

RECORD OF ORDINANCES

Ordinance No. 3.12.2025

Passed 3-4, 2025

RESOLUTION APPROVING THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE CIRCLEVILLE NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE CIRCLEVILLE NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, the City of Circleville, Ohio (the “City”), as statutory developer within the meaning of R.C. Section 349.01(E) (the “Developer”), together with Forestar (USA) Real Estate Group Inc. (the “Property Owner”), as owner of the Additional Property, as described therein, filed an application (the “Application”) on December 2, 2024 with the City Council of the City (the “Council”) to add certain parcels of real property to the territory comprising the Circleville New Community Authority District (the “District”), and to amend the petition (the “Petition”) as originally filed with the Clerk of Council of the City for the establishment of the Circleville New Community Authority; and

WHEREAS, this Council is the “organizational board of commissioners,” as that term is defined in R.C. Section 349.01(F), for the Authority; and

WHEREAS, this Council determined that the Application complies with the requirements of R.C. Section 349.03 as to form and substance by its Resolution No. 12-92-2024, adopted on December 3, 2024; and

WHEREAS, on January 7, 2025 and pursuant to R.C. Section 349.03(A), this Council held a public hearing on the Application after public notice was duly published in accordance with R.C. Section 349.03.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, COUNTY OF PICKAWAY, OHIO AS FOLLOWS:

SECTION I. Approval of Application. This Council finds and determines that the addition of property to the District, as described in the Application, will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the continued development of a new community as defined in R.C. Section 349.01(A).

SECTION II. Journal of Council. The Application is hereby accepted and shall be recorded, along with this Resolution, in the journal of Council, as the organizational board of commissioners.

SECTION III. Boundaries of District. The existing boundary of the District shall be amended to include the Additional Property set forth in Exhibit A attached to this Resolution.

SECTION IV. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Revised Code Section 121.22.

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SECTION V. Effective Date. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, property, health, and safety in the City, to allow for the development of the Additional Property; therefore it shall take effect immediately upon its passage.

PASSED: 3-4-2025
DATE

Bryan D. Kelly
PRESIDENT OF COUNCIL

ATTEST: Melissa J. M...
CLERK OF COUNCIL

APPROVED: 3-4-2025
DATE

Michael Y. Blanton
MAYOR

APPROVED AS FORM:

K. Kinney
KENDRA C. KINNEY - LAW DIRECTOR

EXHIBIT A

Additional Property

The Additional Property shall include the parcels comprised of the tracts described on the following pages and identified as being that part of the Pickaway County Auditor's Permanent Parcel No. A3700010000300 purchased by Forestar (USA) Real Estate Group Inc. pursuant to that General Warranty deed executed on November 15, 2023 and recorded in the Offices of the Pickaway County Recorder as Instrument No. 202300006730, and as such parcels may be combined, subdivided, re-combined, and re-numbered from time to time.

The legal description for the Additional Property is listed below:

DESCRIPTION OF A 36.090 ACRE TRACT

Situated in the State of Ohio, County of Pickaway, City of Circleville, located in Section 7, Township 11, Range 21, Congress Lands East of Scioto River, being a part of that 83.5425 acre tract of land described in a deed to Darla A. Marshall, of record in Official Record 803, Page 3106, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, being a part of Auditor's Parcel number A37-0-001-00-003-00, a 61.038 acre tract (auditor's acreage), and being more further bounded and described as follows:

Commencing for reference at a MAG spike set at the intersection of the centerline of right-of-way for North Court Street (60' R/W width) with the north line of said Section 7, (reference a 1/2-inch iron pipe found at the northeast corner of the northwest quarter of said Section 7 bearing South 86 degrees 23 minutes 48 seconds East and distant 1,367.95 feet);

Thence along the existing centerline of right-of-way for said North Court Street and its tangent projections, as established based on occupation, for the following five (5) described courses:

1. South 23 degrees 53 minutes 29 seconds East, a distance of 453.28 feet to a MAG spike set;
2. South 19 degrees 37 minutes 05 seconds East, a distance of 466.08 feet to a point;
3. South 13 degrees 28 minutes 54 seconds East, a distance of 184.26 feet to a MAG spike set, said MAG spike being the TRUE POINT OF BEGINNING for this description;
4. South 13 degrees 28 minutes 54 seconds East, along the east line of said 83.5425 acre tract, along the west line of that 62.00 acre tract of land described in a deed to F. Randall Kneze, of record in Official Record 613, Page 690, a distance of 513.29 feet to a MAG spike set;
5. South 20 degrees 58 minutes 30 seconds East, continuing along the east line of said 83.5425 acre tract and the west line of said 62.00 acre tract, a distance of 1,296.05 feet to a MAG spike set;

Thence North 87 degrees 45 minutes 23 seconds West, across said North Court Street, across said 83.5425 acre tract, along a new division line, a distance of 1,183.24 feet to an iron pin set on the existing east railroad right-of-way line for Norfolk Southern Corporation Railroad (Val Map pages V-190-44 and V-190-445), being on the west line of said 83.5425-acre tract;

Thence North 18 degrees 12 minutes 45 seconds West, along the existing east railroad right-of-way for said Norfolk Southern Corporation Railroad, along the west line of said 83.5425 acre tract, a distance of 1,061.00 feet to an iron pin set;

Thence across said 83.5425 acre tract, along a new division line, for the following three (3) described courses:

1. North 71 degrees 47 minutes 15 seconds East, a distance of 303.45 feet to an iron pin set;
2. North 22 degrees 53 minutes 48 seconds East, a distance of 489.87 feet to an iron pin set;
3. North 76 degrees 20 minutes 38 seconds East, across said North Court Street, a distance of 464.95 feet to the TRUE POINT OF BEGINNING for this description.

The above description contains a total area of 36.090 acres (1.227 acres located within present road occupied), all of which is located within Pickaway County Auditor's parcel number A37-0-001-00-003-00.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap "ASI FIRM 1648".

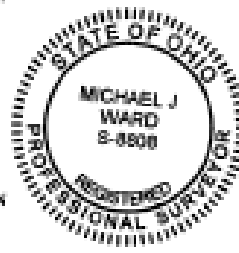
Bearings described hereon are based on South 86 degrees 23 minutes 48 seconds East for the north line of said Section 7, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Michael J. Ward, Registered Professional Surveyor Number 8808, is based on an actual field survey performed by American Structurepoint, Inc. in June 2023, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

M. J. Ward

Michael J. Ward
Registered Professional Surveyor No. 8808



7/25/23
Date

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 07/25/2023

20230006730
STEWART TITLE COMPANY
259 WEST SCHROCK ROAD
WESTERVILLE, OH 43081