

RECORD OF LEGISLATION

No. 09.53.2026

Passed 9-1, 20 26

AN ORDINANCE PURSUANT TO SECTION 709.022 OF THE OHIO REVISED CODE, FOR EXPEDITED TYPE 1 ANNEXATION, SETTING FORTH 369.62 ACRES, MORE OR LESS, OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF CIRCLEVILLE, FROM CIRCLEVILLE TOWNSHIP CONSENTING TO SUCH.

WHEREAS, on May 14, 2026, there was filed with the Board of Commissioners of Pickaway County, Ohio, a petition signed by all of the owners of real estate in the following territories, praying that the territories be annexed to the City of Circleville, Ohio as provided by law. The territories sought to be annexed are included in the Annexation Agreement, Exhibit "A", of Ordinance #02-11-2006 of the City of Circleville and are hereby described as follows:

369.62 ACRES

Situated in the State of Ohio, County of Pickaway, Township of Circleville, being part Sections 1, 6 and 7, Township 11, Range 21 and being all of that 136.9365 acre tract as conveyed to Dwight A. Imler, Trustee or Successor Trustee, of the Dwight A. Imler Revocable Living Trust Dated November 4, 2009, PID A04-0-001-00-149-00, all of lots 6-8 of a subdivision entitles Van Camp Farms Subdivision Section No. 2, of record in Plat Cabinet 5, Slide 69 and all of lots 12-14 of a subdivision entitled Van Camp Farms Subdivision Section No. 3 of record in Plat Cabinet 6, Slide 3 conveyed to TD Van Camp Trustee, of record in Deed Book 235, Page 91, PID A01-0-001-00-136-00, A01-0-001-00-137-00, A01-0-001-00-138-00, A01-0-001-00-139-01, A01-0-001-00-139-02 and A01-0-001-00-139-03, all of that 89.75 acre tract as conveyed to TD Van Camp Trustee, of record in Deed Book 235, Page 91 and Deed Book 240, Page 337, PID A01-0-001-00-133-00, all of PID A01-0-001-00-139-00, A01-0-001-00-133-00, A01-0-001-00-133-01 & A01-0-001-00-063-01 as conveyed in Deed Book 235, page 91 and Deed Book 240, Page 337, and portions of the Norfolk Southern Corporation Railroad, formerly known as Scioto Valley Railway Company, formerly known as Norfolk & Western Railway Company, of record in Valuation Map pages V-190-44 & V-190-45, all references being of record in the Recorder's office, Pickaway County, Ohio, and being more particular described as follows:

Beginning at a point in the southwesterly corner of said 136.9365 acre tract and being a point in the northerly line of a 103.696 acre tract conveyed to Kathryn Liston, of record in Official Record 808, Page 1848;

Thence North 86°54'38" West, with said northerly line a distance of 586.57 feet to a point at the northeast corner of a 22.00 acre tract conveyed to Mark and Connie Oliveaux, of record in Official Record 821, Page 3646;

Thence North 86°48'50" West, a distance of 2,002.59 feet to a point centerline of North Court Street (60' R/W);

Thence North 24°06'02" West, with the centerline of said North Court Street, a distance of 688.68 feet to a point in the northerly line of a 10.510 acre tract conveyed to Woodys Place, LLC, of record in Official Record 594, Page 1424;

Thence North 86°19'50" West, with said northerly line, a distance of 787.62 feet to a point to the northwest corner of said 10.510 acre parcel and being the easterly Right of Way of Norfolk Southern Corporation Railroad, formerly known as Scioto Valley Railway Company and formerly known as Norfolk & Western Railway Company of record in Val Map Pages V-190-44 and V-190-45;

Thence with said easterly Railroad Right of Way for the following courses:

South 19°53'38" East, a distance of 548.71 feet to a point;

North 89°03'43" West, a distance of 37.01 feet to a point;

South 15°12'43" East, a distance of 412.33 feet to a point;

South 17°55'14" East, a distance of 292.46 feet to a point;

South 18°44'55" East, a distance of 2,999.43 feet to a point, with 682.65 feet being contiguous with the existing City of Circleville Corporation line;

South 74°44'17" West, with said existing City of Circleville Corporation line a distance of 49.96 feet to a point;

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South 18°16'27" East, with said existing City of Circleville Corporation line a distance of 1,046.16 feet to a point in the northwesterly corner of Reserve "E", of that plat entitled River Ridge - Phase 1, of record in Plat Cabinet 5, Slide 108;

Thence South 72°27'02" West through said Railroad Right of Way, a distance of 270.65 feet to a point in the westerly Right of Way of said railroad tract;

Thence with said westerly Railroad Right of Way for the following courses:

North 17°28'02" West, a distance of 2,722.40 feet to a point at the northeast corner of an 8.205 acre tract conveyed to Shandon Miller of record in Official Record 789, Page 4732;

North 86°29'30" West, with the northerly line of said 8.205 acre tract, a distance of 529.59 feet to a point in the westerly line a Limited access Right of Way line of US Highway 23 (Variable R/W);

Thence with said westerly Limited access Right of Way line for the following courses:

North 7°16'12" West, a distance of 1,594.72 feet to a point;

North 5°20'35" West, a distance of 943.04 feet to a point;

North 7°26'41" West, a distance of 108.23 feet to a point;

Thence North 90°00'00" East, through said Railroad Right of Way, a distance of 286.32 feet to a point in the southerly line of a 1.836 acre tract conveyed to Ronald L. Dunn and Faith A. Dunn of record in Official Record 803, Page 1697;

Thence North 86°50'55" East, with the southerly line of said 1.836 acre tract, with the southerly lines of a 1.100 acre tract conveyed to Birl Properties, LLC of record in Official Record 658, Page 1093 and a 0.640 acre tract conveyed to Sandra M. Leonard of record in Official Record 698, Page 2383, a distance of 713.08 feet to a point in the centerline of said North Court Street;

Thence North 24°28'25" West with said centerline, a distance of 880.65 feet to a point in a southwesterly line of a 8.22 acre tract conveyed to EBA Holdings, LLC of record in Deed Book 814, Page 5919;

Thence North 12°08'27" East, with the east line of said 8.22 acre tract, a distance of 686.18 feet to a point in the southerly line of a 3.241 acre tract conveyed to Rondald P. Fowler of record in Deed Book 800, Page 421;

Thence South 86°36'02" East, with the southerly line of said 3.241 acre tract, with the southerly lines of a 1.764 acre tract conveyed to Samantha D. and Dylan T. Givens of record in Deed Book 799, Page 2260 and Lot 5 Van Camp Subdivision Section 2 of record in Book 5, Page 69, distance of 822.00 feet to a point in the southwest corner of Lot 6 of said Van Camp Subdivision;

Thence North 5°17'28" East, with the easterly line of said Lot 5, a distance of 347.88 feet to a point in the centerline of Bell Station Road (30' R/W) also being the common line of Walnut Township and Circleville Township;

Thence with said township line and centerline of said Bell Station Road for the following courses:

South 86°40'32" East, a distance of 1,036.17 feet to a point;

South 86°31'16" East, a distance of 914.43 feet to a point at the northwesterly corner of a 2.000 acre tract conveyed to Richard L. Rudy Jr, of record in Deed book 268, Page 57;

Thence South 5°06'10" West with said west line of 2.000 acre tract, a distance of 347.80 feet to a point;

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Thence South 86°49'52" East, with the southerly line of said 2.000 acre tract, the southerly lines of a 0.800 acre tract conveyed to Michael B. Hykes of record in Official Record 772, Page 2960, of a 0.900 acre tract conveyed to Teresa and Kenneth L. Wilson of record in Official Record 752, Page 1126, and a 0.900 acre tract conveyed to Tawnya R. and Jason L. Metzger of record in Official Record 704, Page 979, a distance of 577.82 feet to a point in the westerly line of a 13.082 acre tract conveyed to Jeffrey D. Voss Trustee of record in Official Record 804, Page 4727;

Thence South 3°54'40" West, with said westerly line, a distance of 549.18 feet to a point;

Thence North 88°09'22" East, with the southerly lines of said 13.082 tract, a 4.618 acre tract conveyed to Julia A. Anderson of record in Official Record 818, Page 4719, a 2.43 acre tract, a 0.240 acre, and a 0.910 acre tract conveyed to Brock A. and Tammy L. Weber of record in Official Record 151, Page 265, a distance of 1,198.09 feet to a point;

Thence North 2°53'28" East with the east line of said 0.910 acre tract a distance of 380.69 feet to a point at the southwesterly corner of a 4.148 acre tract conveyed to Robert J. Archer and Nancy A. Boltz-Archer of record in Official Record 292, Page 107;

Thence with the perimeter of said 4.148 acre tract for the following courses:

South 87°59'00" East, a distance of 435.78 feet to a point;

North 2°33'30" East, a distance of 413.11 feet to a point in said township line and said centerline of Bell Station Road;

Thence South 87°10'35" East with said centerline, a distance of 1,097.03 feet to a point, in the west line of Section 5, also being the northwest corner of Lot 6 as platted in Bridlewood Estates of record in Plat Cabinet 1, Page 76;

Thence South 3°18'30" West with the west line of said Section 5 and Bridlewood Estates Subdivision a distance of 2,627.25 feet to a point at a common corner of a 3.221 acre tract conveyed to Anthony J. Crozier of record in Official Record 761, Page 1579, a 3.306 acre tract conveyed to Jeremy Majocha and Megan E. Berry Majocha of record in Official Record 740, Page 1311, and a 7.903 acre tract conveyed to Susan L. Little Trustee of record in Official record 741, Page 1602;

Thence North 87°11'36" West, with the northerly lines of said 7.903 acre tract, a 6.96 acre tract conveyed to John H. and Shelvina J. Neff of record in Official Record 667, Page 1529, a 25.3926 acre tract conveyed to Karen J. and Ernest J. McWhorter of record in Official record 771, Page 2470, and of said 103.696 acre tract, a distance of 2,736.04 feet to the **POINT OF BEGINNING**. Containing 369.62± acres, more or less.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains 1,778.77 lineal feet that is contiguous with the Existing Corporation Line of the City of Circleville, with a Total perimeter of 31,669.65 lineal feet to be annexed, that being 5.62% of the perimeter length that is contiguous to the Existing Corporation Line of the City of Circleville.

WHEREAS, the City of Circleville/Circleville Township Joint Planning & Zoning Board met on July 15, 2026, and recommended that the Circleville City Council accept the annexation; and

WHEREAS, the Circleville City Council has determined that annexation of the real estate is in the best interest of the residents of the City of Circleville; and

WHEREAS, the Council of the City of Circleville is desirous of having the proposed 369.62 acres, more or less, of land annexed to the City of Circleville.

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

SECTION I. The application of property owners set forth in Pickaway County requesting the annexation of the 369.62 +/- acres, which is contiguous to the City of Circleville, is hereby accepted, and the corporate boundaries of Circleville shall be extended to include the territory, more particularly described hereinabove.

SECTION II. An accurate map of the territory, the petition for its annexation, other related contents, and a certified transcript of the proceedings of the Pickaway County Board of Commissioners (Exhibit B) regarding the annexation proceedings have been on file with the Clerk of Council of the City of Circleville for sixty (60) days prior to being presented to this Council as required by law and are hereby accepted.

SECTION III. Council of the City of Circleville hereby consents and accepts the annexation of the 369.62 +/- acres, situated in Circleville Township, Pickaway County, Ohio, for annexation to the City of Circleville.

SECTION IV. The Clerk of Council is herewith directed to deliver certified copies of this ordinance and other proceedings relative to the annexation to the County Auditor, County Recorder, the Ohio Secretary of State and pursuant to ORC 709.011 the Pickaway County Board of Elections.

SECTION V. That this ordinance shall take effect from and after the earliest period allowed by law.

PASSED: 9-1-2026
DATE

Shari Hies
PRESIDENT OF COUNCIL
Pro Tempore

ATTEST: Melen J. Hies
CLERK OF COUNCIL

APPROVED: 9-1-2026
DATE

William J. Blanton
MAYOR

APPROVED AS FORM:

K. Kinney
KENDRA C. KINNEY - LAW DIRECTOR

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