO

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 9.435 acres with a total perimeter boundary of 2866.2 feet, more or less, in the Township of Liberty which area is contiguous along 512.7 feet or 18% and adjacent to the City of Powell, do hereby pray that said territory be annexed to the city of Powell 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 and made part hereof.

In support of said Petition, your petitioners state that there is/are within the territory so prayed to be annexed two (2) OWNER(S) OF REAL ESTATE.

Chris Bradley, whose address is 6760 Colt Court, 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 the deletion which in his absolute and complete discretion is necessary and proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Delaware County in his examination of the Petition and Plat. Said amendment shall be made by the presentation of an amended Plat and description to the Board of County 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 THE SPECIAL ANNEXATION PROCEDURE SET FORTH IN SECTION 709.023, ALTHOUGH A WRIT OF MANDAMUS MAY BE SHOT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

<u>NAME</u>	<u>DATE</u>	<u>ADDRESS</u>
By: <u>Michelle Smith</u> Michelle Smith	<u>5/19/2020</u>	8061 Liberty Road Powell, OH 43065
By: <u>Jeff Starkey</u> Jeff Starkey	<u>5/19/2020</u>	8061 Liberty Road Powell, OH 43065
By: <u>Tamara Rath</u> Tamara Rath	<u>5/19/20</u>	2630 Carriage Road Powell, OH 43065
By: <u>Ronald Rath</u> Ronald Rath	<u>5/19/20</u>	2630 Carriage Road Powell, OH 43065

**PROPOSED ANNEXATION:**

**Parcel Number:** 31913301010000

**Owner Name:** RATH RONALD D & TAMARA K

**Address:** 2630 CARRIAGE RD, POWELL, OH 43065

**Parcel Number:** 31913301009000

**Owner Name:** SMITH MICHELLE AND STARKEY JEFF

**Address:** 8061 LIBERTY RD, POWELL, OH 43065

**ADJACENT TO/ACROSS THE ROAD:**

**Parcel Number:** 31913301008000

**Owner Name:** ARNDT SHARON

**Address:** 8013 LIBERTY RD, POWELL, OH 43065

**Parcel Number:** 31913301007000

**Owner Name:** NORRIS SALLY & ARNDT SHARON

**Address:** 7995 LIBERTY RD, POWELL, OH 43065

**Parcel Number:** 31913303003000

**Owner Name:** GUNDER KURT & SHERRI

**Address:** 2651 CARRIAGE RD, POWELL, OH 43065

**Parcel Number:** 31913303004000

**Owner Name:** WILSON AMY M & RICHARD T

**Address:** 2699 CARRIAGE RD, POWELL, OH 43065

**Parcel Number:** 31913303002000

**Owner Name:** DIPIERO MARK W & CHRISTINA M

**Address:** 2615 CARRIAGE RD, POWELL, OH 43065

**Parcel Number:** 31913303001000

**Owner Name:** JOHNSTON MARY I

**Address:** 2555 CARRIAGE RD, POWELL, OH 43065

**Parcel Number:** 3193402009000

**Owner Name:** MICHAEL JOSEPH S & CANDYCE E TRUSTEES

**Address:** 2525 CARRIAGE RD, POWELL, OH 43065

**Parcel Number:** 31913401004000

**Owner Name:** CHRISMAN ROBERT R III & CRYSTAL S

**Address:** 2520 CARRIAGE RD, POWELL, OH 43065

**Parcel Number:** 31913307013000

**Owner Name:** ROMANELLI & HUGHES BUILDING COMPANY

**Address:** CARRIAGE TRAIL AVE, POWELL, OH 43065

**LEGAL DESCRIPTION OF 9.435 ACRE TRACT  
FOR ANNEXATION TO THE CITY OF POWELL  
FROM LANDS LOCATED IN THE  
TOWNSHIP OF LIBERTY, DELAWARE COUNTY, OHIO**

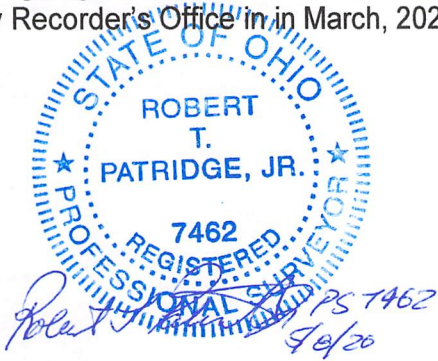
Subject to all easements and right-of-way of previous record, including the public records of the City of Powell and Liberty Township, Delaware County, Ohio.

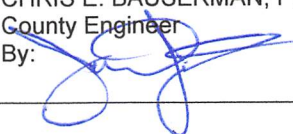
This description is to be used for annexation purposes only and not to be used for the transfer of land.

The total length of the annexation perimeter is 2866.2 feet, of which 512.7 feet is contiguous with the existing City of Powell, being 18% contiguous.

Basis of bearings is the north line of Westchester Subdivision Corrected, bearing S 86° 13' 05" E of Westchester Subdivision Corrected in Plat Book 12, Pages 23 thru 26.

The foregoing description was prepared from field survey and records on file with the Delaware County Recorder's Office in March, 2020, By Robert T. Patridge Jr. P.S. 7462.



DELAWARE COUNTY ENGINEER	
I hereby certify this is a true copy	
The document that is on file in the	
Map Department.	
CHRIS E. BAUSERMAN, P.E., P.S.	
County Engineer	
By: 	Date: 5/20/20



**LEGAL DESCRIPTION OF 9.435 ACRE TRACT  
FOR ANNEXATION TO THE CITY OF POWELL  
FROM LANDS LOCATED IN THE  
TOWNSHIP OF LIBERTY, DELAWARE COUNTY, OHIO**

Situated in part of Farm Lot 19, Section 1, Township 3, Range 19, Liberty Township, Delaware County, Ohio and being all of Reserve "A" in the Westchester Subdivision Corrected as delineated and recorded in Plat Book 8 Pages 83-86 of which 1.724 acre tract of land is currently owned by Michelle Smith and Jeff Starkey in Volume 700, Page 1315, a 6.000 acre tract currently owned by Ronald D. Rath and Tamara K. Rath in Deed Book 591, Page 437 and being a 50.00 foot wide portion of Carriage Road which is south of an adjacent to said Reserve "A" and a 65 foot wide portion of Liberty Road (County Road 9), which is west of said Reserve "A" and east of Carriage Trail Subdivision as delineated and recorded in Plat Cabinet 4, Slide 67, and being more particularly described as follows:

Beginning at a point in a north line of the City of Powell Corporation Line (Ordinance No. 2002-47) recorded in Plat Cabinet 3, Slide 87 and in the west line of Liberty Road (County Road 9), being the northeast corner of Lot 4046 in said Carriage Trail Subdivision;

Thence **South 85°44'03" East 40.00 feet**, across said Liberty Road (County Road 9), to a point in the centerline of said Liberty Road (County Road 9), being the northwest corner of said Westchester Subdivision Corrected, also being the southwest corner of a 1.004 acre tract conveyed to Sharon Arndt in Volume 1311, Page 172;

Thence **South 86°13'05" East 892.53 feet**, in the north line of said 1.724 acre tract, Westchester Subdivision Corrected and said Reserve "A" and the south line of said 1.004 acre tract and the south line of the Arndt Amended Subdivision as delineated and recorded in Plat Book 15, Page 54, to a point at the northeast corner of said Reserve "A" and the northwest corner of Lot 545 also in said Westchester Subdivision Corrected;

Thence **South 03°49'38" West 438.89 feet**, in the east line of said Reserve "A" and the west line of Lot 545, to a point in the south Line of Carriage Road;

Thence **North 86°12'32" West 821.57 feet** in the south Line of said Carriage Road, to a point of curvature;

Thence along the arc of a curve to the left 63.31 feet, which has a radius of 40.00 feet and a chord bearing of **South 48°26'58" West** and a chord distance of **56.90 feet**, to a point in the east line of said Liberty Road (County Road 9);

Thence **North 86°00'59" West 65.01 feet** across said Liberty Road (County Road 9) to a point in the west line of said Liberty Road (County Road 9), said point also being in said City of Powell Corporation Line;

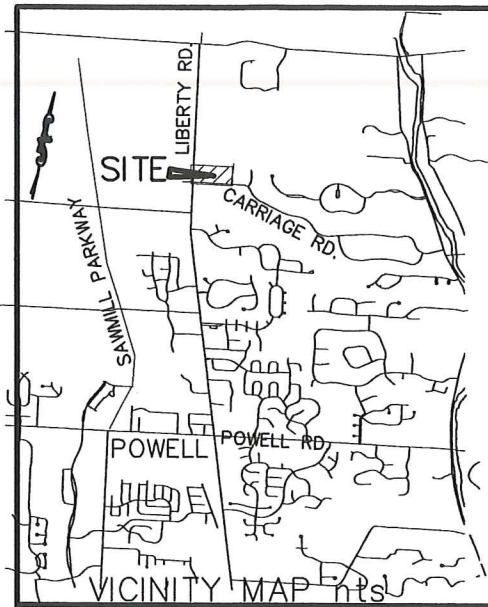
Thence **North 03°06'29" East 479.37 feet**, in said City of Powell Corporation Line and said west line of Liberty Road (County Road 9) and across a portion of the westerly end of Carriage Road, to the Place Of Beginning, containing **9.435 acres** more or less. Present Road Occupies 1.721 acres, of which 1.005 acres is in Carriage Road and 0.716 acres is in Liberty Road.

RECEIVED

2020 MAY 21 PM 2:53

DELAWARE COUNTY  
RECORDERS





# MAP OF TERRITORY TO BE ANNEXED TYPE II ANNEXATION PLAT

Map of Territory to be Annexed to the City of Powell,  
from lands in Township of Liberty,  
Being 9.435 acres, a 1.724 acre tract, a 6.00 acre tract,  
a portion of Liberty Road & a portion of Carriage Road  
being all of Reserve "A" in Westchester Subdivision Corrected,  
Recorded in Plat Book 8, pages 83-86,  
located in Liberty Township, Delaware County, Ohio

BEING A 9.494 ACRE ANNEXATION TO THE CITY OF POWELL FROM THE  
TOWNSHIP OF LIBERTY, EXPEDITED TYPE II ANNEXATION UNDER PRC.  
709.021 & 709.023.

DELAWARE COUNTY  
ENGINEER

I hereby certify this is a true  
copy of the document that is  
on file in the Map Department

CHRIS E. BAUSERMAN, P.E., P.S.

Date: 5/20/20

By: [Signature]

0 100 200

Scale 1" = 100'  
March, 2020

Basis of bearings is the north line of Westchester Subdivision  
Corrected, bearing S 86° 13' 05" E of Westchester Subdivision  
Corrected in Plat Book 12, Pages 23 thru 26.

Sharon Arndt  
1.004 Ac.  
Vol. 1311, Pg. 172

Arndt Amended Subdivision  
Lot 829  
PB. 15, PG. 54

S 86°13'05" E 892.53'

POINT OF  
BEGINNING

City of Powell Corporation Line  
(Ordinance No. 2002-47) recorded in  
Plat Cabinet 3, Slide 87

Carriage Trail  
Plat Cabinet 4, Slide 67  
Vol. 1685, Pg. 2326-2327

Michelle Smith & Jeff Starkey  
1.724 Ac.  
Vol. 700, Pg. 1315

Ronald D. Rath  
Tamara K. Rath  
6.00 Ac.  
DB. 591, PG. 437

9.435 Acres

Westchester Subdivision Corrected  
Lot 545  
PB. 8, PG. 83-86

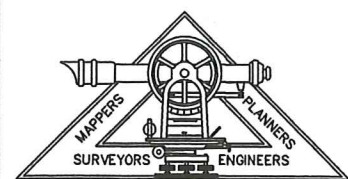
## LEGEND

AREA TO BE ANNEXED  
PROPOSED CORP. LINE

EXISTING CORP. LINE

Length of Contiguity ±512.7 feet  
Total Length of perimeter ±2866.2 feet  
Percentage of Contiguity ±18%

No islands of the Township property are created by  
this annexation as defined in ORC. 709.023(E)(5)



PATRIDGE  
SURVEYING L.L.C.  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
TEL. (614)-799-0031  
FAX (614)-300-5076

Robert T.. Patridge Jr.  
Professional Surveyor No. 7462

