

By: Demarest

ORDINANCE NO. 25-2023

AN ORDINANCE ACCEPTING A PETITION FOR THE ANNEXATION TO THE VILLAGE OF CERTAIN REAL PROPERTY LOCATED ALONG NEW BURG STREET TOTALING 31.317 +/- ACRES IN GRANVILLE TOWNSHIP, OWNED BY DENISON UNIVERSITY

WHEREAS, a petition for an Expedited Type II annexation of 31.317 +/- acres located along New Burg Street in Granville Township to the Village of Granville was filed with the Board of Licking County Commissioners by Wesley Untied, Schaller, Campbell & Untied, LLC as the agent for the Petitioners; and

WHEREAS, the Board of Licking County Commissioners, by Resolution 120-233, granted the petition for an Expedited Type II annexation of 31.317 +/- acres located in Granville Township to the Village of Granville and certified its decision to the Village of Granville Clerk of Council; and

WHEREAS, no appeals of the decision by the Board of Licking County Commissioners are permitted pursuant to Section 709.023 of the Revised Code; and

WHEREAS, the Clerk of Council for the Village of Granville has placed Resolution 120-233 of the Board of Licking County Commissioners granting the petition, the accompanying map and petition before the Village Council.

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

Section I. The petition for the annexation of 31.317 +/- acres located in Granville Township to the Village of Granville included the aforementioned real estate in the County of Licking and adjacent to the Village of Granville. A copy of the legal description is attached hereto as Exhibit A and is incorporated herein by reference.

Section II. An accurate map of the territory, together with the petition of its annexation, and other papers relating thereto are on file with the Clerk of Council of the Village of Granville. A copy of the map of the territory has been attached hereto as Exhibit B and is incorporated herein by reference.

Section III The petition for the annexation of 31.317 +/- acres located in Granville Township to the Village of Granville as described in Section I above is hereby accepted.

Section IV. In accordance with Section 519.18 of the Ohio Revised Code, the township zoning regulations currently in effect for said 31.317 +/- acres shall remain in effect until the Village Council adopts new zoning regulations.

Section V. The Village Manager is hereby directed, on behalf of the Village Council, to initiate the procedure to zone the 31.317 +/- acres under the Village's zoning regulations.

Section VI. This ordinance shall be effective after the earliest period allowed by law.


Passed this 20th day of December, 2023.


Mayor Melissa Hartfield

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 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
Legal Description, Page 2

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".

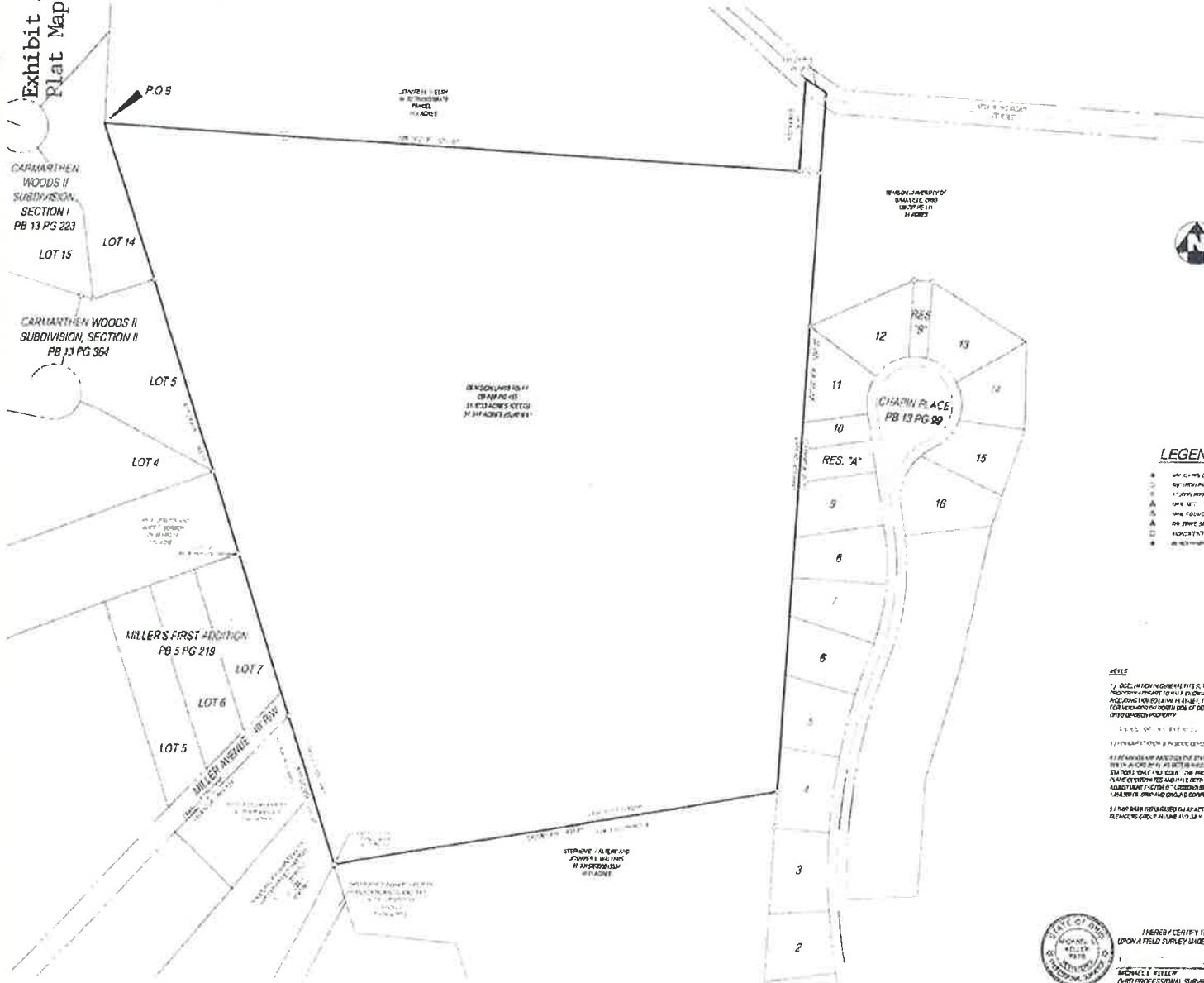
The total length of the annexation perimeter is 5082.02', of which 2,418.79' are contiguous with existing Village of Granville Corporation Lines, being 48%+/- contiguous.





Michael L. Keller
Professional Surveyor, Ohio License No. 7978
Date 2/03/2023

Exhibit A
Plat Map



LEGEND

- 1/4" CURB OR WALKWAY
- 1/4" DRIVE PAVED
- 1/4" DRIVE UNPAVED
- 1/4" DRIVE SET
- 1/4" DRIVE STRIP
- 1/4" DRIVE STRIP WITH 10' EASEMENT
- 1/4" DRIVE STRIP

NOTES

1. ALL DIMENSIONS ARE IN FEET, PLUS, UNLESS OTHERWISE NOTED.

2. THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

3. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT.

4. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT.

5. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT.



I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

1/15/2022

Michael J. Kellew
Ohio Professional Surveyor No. 2318



THE KLEINGERS GROUP

Surveying & Mapping
Engineering & Construction
Real Estate & Development



DENISON UNIVERSITY

1876 A. S. P. M. 1
GRAVELLY TOWN SHIP
LEWIS COUNTY, OHIO

BOUNDARY SURVEY

1 OF

