

# RECORD OF ORDINANCES

Ordinance No. 3.14.2025

Passed 34, 20 25

**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 Southern Ohio Development Group LLC (“Southern Ohio”) and CG1 LLC (“CG1” and together with Southern Ohio, the “Property Owners”), as owners of the Additional Property (comprising the Southern Ohio Additional Property and the CG1 Additional Property as defined in the Application), filed an application on December 2, 2024 (the “Application”) 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. 12-94-2024, 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.

# RECORD OF ORDINANCES

Ordinance No. 3.14.2025

Passed 3-4, 2025

**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

Barry P. Kelle  
PRESIDENT OF COUNCIL

ATTEST: Melissa J. Burns  
CLERK OF COUNCIL

APPROVED: 3-4-2025  
DATE

Y. Michael Y. Blanton  
MAYOR

APPROVED AS FORM:

KC  
KENDRA C. KINNEY - LAW DIRECTOR

## EXHIBIT A

### Additional Property

It is expected that Southern Ohio may submit an application to the Service Department of the City of Circleville in order to re-plat the Additional Property, which originally consisted of all of the Pickaway County Auditor's Permanent Parcel Nos. A05-4-109-00-018-00 and A05-4-109-00-015-00. The Additional Property shall consist of, and this Exhibit A shall apply to, all of the Pickaway County Auditor's Permanent Parcel Nos. A05-4-109-00-018-00 and A05-4-109-00-015-00, as they may be further sub-divided, combined, re-combined, re-numbered, or re-platted from time to time by Southern Ohio, CG1, the City, and the Pickaway County Auditor.

#### Southern Ohio Additional Property:

For the avoidance of doubt, legal descriptions applicable to the Southern Ohio Additional Property owned by Southern Ohio are attached below:



201900002903

BK 764 PG 262

### Exhibit A

#### Legal Description

Situated in the City of Circleville, County of Pickaway, State of Ohio, bounded and described as follows:

Being Tract Nos. 1, 2, 3, 4 and 5 described by Deed recorded in Deed Book 291, Page 185 in the Pickaway County Recorder's Office.

Beginning at an iron pin found in the East line of South Court Street being the Northwest corner of Tract 1 referenced above and also being S 22° 09' W 135.05 feet distant from the point of intersection of the South line of Town Street with the East line of Court Street; thence with the North line of Tract 1 S 66° 19' 20" E 180.70 feet to an iron pin found corner to Tract 1 and in the Southwest corner of Tract 5 referenced above; thence with the West line of Tract 5 N 23° 45' E 135.00 feet to an iron pin found Northwest corner of Tract 5 and in the South line of Town Street; thence with said South line being the North line of Tract 5 S 66° 21' 40" E 50.00 feet to an iron pin set Northeast corner to Tract 5; thence with the East line of Tract 5 and Tract 3 referenced above S 23° 45' W 165.00 feet to an iron pin set Southeast corner to Tract 3; thence with the South line of Tract 3 N 66° 21' 40" W 5.00 feet to an iron pin set in said South line at Northeast corner of Tract No. 2 referenced above; thence with the East line of same S 22° 03' 45" W 94.90 feet to an iron pin set being Southeast corner to Tract 2; thence with the South line of Tract No. 2 and partly the South line of Tract 1 N 66° 21' W 115.00 feet to an iron pin set in said South line at the Northeast corner of Tract 4 referenced above; thence with 2 lines of Tract 4 S 22° 09' W 50.00 feet to an iron pin set; thence N 66° 21' W 110.00 feet to an iron pin set at Southwest corner of Tract 4 and being in the East line of Court Street; thence with said East line being West line of Tracts 4 and 1 N 22° 09' E 175.00 feet to the place of beginning. Containing 0.9298 acres more or less. Subject to all existing valid rights-of-way of record.

**Legal Description**  
**City of Circleville, Pickaway County, Ohio**  
**Section 30, Township 11N, Range 21W**  
**Tract 1 – 5.395 Acres**

Situated in the City of Circleville, County of Pickaway, and State of Ohio and in the Congress Lands East of the Scioto River Section 30, Township 11N, Range 21W being more particularly bounded and described as follows:

Being a part of a 6.362 acre tract, parcel number A05-4-109-00-018-00 conveyed to Southern Ohio Development Group LLC in Official Record 762, page 247, in the Pickaway County Recorder's Office;

Beginning at a **Stone Found** 15 Inches Deep in asphalt (Iron Pin Set next to Stone for magnetic reference), said Stone being in the Half Section Line of Section 30, at the north west corner of School Alley, the north west corner of Bowers Subdivision described in Plat Book 3, Page 114, being the **TRUE POINT OF BEGINNING**;

Thence with the east line of said 6.362 acre tract, the west line of Bowers Subdivision, and the west line of School Alley, **S03°07'13"W** (passing a 1/2" Pipe Found at 375.47 feet) **597.05 feet** to an **Railroad Spike Previously Set** in asphalt at the south east corner of said 6.362 acre tract, also being the south west corner of School Alley, Fourth Avenue and Bowers Subdivision, and being in the north line of John C Taylor's Subdivision described in Plat Book 4, Page 50 (from which a PK Nail Found at the north west corner of a 0.171 acre tract described in Official Record 576, Page 122 bears S86°06'50"E 13.34 feet);

Thence with the south line of said 6.362 acre tract, partly with the north line of John C Taylor's Subdivision and partly with the north line of a 3.260 acre tract conveyed to Atomic Credit Union in Official Record 788, Page 1537, **N86°06'50"W 308.90 feet** ( passing an Iron Pin Capped "Landmark Surveying" 3.48 feet right of line at 159.11 feet) to a **1/2" Pipe Found** at the south west corner of said 6.362 acre tract, also being a south east corner of a 1.444 acre tract conveyed to Franchise Realty Interstate Corporation in Deed Book 254, Page 381;

Thence with a west line of said 6.362 acre tract and the east line of said 1.444 acre tract **N03°52'31"E 146.62 feet** to a **3/4" Pinch Pipe Found** 15 Inches Deep at a corner of said 6.362 acre tract and the north east corner of said 1.444 acre tract;

Thence with a south line of said 6.362 acre tract and the north line of said 1.444 acre tract **N74°22'55"W 158.79 feet** to a **Point** at the south east corner of a 0.203 acre tract conveyed to City of Circleville in Official Record 698, Page 1723, being the east Right-of-Way of South Court Street (from which a 3/4" Pipe Found Capped "Stantec" bears S08°54'19"E 0.58 feet, a 3/4" Pinch Pipe Found on line bears N74°22'55"W 12.70 feet, and a 1/2" Pipe Found 0.12 feet left of line bears N74°49'03"W 15.27 feet);

Thence with the east line of South Court Street, with the east line of said 0.203 acre tract, and with the west line of said 6.362 acre tract **N15°58'19"E 146.00 feet** to an **Iron Pin Set**;

Thence on a new line through said 6.362 acre tract **S74°01'41"E 265.00 feet** to an **Iron Pin Set**;

Thence continuing on a new line through said 6.362 acre tract **N15°58'19"E 159.00 feet** to an **Iron Pin Set**;

Thence continuing on a new line through said 6.362 acre tract **N74°01'41"W 265.00 feet** to an **Iron Pin Set** in the east line of a 0.224 ac re tract conveyed to City of Circleville in Official

Record 698, page 1723, in the east line of South Court Street, and in the west line of said 6.362 acre tract;

Thence continuing with the east line of South Court Street, continuing with the east line of said 0.224 acre tract and continuing with the west line of said 6.362 acre tract **N15°58'19"E 101.92 feet to a 3/4" Pipe Capped "Stantec" Found;**

Thence continuing with the east line of South Court Street, continuing with the east line of said 0.224 acre tract, and continuing with the west line of said 6.362 acre tract **N18°35'07"E 11.45 feet to a 3/4" Pipe Capped "Stantec" Found** at the north east corner of said 0.224 acre tract, also being in the Half Section Line of Section 30;

Thence with the north line of said 0.224 acre tract, with said Half Section Line and with a south line of said 6.362 acre tract **N87°10'51"W 48.50 feet to a Mag Nail Previously Set** in the centerline of South Court Street and in the west line of said 6.362 acre tract;

Thence leaving said Half Section Line, with the centerline of South Court Street and the west line of said 6.362 acre tract **N19°09'07"E 92.26 feet to a Point** at a corner of said 6.362 acre tract;

Thence a north line of said 6.362 acre tract **S68°13'39"E** (passing a 3/4" Pipe Found 2.50 feet Right at 41.69 feet, also passing an Iron Pin Set next to a fence post in the east Right-of-Way of South Court Street at 45.05 feet) **153.51 feet to a 1/2" Galvanized Pipe Found** at a south west corner of a 0.9298 acre tract conveyed to Southern Ohio Developments Group LLC in Official Record 764, page 254, and a common corner to said 6.362 acre tract;

Thence with a west line of said 0.9298 acre tract and an east line of said 6.362 acre tract **N20°03'33"E 50.00 feet to an Iron Pin Previously Set** in Asphalt at a corner of said 0.9298 acre tract, and said 6.362 acre tract;

Thence with a south line of said 0.9298 acre tract, and a north line of said 6.362 acre tract **S68°22'27"E 114.92 feet to a 1/2" Galvanized Pipe Found;**

Thence with a west line of said 0.9298 acre tract and with the east line of said 6.362 acre tract **N19°58'10"E 94.79 feet to a 1/2" Pipe Found** at the north west corner of said 6.362 acre tract (from which a 3/4" Solid Pin Found bears N09°33'19"E 2.05 feet);

Thence with a north line of said 6.362 acre tract **S68°01'30"E 410.81 feet to a 1" Pin Found** also being in said Half Section Line and in the north line of Bowers Subdivision;

Thence with said Half Section Line, with a south line of said 6.362 acre tract, and with the north line of Bowers Subdivision **N87°36'45"W** (passing a 1 1/2" Rusted Pipe Found at 5.37 feet) **86.10 feet to a 1/2" Pipe Found** at the north east corner of Tract A of Bowers Subdivision;

Thence continuing with said Half Section Line, a south line of said 6.362 acre tract and the north line of Bowers Subdivision **N87°48'11"W** (passing a 1/2" Pipe Found at the north west corner of Tract A of Bowers Subdivision at 192.74 feet) **207.74 feet to the TRUE POINT OF BEGINNING;**

Containing 5.395 Acres, more or less.

Subject to all existing rights-of-way and easements of record.

Bearings are based on the west line of School Alley as determined by GPS observation based on ODOT CORS using VRS on the NAD83(2011) datum, being **S03°07'13"W**.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592"

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the survey and that the accuracy of same is consistent with accepted surveying standards.

CG1 Additional Property:

For the avoidance of doubt, legal descriptions applicable to the CG1 Additional Property owned by CG1 are attached below:

**Legal Description  
City of Circleville, Pickaway County, Ohio  
Section 30, Township 11N, Range 21W  
Tract 2 – 0.967 Acres**

Situated in the City of Circleville, County of Pickaway, and State of Ohio and in the Congress Lands East of the Scioto River Section 30, Township 11N, Range 21W being more particularly bounded and described as follows:

Being a part of a 6.362 acre tract, parcel number A05-4-109-00-018-00 conveyed to Southern Ohio Development Group LLC in Official Record 762, page 247, in the Pickaway County Recorder's Office;

Beginning for reference at a **Stone Found** 15 Inches Deep in asphalt said Stone being in the Half Section Line of Section 30, at the north west corner of School Alley, the north west corner of Bowers Subdivision described in Plat Book 3, Page 114;

Thence **S41°09'25"W 220.33 feet** to an **Iron Pin Set** being the **TRUE POINT OF BEGINNING**;

Thence on a new line through said 6.362 acre tract **S15°58'19"W 159.00 feet** to an **Iron Pin Set**;

Thence continuing on a new line through said 6.362 acre tract **N74°01'41"W 265.00 feet** to an **Iron Pin Set** in the west line of said 6.362 acre tract, in the east line of a 0.203 acre tract conveyed to City of Circleville in Official Record 698, page 1723, and in the east line of South Court Street;

Thence with the west line of said 6.362 acre tract, with the east line of said 0.203 acre tract, and the east line of said South Court Street **N15°58'19"E** (passing a 3/4" Pipe Capped " Stantec" Found at 47.64 feet) **159.00 feet** to an **Iron Pin Set**;

Thence on a new line through said 6.362 acre tract **S74°01'41"E 265.00 feet** to the **TRUE POINT OF BEGINNING**;

Containing 0.967 Acres, more or less.

Subject to all existing rights-of-way and easements of record.

Bearings are based on the west line of School Alley as determined by GPS observation based on ODOT CORS using VRS on the NAD83(2011) datum, being **S03°07'13"W**.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592"

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the survey and that the accuracy of same is consistent with accepted surveying standards.