

BY: Olbur

ORDINANCE NO. 19-2022

AN ORDINANCE CONSENTING TO ANNEXATION OF CERTAIN REAL PROPERTY LOCATED ON RIVER ROAD IN GRANVILLE TOWNSHIP, OWNED BY GRANVILLE GATEWAY PROPERTIES, LLC SUCCESSOR IN INTEREST TO THE DOUGLAS T. WAGNER REVOCABLE LIVING TRUST DATED NOVEMBER 23, 2012

WHEREAS, Granville Gateway Properties, LLC successor in interest to The Douglas T. Wagner Revocable Living Trust Dated November 23, 2012 (the "Property Owner"), is the owner of approximately 2.83 acres of land located on River Road, 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 19th day of October, 2022.



Melissa Hartfield, Mayor

ATTEST:



Autumn Klein, Clerk of Council

APPROVED AS TO FORM:



William Mattes, Law Director



DESCRIPTION FOR 3.116 ACRE TRACT

Situated in the State of Ohio, County of Licking, Township of Granville, Township 2 North, Range 13 West, being part of Lot 14 of the 4th Quarter of the U.S. Military Lands, being part of a 3.115 acre tract (Parcel Number 019-043602-00.000) conveyed to Granville Gateway Properties in Instrument Number 202111190035627, all references being those of record in the Recorder's Office, Licking County, Ohio, said 3.116 acre tract being more particularly bounded and described as follows:

Beginning at a point in the centerline of said River Road SE, on the northerly line of said 3.115 acre tract, the southeasterly corner of that 2 acre tract as conveyed to Borough Co. LLC in Instrument Number 200003240009149, and being a southeasterly corner of the Village of Granville as shown in the Annexation Plat to the Village of Granville in Instrument Number 202012220035187;

Thence along the centerline of River Road, **South 85°36'08" East, 611.62 feet** to a point at the northwesterly corner of that 2.102 acre tract as conveyed to Land Holdings LLC in Instrument Number 202003030005245;

Thence leaving the southerly right of way of said River Road SE, along the easterly line of said 3.115 acre tract and the westerly line of said 2.102 acre tract, **South 10° 09' 46" West**, passing an iron pin found capped "CWG" at 20.23 feet, a total distance of **287.82 feet** to an iron pin found with an illegible cap on the northerly line of the limited access right-of-way of State Route 16;

Thence along the limited access right-of-way of said State Route 16, the following two (2) courses and distances:

North 70°57'09" West, 478.77 feet to an iron pin found capped "HITCHENS";

North 58°45'12" West, 365.96 feet to a point at the northeasterly corner of said 3.115 acre tract and the projection of said centerline of River Road;

Thence leaving said limited access right-of-way and along the projection of said centerline, **South 85°36'08" East, 207.00 feet to the POINT OF BEGINNING CONTAINING 3.116 acres more or less according to a survey made by Hull & Associates in November of 2020.**

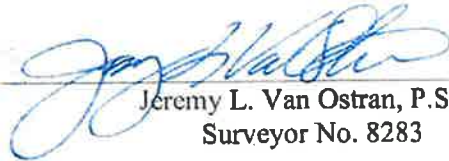
The bearings in the above description are based on the Ohio State Plane Coordinates System, North Zone, NAD83.

Subject to all valid and existing easements, restrictions, and conditions of record.

March 22, 2022

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Jeremy L. Van Ostran, P.S.
Surveyor No. 8283