

BY: Demarest

ORDINANCE NO. 20-2023

AN ORDINANCE CONSENTING TO ANNEXATION OF CERTAIN REAL PROPERTY LOCATED ALONG NEW BURG STREET IN GRANVILLE TOWNSHIP, OWNED BY DENISON UNIVERSITY

WHEREAS, Denison University (the "Property Owner"), is the owner of approximately 31.317 acres of land located along New Burg Street, being more fully described in Exhibit "A" of the Petition for Expedited Type II Annexation (the "Annexation Petition") attached hereto and incorporated herein (collectively, the "Property"); and

WHEREAS, the Property is located outside of the corporate limits of any municipality, but is adjacent and contiguous to the corporate limits of the Village of Granville ("Village"); and

WHEREAS, the Property Owner desires to obtain sanitary sewer and water services from the Village, and the Village desires to provide such services; and

WHEREAS, the Property Owner desires to obtain the zoning necessary to support the existing residential use of the Property; and

WHEREAS, the Property Owner desires to annex the Property into the Village in order to obtain municipal services, including sanitary sewer and water services; and

WHEREAS, the Village desires to annex the Property in order to serve and to assist in the development of the Property for the benefit of its citizens and residents; and

WHEREAS, the Village, after due and careful consideration, has concluded that the annexation, zoning, development, and use of the Property as contemplated by the Annexation Petition is consistent with the Village's plans and goals for the future development of the Village and accordingly is in the best interests of the citizens and residents of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Granville, Ohio that:

Section I: The Village of Granville hereby consents to the proposed annexation, and will provide sanitary and water services upon annexation in accordance with the Granville Codified Ordinances and existing administrative regulations.

Section II: If the Property is annexed and becomes subject to Village of Granville zoning ordinances, and if Village of Granville zoning ordinances permit uses on the Property that are determined by the Village of Granville to be clearly incompatible with the uses permitted under current Granville Township zoning regulations applicable to adjacent land remaining within Granville Township, the Village of Granville will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed Property to provide a buffer separating the use of the annexed Property and the adjacent land remaining within Granville Township.

Section III: This Ordinance shall take effect and be in force from and after the earliest period permitted by law.

Passed this 16th day of August, 2023.



Melissa Hartfield Mayor

ATTEST:


Autumn Klein, Clerk of Council

APPROVED AS TO FORM:


William Mattes, Law Director

**31.317 ACRE ANNEXATION DESCRIPTION
FROM THE TOWNSHIP OF GRANVILLE
TO THE VILLAGE OF GRANVILLE**

Situated in the Township of Granville, County of Licking, State of Ohio; also being a part of Lots 1 and 2, Township 2, Range 13; also being a 31.3233 acre tract (31.317 acres as surveyed) as conveyed to Denison University as described in Deed Book 686 Page 455; being more particularly described as follows:

Beginning at a northwesterly corner of said 31.3233 acre tract, said point being a common corner of Lot 14 of Carmarthen Woods II Subdivision, Section 1 as recorded in Plat Book 13 Page 223 and the southwesterly corner of a 10.4 acre tract as conveyed to Jennifer L. Welsh as recorded in Instrument No. 201704250008479 Parcel 1, said point also being along the division line between said Lot 1 and Lot 2; said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a northerly line of said 31.3233 acre tract and the southerly line of said 10.4 acre tract, **South 86° 16' 21" East for a distance of 1292.87'** to a 1" iron pipe found; thence,

Along a westerly line of said 31.3233 acre tract and the easterly line of said 10.4 acre tract, **North 03° 49' 53" East for a distance of 174.00'** to a point along the centerline of New Burg Road; thence,

Along the northerly-most line of said 31.3233 acre tract, **South 55° 21' 00" East for a distance of 46.58'** to a point, said point being the northeasterly corner of said 31.3233 acre tract, said point also being the northwesterly corner of a 54 acre tract as conveyed to Denison University of Granville, Ohio as described in Deed Book 237 Page 171; said point also being along a division line between the Township of Granville and the Village of Granville; thence,

Along the easterly line of said 31.3233 acre tract, also being along the easterly line of said Lot 2 and then along the easterly line of said Lot 1, also being along the westerly line of said 54 acre tract and then along a portion of the westerly line of Chapin Place subdivision as recorded in Plat Book 13 Page 99, also being along a division line between the Township of Granville and the Village of Granville, **South 03° 49' 59" West for a distance of 1297.30'** to a 5/8" iron pin found at the southeasterly corner of said 31.3233 acre tract, said point also being along the westerly line of Lot 4 of said Chapin Place subdivision, said point also being the northeasterly corner of a 10.11 acre tract as conveyed to Stephen E. Walters and Jennifer L. Walters as described in Instrument No. 201506300013334; thence,

Along the southerly line of said 31.3233 acre tract and the northerly line of said 10.11 acre tract, also being along a division line between the Township of Granville and the Village of Granville, **South 80° 26' 19" West for a distance of 835.41'** to the southwesterly corner of said 31.3233 acre tract, said point also being the northwesterly corner of said 10.11 acre tract, said point also being the northerly-most corner of a 0.5236 acre tract as conveyed to Christopher Richard Masters and Catherine D. Masters as described in Instrument No. 199710030001745 Parcel 2, said point also being the northeasterly corner of a 2.00 acre tract as conveyed to Christopher Richard Masters and Catherine D. Masters as described in Instrument No. 199710030001745 Parcel 1; thence,

Along a westerly line of said 31.3233 acre tract, also being along the easterly line of said 2.00 acre tract and then along the easterly line of a 0.843 acre tract as conveyed to Kimberlee Mae Manley as described in Instrument No. 201808140016816, **North 17° 07' 23" West for a distance of 286.08'** to a 5/8" iron pin found at the northerly-most corner of said 0.843 acre tract, said point being the northeasterly terminus of the southeasterly right-of-way line of Miller Avenue (40' right-of-way); thence,

Exhibit A
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Along a westerly line of said 31.3233 acre tract, also being along the easterly terminus of Miller Avenue and then along Lot 7 of Miller's First Addition subdivision as recorded in Plat Book 5 Page 219 and then along the easterly line of a 1.92 acre tract as conveyed to John S. Gordon and Janet F. Gordon as described in Official Record 844 Page 18 and then along the easterly line of Lot 5 of Carmarthen Woods II Subdivision, Section II as recorded in Plat Book 13 Page 364 and then along an easterly line of said Lot 14 of said Carmarthen Woods II Subdivision, Section 1, **North 17° 28' 41" West for a distance of 1149.77'** to the point of beginning, containing 31.317 acres of land, more or less.

Basis of Bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-2011) with the easterly lines of Lot 1 and Lot 2 being South 03° 49' 59" West as determined by a GPS survey utilizing CORS Stations "OHLI" and "COLB".

The total length of the annexation perimeter is 5082.02', of which 2,418.79' are contiguous with existing Village of Granville Corporation Lines, being 48%+/- contiguous.



A handwritten signature in blue ink that reads "Michael L. Keller".

2/03/2023

Michael L. Keller

Date

Professional Surveyor, Ohio License No. 7978

