

# Description

## EXHIBITS

- Exhibit A= Legal Description  
Exhibit B= Plat Map  
Exhibit C= Adjacent Parcel Owner List

4011927.1 - 10481 00002



Civil & Environmental Consultants, Inc.

DESCRIPTION OF  
361.283 ACRES +/- TO BE ANNEXED FROM JEFFERSON  
TOWNSHIP TO THE VILLAGE OF WEST JEFFERSON

Situated in the State of Ohio, County of Madison, Township Jefferson, lying within Virginia Military Survey No. 2677 and 2678, being part of that original 394.338 acre tract as described in deed to Sky Ranch Properties LLC of record in Official Record 328, Page 995 (PID 06-00750.000), all being of record in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

**BEGINNING** at the southeasterly corner of that 33.055 acre tract as described in deed to Sky Ranch Properties LLC, of record in Official Record 328, Page 979, also being the southeasterly corner of the Existing Village of West Jefferson corporation line, of record in Official Record 333, Page 528 and in Instrument 20170004226;

Thence with the perimeter of the proposed corporation line and the perimeter of said 394.338 acre tract;

South 32°35'05" East, with the westerly line of that original 58.44 acre tract as described in deed to Blanche C. Lawless, of record in Official Record 156, Page 1931, a distance of 1625.80 feet, to the common corner of said 394.338 acre tract and said 58.44 acre tract;

North 56°19'12" East, with the southerly line of said 58.44 acre tract, a distance of 1119.37 feet, to the common corner of said 58.44 acre tract, said 394.338 acre tract, and Lot 63 and Lot 64 as shown in the Amended Plat of Darby Crest, of record in Plat Book 1, Page 338;

South 32°35'52" East, with the westerly line of said Amended Plat of Darby Crest and the westerly line of the Darby Crest, of record in Plat Book 1, Page 252, a distance of 978.83 feet, to the common corner of Lot 9 of Block 21 of said Darby Crest and said 394.338 acre tract;

North 73°48'28" East, with the southerly line of said Darby Crest, a distance of 416.56 feet, to an angle point in the southerly line of Lot 1 of Block 21 of said Darby Crest;

North 70°29'40" East, continuing with the southerly line of said Darby Crest, a distance of 663.39 feet, to a point in the west bank of Big Darby Creek;

South 58°48'10" East, with the west bank of Big Darby Creek, a distance of 692.70 feet, to a point;

South 32°52'46" East, continuing with the west bank of Big Darby Creek, a distance of 264.00 feet, to a point;

South 09°22'14" West, continuing with the west bank of Big Darby Creek, a distance of 151.80 feet, to a point;

South 29°12'18" West, continuing with the west bank of Big Darby Creek, a distance of 181.21 feet, to the easterly common corner of said 394.338 acre tract and that 172.41 acre tract as described in deed to Gay Chateau, LLC, of record in Official Record 180, Page 345;

South 56°27'14" West, with the northerly line of said 172.41 acre tract, a distance of 3653.10 feet, to the westerly common corner said 394.338 acre tract and said 172.41 acre tract;

North 33°00'59" West, with the northeasterly line of said 172.41 acre tract and the easterly line of that 131.650 acre tract as described in deed to Gay Chateau, LLC, of record in Official

B

Record 180, Page 345, a distance of 2449.57 feet, to the common corner of said 394.338 acre tract;

South 57°07'41" West, with the northerly line of said 131.650 acre tract, a distance of 1319.66 feet, to a point;

North 89°41'57" West, continuing with the northerly line of said 131.650 acre tract, a distance of 1277.58 feet, to a point;

North 32°38'25" West, continuing with the northerly line of said 131.650 acre tract, a distance of 206.57 feet, to a point in the centerline of County Road 7;

Thence with the centerline of County Road 7, the westerly line of said 394.338 acre tract, and the westerly line of said proposed corporation line, the following courses:

North 03°37'02" West, a distance of 505.45 feet, to point;

North 13°00'21" West, a distance of 482.59 feet, to the common corner of said 394.338 acre tract and that 0.800 acre tract as described in deed to Michael R. Yates and Sherre L. Yates, of record in Official Record 5, Page 716;

Thence continuing with the perimeter of said 394.338 acre tract and said proposed corporation line, the following courses:

North 83°33'37" East, with the southerly line of said 0.800 acre tract, a distance of 250.12 feet, to the common corner of said 394.338 acre tract and said 0.800 acre tract;

North 13°03'58" West, with the easterly lines of said 0.800 acre tract, that 0.709 acre tract as described in deed to Thomas Alonzo Meadows and Darlene Marie Meadows, of record in Official Record 266, Page 2153, and that 0.952 acre tract as described in deed to Robert E. Hartman and Judith A. Hartman, of record in Official Record 284, Page 725, a distance of 486.19 feet, to the common corner of said 394.338 acre tract and said 0.952 acre tract, being in the southerly line of that 0.871 acre tract as described to Glenwood Blevins and Ellen Christine Blevins, of record in Official Record 314, Page 448;

North 59°01'21" East, with part of the southerly line of said 0.871 acre tract and with the southerly line of that 1.352 acre tract as described in deed to William P. Miller, of record in Official Record 209, Page 727, a distance of 426.91 feet, to the common corner of said 394.338 acre tract and said 1.352 acre tract;

North 32°05'22" West, with the easterly line of said 1.352 acre tract and the northeasterly line of that 3.259 acre tract as described in deed to Charles Sheldon Jr. and Ines Page Sheldon, of record in Official Record 17, Page 889, a distance of 830.78 feet, to the common corner of said 394.338 acre tract, said 1.043 acre tract (Parcel 18-WDV) and that 0.564-acre tract as described in deed to the Madison County Board of Commissioners (Parcel 30-WDV), of record in Official Record 222, Page 63, being the easterly right of way of County Road 7 as shown in said MAD-40-14.96;

North 16°42'31" East, with the easterly right of way line of County Road 7, being the easterly line of said 1.043 acre tract (Parcel 18-WDV), a distance of 107.18 feet, to a point;

Continuing with the easterly right of way line of County Road 7, being the easterly line of said 1.043 acre tract (Parcel 18-WDV), with a curve to the left, having an arc distance of 100.29 feet, a radius of 994.93 feet, a delta of 05°46'31", a chord bearing of North 13°49'17" East, and chord distance of 100.25 feet, to the southwesterly corner of said 33.055 acre tract;

Thence with the south line of said 33.055 acre tract and said existing corporation line, to following courses:

North 83°28'55" East, a distance of 2013.23 feet, to a point;

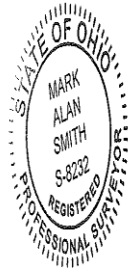
South 32°37'25" East, a distance of 665.41 feet, to a point;

North 57°22'35" East, a distance of 662.18 feet, to the POINT OF TRUE BEGINNING, containing 361.283 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 a perimeter is 3340.82 lineal feet that is contiguous with the Existing Corporation Line of the Village of West Jefferson and a total perimeter of 21423.29 lineal feet to be annexed and 15.6% of the perimeter length is contiguous to the Existing Corporation Line of the Village of West Jefferson (Official Record 333, Page 528).

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



*Mark Alan Smith* 9/19/2007  
Mark Alan Smith, P.S. Date  
Registered Surveyor No. 8232

Annex to West Jefferson  
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
DATE 10/3/17 BY PTD  
ACREAGE 361.283 OF 00750.00

EXHIBIT C – ADJACENT PROPERTY OWNERS

Subject Parcel Owner:

1. Parcel No. 08-00750.000  
Sky Ranch Properties, LLC  
9291 W. Broad Street  
Galloway, OH 43119

Adjacent Parcel Owners:

1. Parcel No. 08-00750.001  
Sky Ranch Properties, LLC  
9291 W. Broad Street  
Galloway, OH 43119
2. Parcel No. 08-01096.000  
Parcel No. 08-00206.001  
1161 Plain City Georgesville Road  
Gay Chateau LLC  
100 E. Broad St., Ste. 2450  
Columbus, OH 43215
3. Parcel No. 08-01169.000  
9225 U.S. 40  
Blanch E. Lawless, Trustee  
9175 W. Broad Street  
Galloway, OH 43119
4. Parcel No. 08-00513.000  
9225 U.S. 40  
Richard L. Lawless  
9225 W. Broad Street  
Galloway, OH 43119
5. Parcel No. 08-01169.001  
9175 Broad Street  
Richard L. & Sandra J Lawless  
9175 W. Broad Street  
Galloway, OH 43119

6. Parcel No. 08-00947.000  
171 Plain City Georgesville Road  
Inez Faye Skeldon  
1890 Wilson Road  
West Jefferson, OH 43162
7. Parcel No. 08-01153.000  
251 Plain City Georgesville Road  
William P & Pamela R Miller  
1200 Plain City Georgesville Road  
Galloway, OH 43119
8. Parcel No. 08-01114.000  
Glenwood & Ellen Blevins  
295 Plain City Georgesville Road  
Galloway, OH 43119
9. Parcel No. 08-00580.000  
Robert & Judith Hartman  
325 Plain City Georgesville Road  
Galloway, OH 43119
10. Parcel No. 08-00607.000  
Alonzo Thomas & Darlene Meadows  
335 Plain City Georgesville Road  
Galloway, OH 43119
11. Parcel No. 08-00647.000  
Michael & Sherre Yates  
345 Plain City Georgesville Road  
Galloway, OH 43119
12. Parcel No. 08-00336.000  
Lots 62, 63, 64 Westwood Drive  
Alfred & Eva Granson  
310 Westwood Drive  
Galloway, OH 43119
13. Parcel No. 08-01036.000  
Lot 65, Westwood Drive  
Alfred & Eva Granson  
310 Westwood Drive  
Galloway, OH 43119

- 14. Parcel No. 08-00108.000  
Lot 66 N1/2, Westwood Drive  
John & Nancy Griesenbrock Jr.  
280 Westwood Drive  
Galloway, OH 43119
- 15. Parcel No. 08-00109.000  
John & Nancy Griesenbrock Jr.  
280 Westwood Drive  
Galloway, OH 43119
- 16. Parcel No. 08-00110.000  
Lot 66 Part, Westwood Drive  
John & Nancy Griesenbrock Jr.  
280 Westwood Drive  
Galloway, OH 43119
- 17. Parcel No. 08-00335.000  
Lot 68, Westwood Drive  
Alfred & Eva Granson  
310 Westwood Drive  
Galloway, OH 43119
- 18. Parcel No. 08-00334.000  
Lot 69, Westwood Drive  
Alfred & Eva Granson  
310 Westwood Drive  
Galloway, OH 43119
- 19. Parcel No. 08-00333.000  
Lot 70, Westwood Drive  
Alfred & Eva Granson  
310 Westwood Drive  
Galloway, OH 43119
- 20. Parcel No. 08-00861.000  
Parcel No. 08-00860.000  
Nathan & Bonita Kocher  
330 Westwood Drive  
Galloway, OH 43119
- 21. Parcel 08-00859.000  
Lot 15N, Southwood Road



- Nathan & Bonita Kocher  
330 Westwood Drive  
Galloway, OH 43119
- 22. Parcel No. 08-00821.000  
Lots 13, 14, 15, Southwood Road  
Pamela & Douglas Seeley, Trustees  
380 Rustic Court  
Galloway, OH 43119
- 23. Parcel No. 08-00820.000  
Lots 8, 9, 10, 11, and 12, Southwood Road  
Pamela & Douglas Seeley, Trustees  
380 Rustic Court  
Galloway, OH 43119
- 24. Parcel No. 08-00095.000  
Mary Brenneman  
10763 Southwood Road  
Galloway, OH 43119
- 25. Parcel No. 08-00096.000  
Lot 2, Southwood Road  
Mary Brenneman  
10763 Southwood Road  
Galloway, OH 43119
- 26. Parcel No. 08-00097.000  
Lot 3, Southwood Road  
Mary Brenneman  
10763 Southwood Road  
Galloway, OH 43119
- 27. Parcel No. 08-00098.000  
Lot 4, Southwood Road  
Mary Brenneman  
10763 Southwood Road  
Galloway, OH 43119
- 28. Parcel No. 08-00099.000  
Lot 5, Southwood Road  
Mary Brenneman

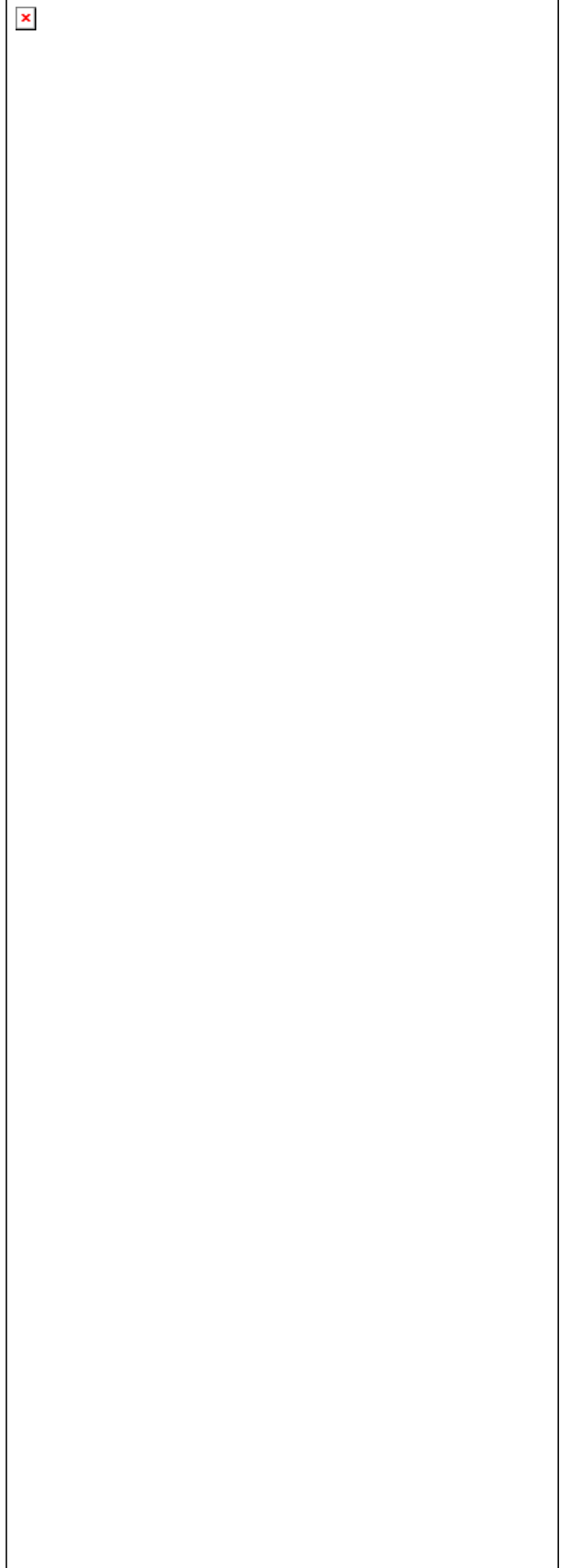
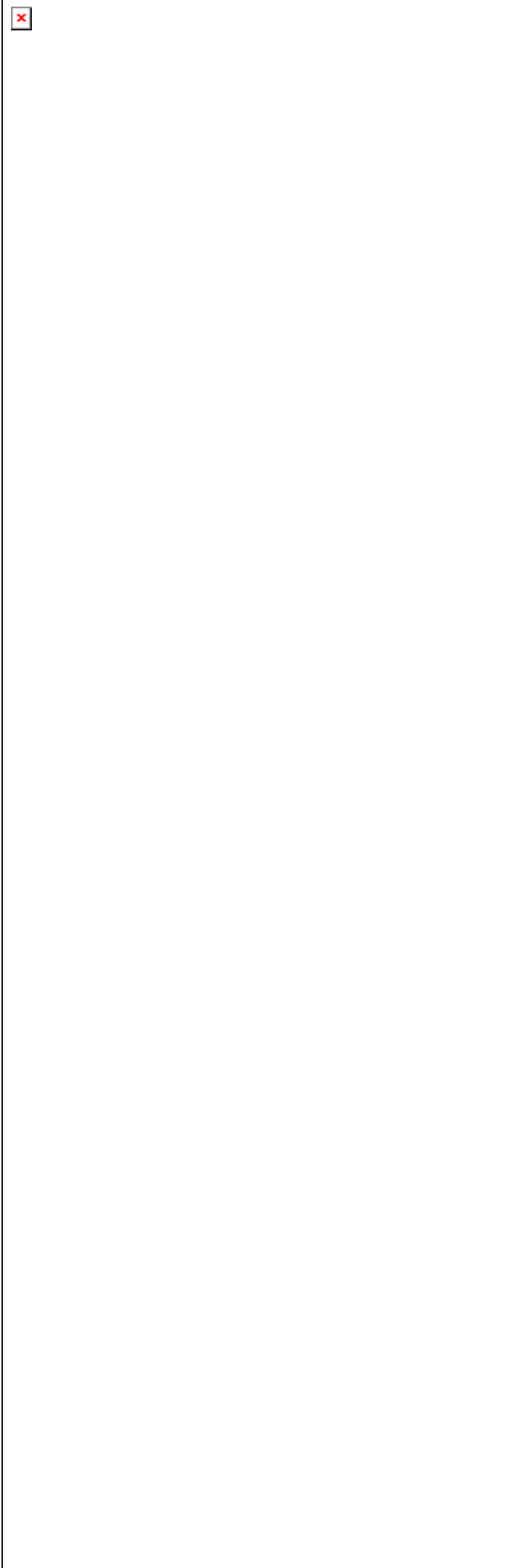
- 10763 Southwood Road  
Galloway, OH 43119
29. Parcel No. 08-00101.000  
Lot 7, Southwood Road  
Mary Brenneman  
10763 Southwood Road  
Galloway, OH 43119
30. Parcel No. 08-00100.000  
Lot 6, Southwood Road  
Mary Brenneman  
10763 Southwood Road  
Galloway, OH 43119
31. Parcel No. 08-00743.000  
Parcel No. 08-00744.000  
Theodore Jordan  
10753 Southwood Road  
Galloway, OH 43119
32. Parcel No. 08-00745.000  
Lot 3, Southwood Road  
Theodore Jordan  
10753 Southwood Road  
Galloway, OH 43119
33. Parcel No. 08-00746.000  
Lot 4, Southwood Road  
Theodore Jordan  
10753 Southwood Road  
Galloway, OH 43119
34. Parcel No. 08-00818.000  
Deborah Norris  
359 Greenwood Drive  
Galloway, OH 43119



Subject: Annexation – Approved – Deercreeck/Jefferson Townships

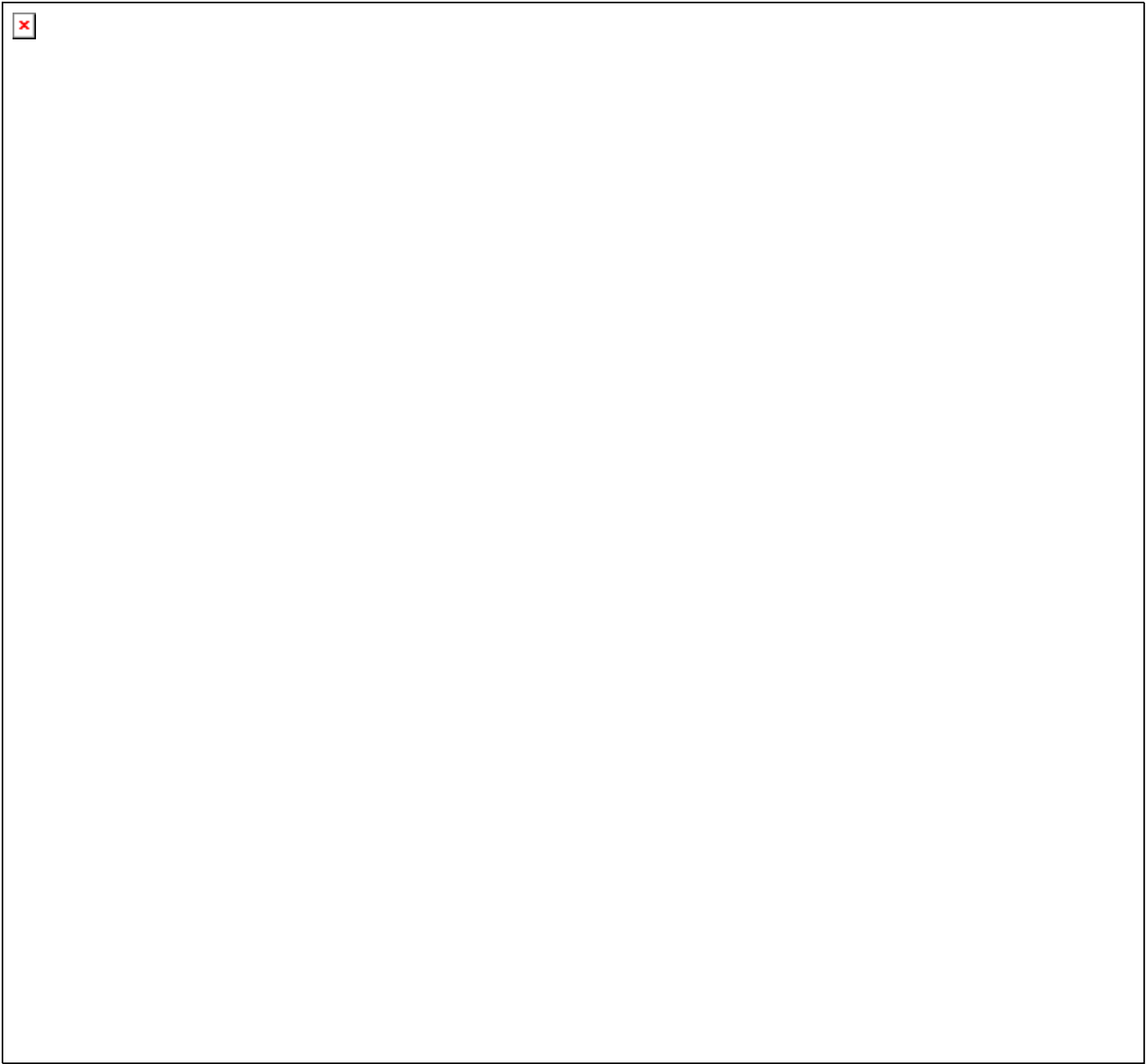
Mr. Dhume moved to grant the prayer of petition for the revised type II expedited annexation of 133.42 acres owned by All – Star Ltd. Partnership to the village of West Jefferson, Ohio.

	
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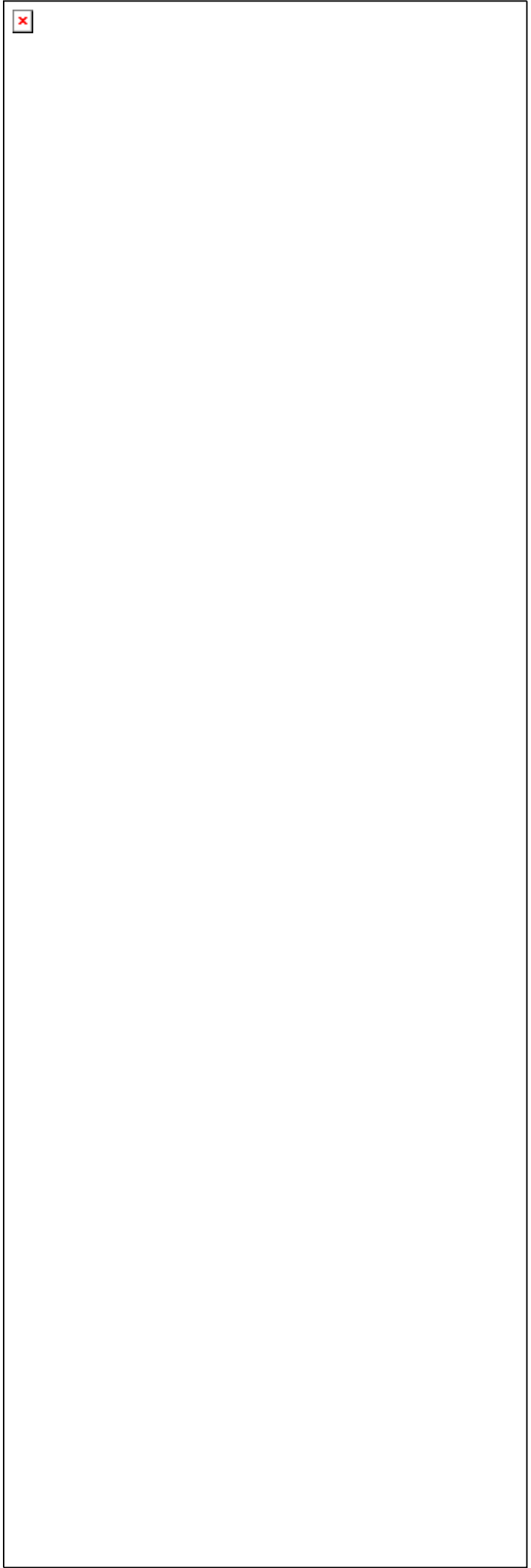
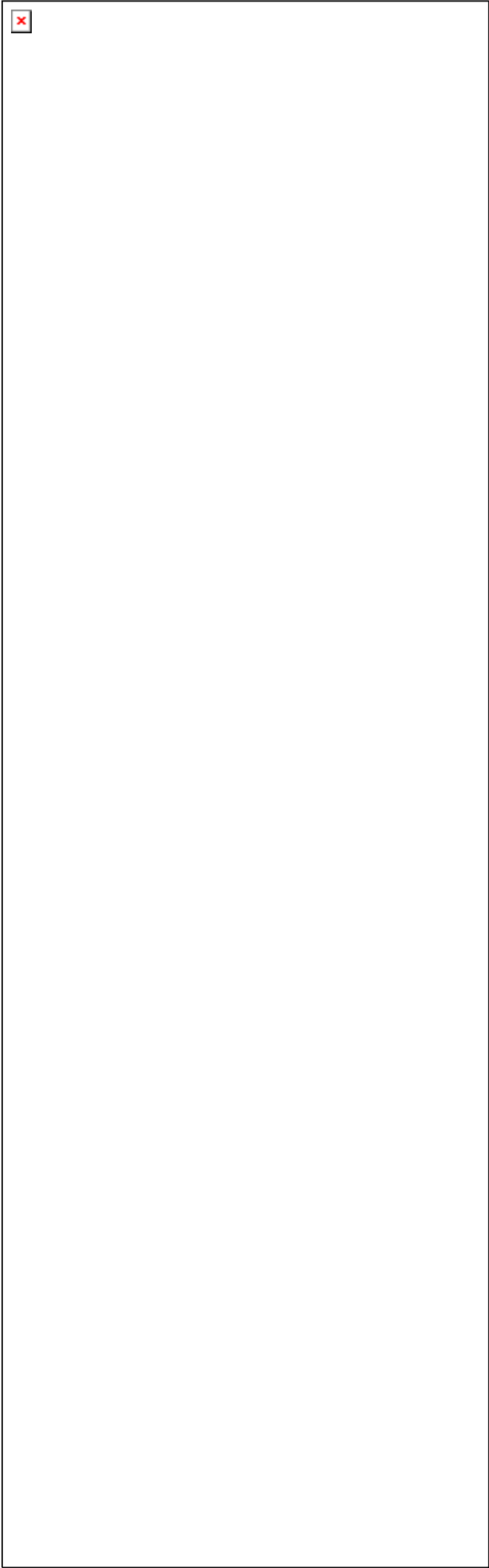


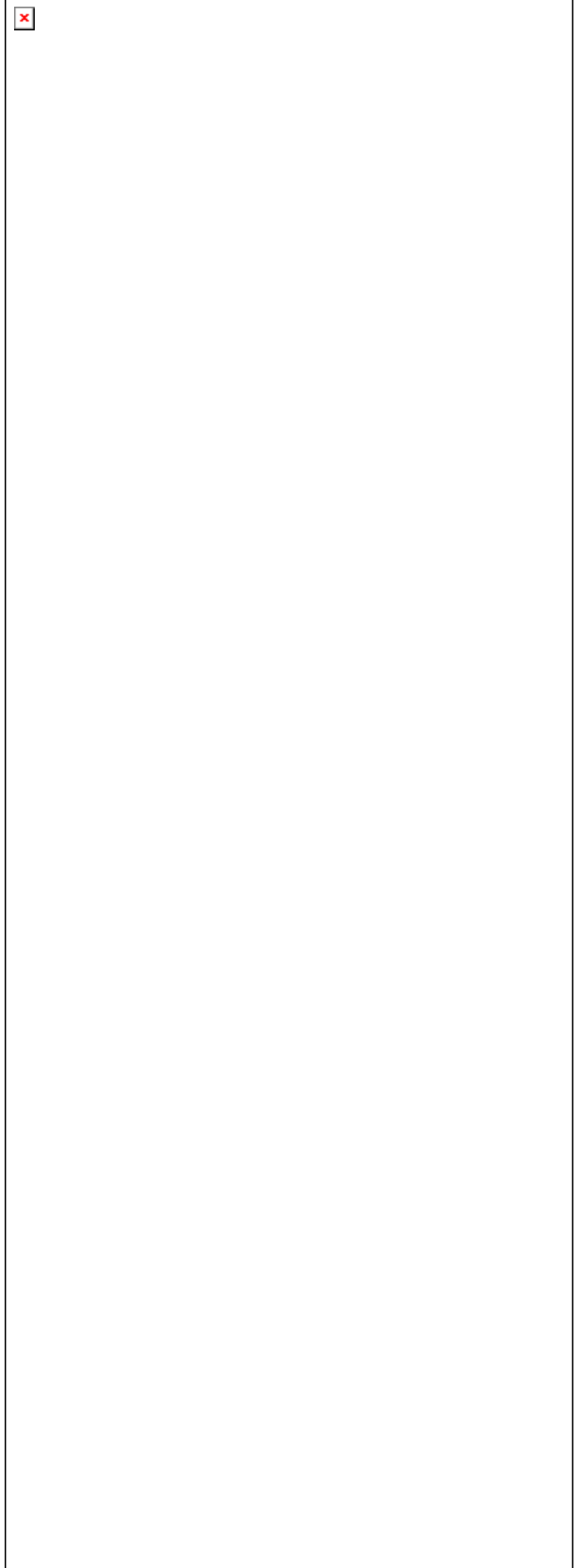
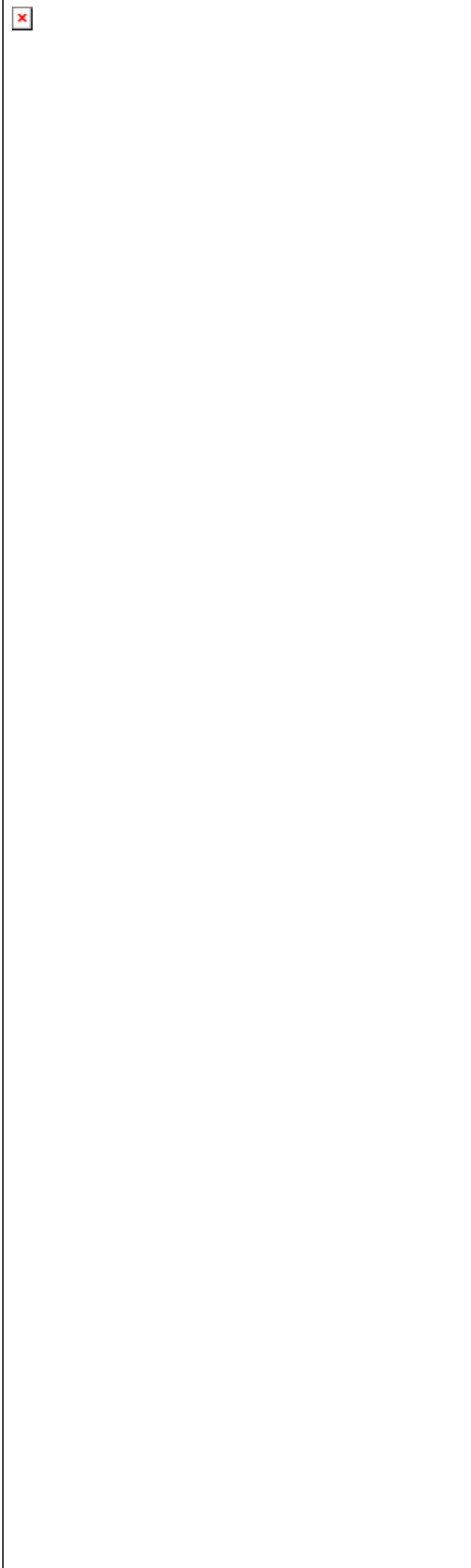
Map – Current

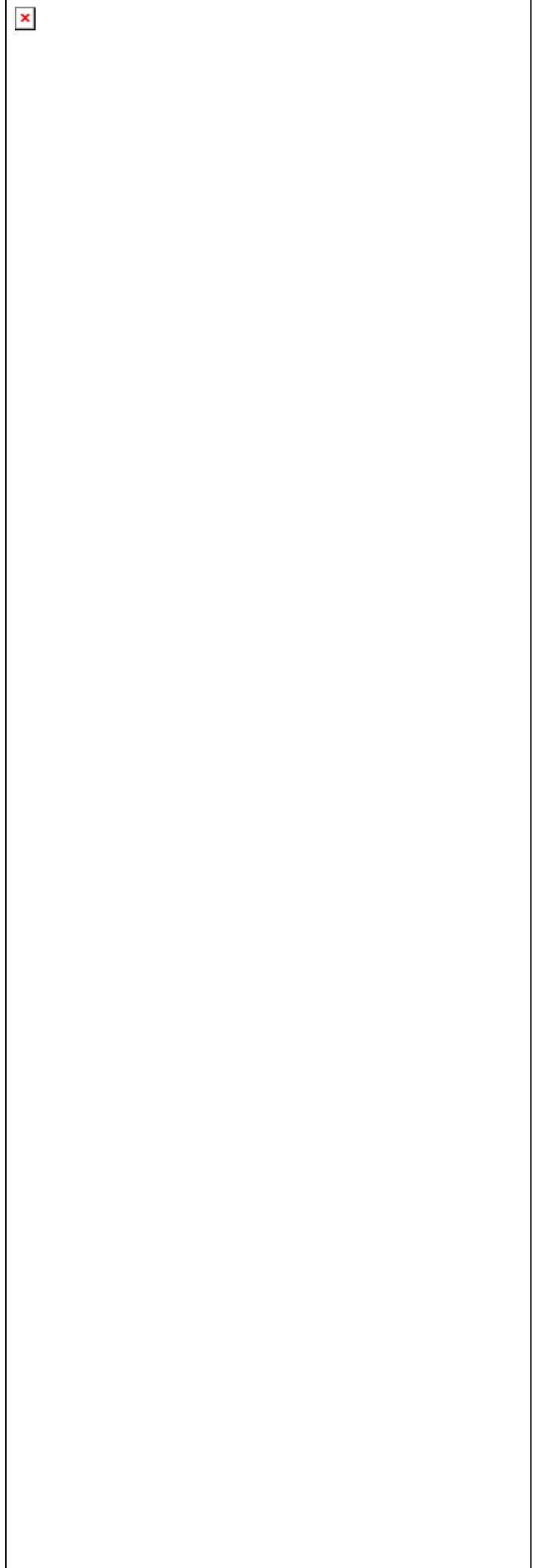
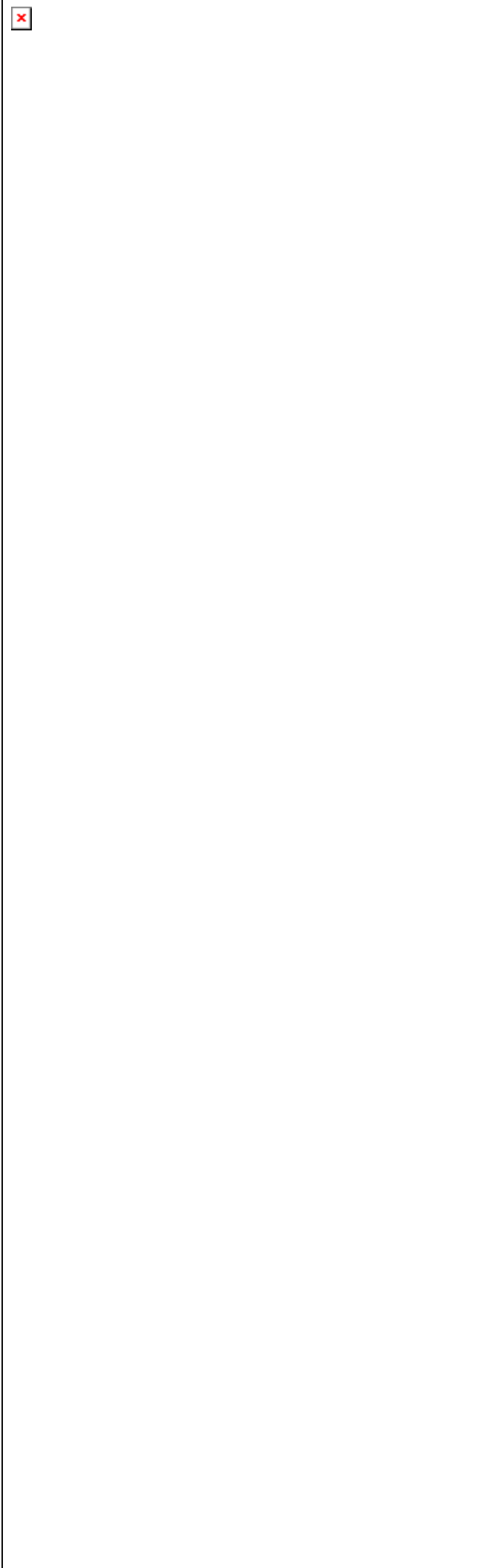


Original Avadavat

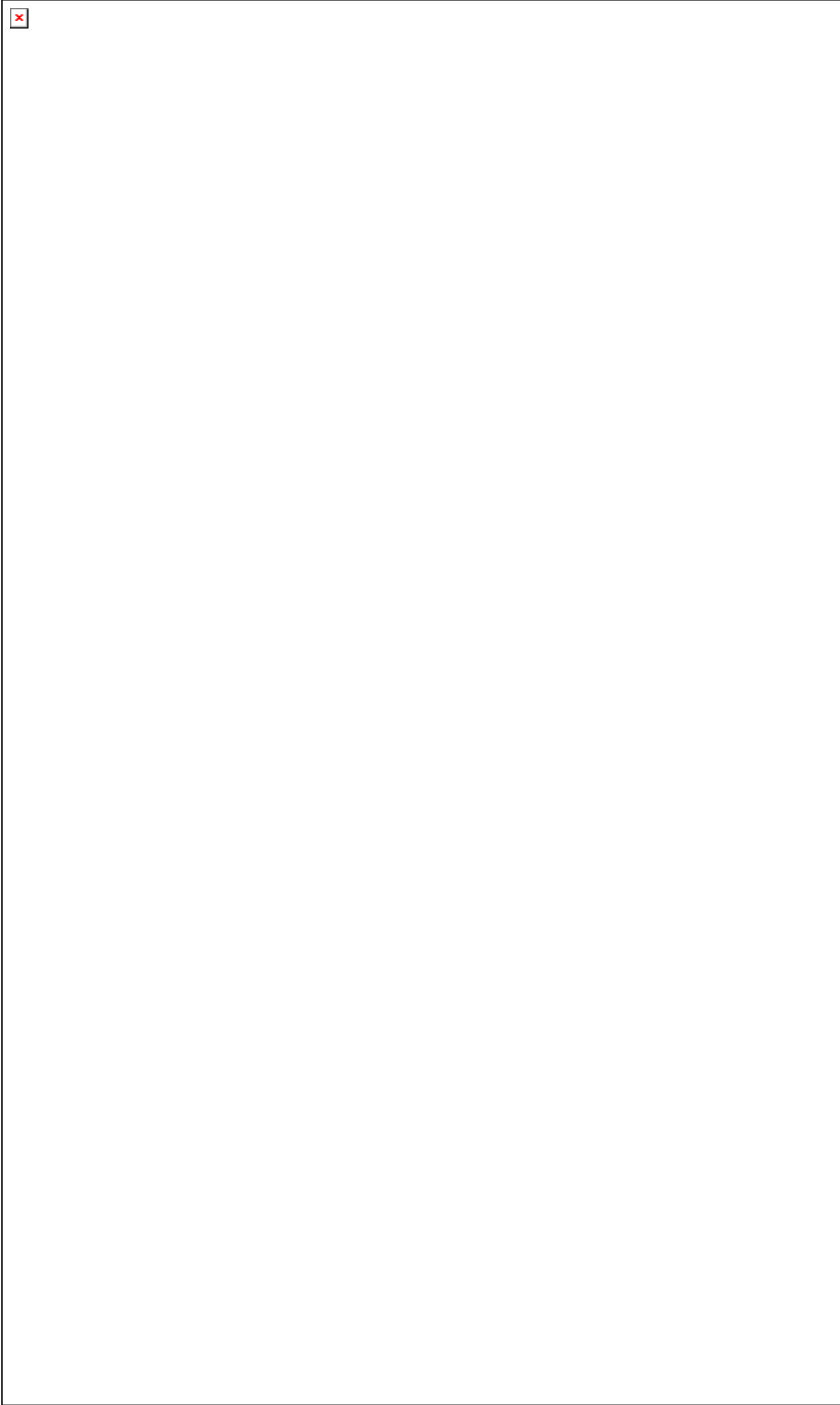
	
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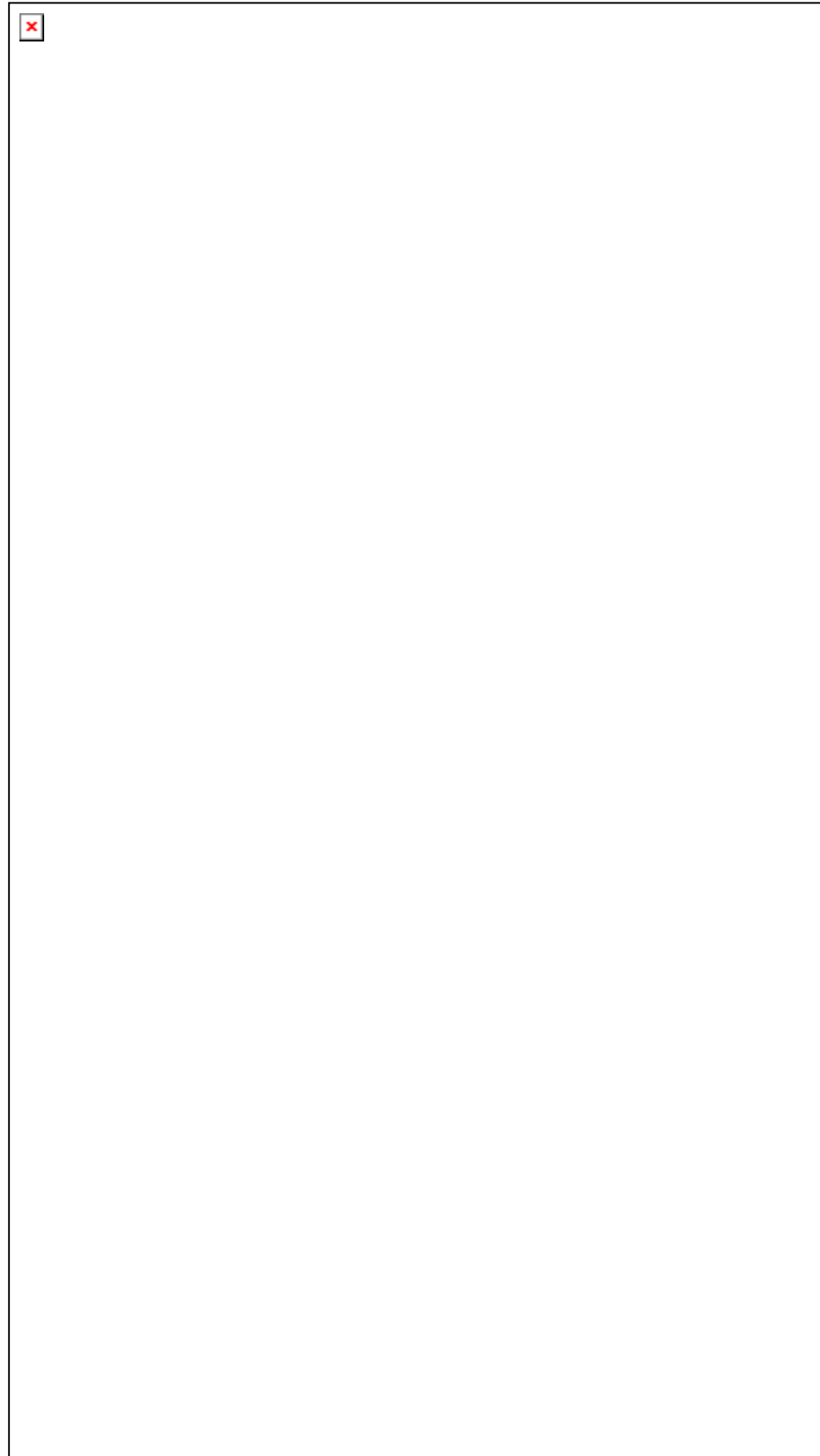


Following a second from Mr. Hunter the result of the roll call was: Mr. Forrest, yes, Mr. Dhume, yes, and Mr. Hunter, yes.

Subject: Ditch Hearing – Richmond Ditch#4 – Engineer

The hearing for the Richmond Ditch#4 took place on Monday October 23, 2017 at 11:00 a.m.

Those Present



Subject: Richmond Ditch#4 – Approved – Engineer

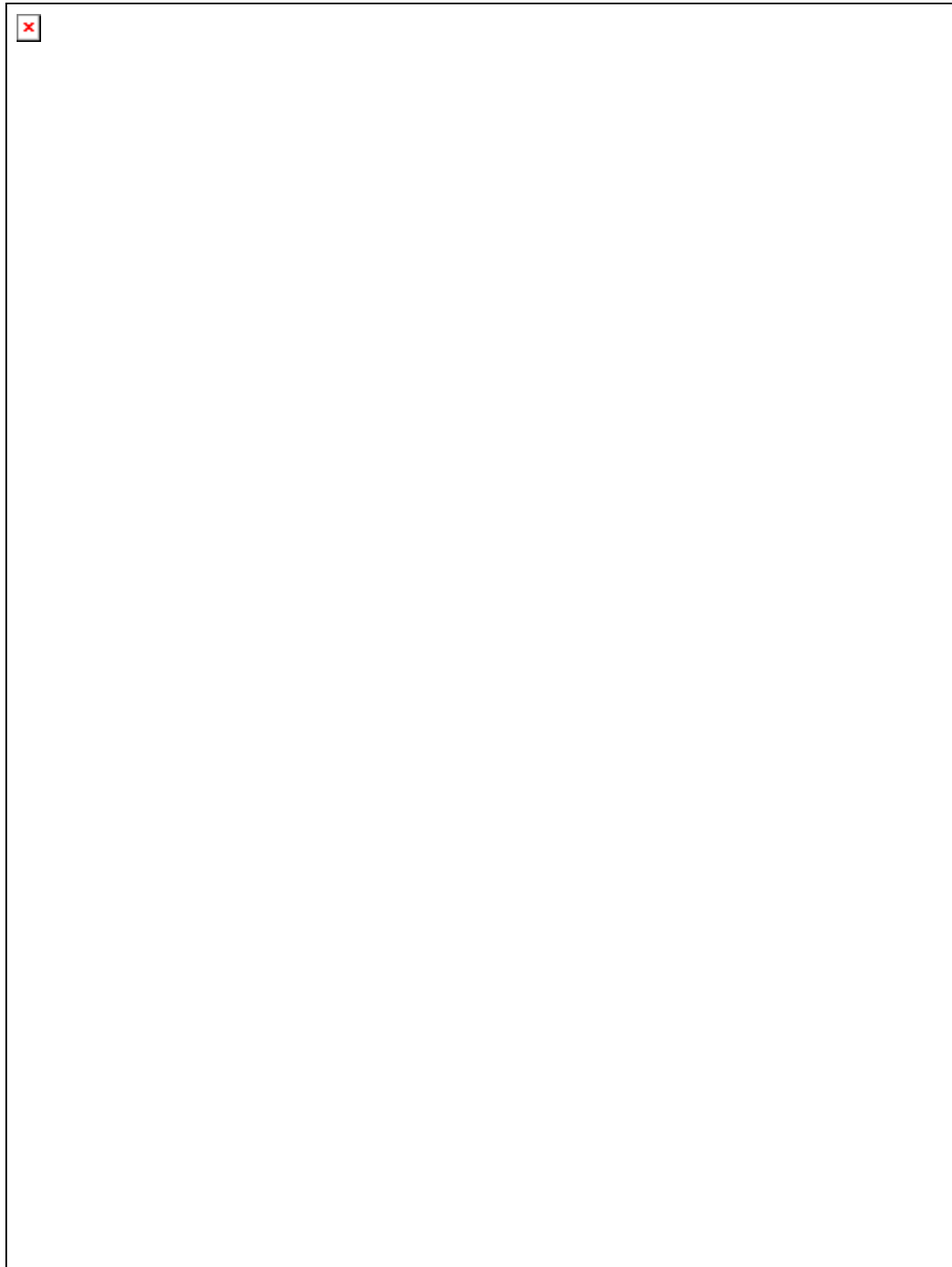
Mr. Dhume moved per the request of Bryan Dhume, Engineer, to grant the prayer of petition to re-appraise the maintenance for the Richmond Ditch#4.

Following a second from Mr. Hunter the result of the roll call was: Mr. Forrest, yes, Mr. Dhume, yes, and Mr. Hunter, yes.

Subject: Ditch Hearing – Huddle Ditch#3 – Engineer

The hearing for the Huddle Ditch#3 took place on Monday October 23, 2017 at 11:00 a.m.

Those Present



Subject: Huddle Ditch#3 – Approved – Engineer

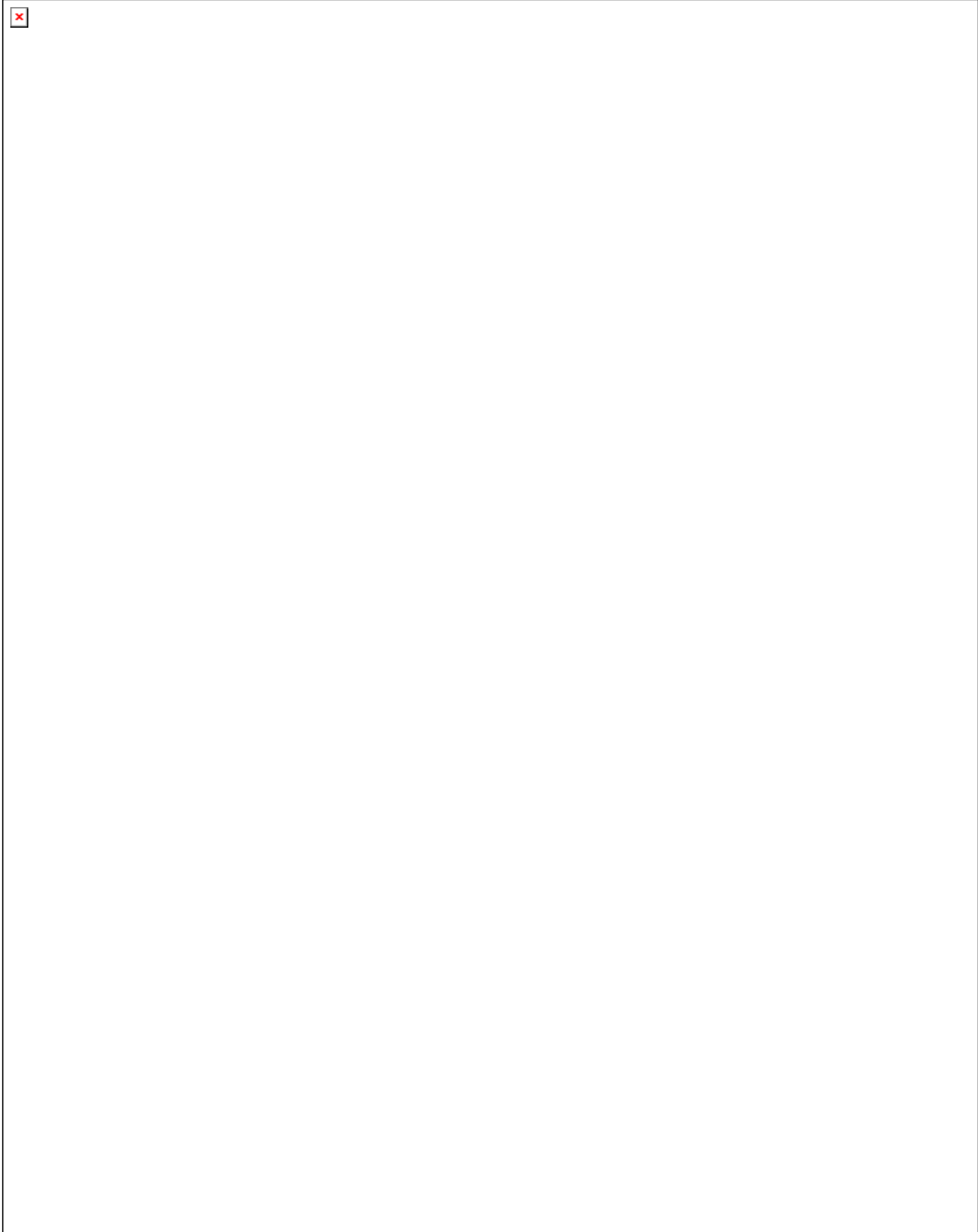
Mr. Dhume moved per the request of Bryan Dhume, Engineer, to grant the prayer of petition to re-appraise the maintenance for the Huddle Ditch#3.

Following a second from Mr. Hunter the result of the roll call was: Mr. Forrest, yes, Mr. Dhume, yes, and Mr. Hunter, yes.

Subject: Ditch Hearing – Roberts #117 – Engineer

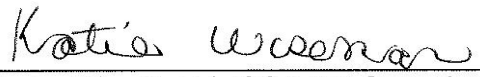
The hearing for the Roberts Ditch#117 took place on Monday October 23, 2017 at 11:00 a.m.

Those Present



Subject: Resolution – Approved – Roberts Ditch Hearing #117 Engineer

Mr. Hunter moved to approve the continuation of the Roberts Ditch Hearing #117.

<b>RESOLUTION – THE CONTINUATION OF FIRST HEARING</b> <small>Rev. Code, Sec. 6131.07</small>	
<i>In the Matter of the W.E. Roberts Single County Ditch No. 117</i>	} <b>Office of the Board of County Commissioners Madison County, Ohio</b>  September 18, 2017
<p>The Board of County Commissioners of <b>Madison</b> County, Ohio met in <b>regular</b> session on the <b>23<sup>rd</sup> day of October, 2017</b>, at the office of the <b>Commissioners'</b> with the following members present:</p> <p style="text-align: right;"><b>Mr. Mark A. Forrest</b> <b>Mr. David Dhume</b> <b>Mr. David Hunter</b></p> <p><b>Mr. Hunter</b> moved the adoption of the following Resolution:</p> <p>Whereas, This <b>23<sup>rd</sup> day of October, 2017</b>, the Madison County Engineer requested to Continue the First Hearing of the, W.E. Roberts Ditch #117 for the purpose of reappraising this ditch.</p> <p>Resolved, That the<sup>2</sup> <b>22nd day January, 2018 at 11:00 a.m.</b> at the<sup>3</sup> <b>Madison County Commissioners' Office, Courthouse, London, Ohio</b> is hereby fixed as the time and place for the continuation of the first hearing on the petition; and be it further</p> <p>Resolved, That the notice of said hearing be given, as required by law.</p> <p><b>Mr. Dhume</b> seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:</p> <p style="margin-left: 40px;"><b>Mr. Forrest, Yes</b> <b>Mr. Dhume, Yes</b> <b>Mr. Hunter, Yes</b></p> <p style="text-align: right;"> Clerk of the Board of County Commissioners Madison County, Ohio</p>	

Following a second from Mr. Dhume the result of the roll call was: Mr. Forrest, yes, Mr. Dhume, yes, and Mr. Hunter, yes.

Subject: Personnel Action – Approved – Job & Family Services

Mr. Hunter moved per the request of Steve Kaifas, Job & Family Services Director, to approve the personnel action for the following:

Hire: Sara Pullins, Social Services Worker 2 Ongoing. Effective November 1, 2017.

Following a second from Mr. Dhume the result of the roll call was: Mr. Forrest, yes, Mr. Dhume, yes, and Mr. Hunter, yes.

\_\_\_\_\_  
Mark Forrest

\_\_\_\_\_  
David Dhume

\_\_\_\_\_  
David Hunter

ATTEST: \_\_\_\_\_