

Madison County DIPS

SPY 2016-01

The Department of Job and Family Services  
BUREAU OF APPEALS OF YOUR APPLICATION FOR ASSISTANCE  
(Do not write beyond this line)

|                          |              |           |
|--------------------------|--------------|-----------|
| Name                     | Lillian Long |           |
| Date of Birth            | Case Number  | Program   |
| City, State and Zip Code | County       | Mail Stop |

We approved your REAP application dated             
 ending            year            for            days of cash assistance.  
 The people included by this action are             
 The reason for this action is             
 The date that expires this action is           

|        |       |          |
|--------|-------|----------|
| County | State | Zip Code |
|--------|-------|----------|

Your Right to a State Hearing

This action affects you and we are doing so for you. Contact your supervisor if you do not understand this action. We can explain it. We also may be able to change what we are doing.

IF YOU DISAGREE WITH THIS DECISION, ASK FOR A STATE HEARING

Ask for a State Hearing. If you are not the initial hearing officer assigned with the County Department of Job and Family Services (DIPS) when we filed the DIPS application, you may request a hearing with the County Department of Job and Family Services (DIPS) and receive your appeal 15 days after the date the action was taken by you. If 15 days has not passed, the hearing will be the next available day.

You can ask your local legal aid program for the help you need. Contact your local legal aid office by dialing 1-800-444-4444 or by searching for legal aid directory at <http://www.ohiolegalaid.org>.

If someone is helping you with your case, OHS will send a signed "informed representation" to the person you are trying to help so that person is prepared to represent you for the hearing process.

8/2014 (4-112)

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Madison County DIPS

SPY 2016-01

The Department of Job and Family Services  
BUREAU OF APPEALS OF YOUR APPLICATION FOR ASSISTANCE  
(Do not write beyond this line)

|                          |              |           |
|--------------------------|--------------|-----------|
| Name                     | Lillian Long |           |
| Date of Birth            | Case Number  | Program   |
| City, State and Zip Code | County       | Mail Stop |

We denied your REAP application dated           

The people included by this action are           

The reason for this action is           

The date that expires this action is           

|        |       |          |
|--------|-------|----------|
| County | State | Zip Code |
|--------|-------|----------|

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8/2014 (4-112)

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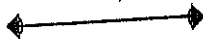
Following a second from Mr. Hunter the result of the roll call was: Mr. Forrest, yes, Mr. Dhume, yes, and Mr. Hunter, yes.

Barrett Brothers T170269LD

Subject: Audit Letter – Approved – Auditor

Mr. Dhume moved per the recommendation of Jennifer Hunter, Auditor, to approve the audit letter for the basic financial statements of Madison County as of December 31, 2016.

Jennifer S. Hunter CPA  
Madison County Auditor



1300 Main Street  
P.O. Box 61  
London, OH 43140-0061  
Telephone: (614) 439-1717  
Fax: (614) 439-1329  
Email: [jshunter@madisoncountyohio.gov](mailto:jshunter@madisoncountyohio.gov)

September 21, 2017

Deane Viet  
Auditor of State of Ohio  
and  
State School Control Auditor  
61 East Broad Street  
Columbus, Ohio 43264

We are providing this letter as part of our audit of the basic financial statements of the Madison County (the County) as of December 31, 2016 and for the year then ended, and the related notes to the financial statements, for the purpose of reporting on the fair presentation, in all material respects, of such financial statements, in the preparation of which you have acted as preparer. In all material respects, of such financial statements, and the respective independent comparisons for the County and any capital asset fund for the period then ended in conformity with generally accepted Special Purpose Framework.

Certain representations in this letter are described as being related to those matters that are material here as considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

Except where otherwise stated below, the related matters have been fully and completely disclosed, for each option will be not considered to be complete requiring disclosure in the financial statements. This amount is not necessarily indicative of amounts that would require adjustment to or disclosure in the financial statements.

Our County's option includes:

- a. The government's activities
- b. The business-type activities
- c. Each major governmental fund
- d. The resulting financial information, consisting of:
  - i. Aggregated or major governmental funds
  - ii. Aggregated or major proprietary funds
  - iii. The restricted fiduciary funds

We warrant in the best of our knowledge and belief, having made the inquiries we considered necessary in preparing this letter, as of September 21, 2017.

Madison County Auditor  
September 21, 2017

Deane Viet  
Auditor of State of Ohio  
September 20, 2017  
Page 2

Financial Statements

1. We have fulfilled our responsibilities, described in the terms of the audit engagement dated July 11, 2017, for preparing and fairly presenting the financial statements in accordance with the Special Purpose Framework described in Note 2 to the financial statements. Our responsibilities also include designing, implementing and maintaining internal control related to preparing and fairly presenting financial statements and notes that are free from material misstatement, whether due to fraud or error.
2. We believe the effects of uncorrected financial statement misstatements summarized in the accompanying Summary of Uncorrected Differences are immaterial, individually and in the aggregate, to each option unit.  
  
We considered the materiality limits and the guidance described in the third paragraph above in making this determination.
3. Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
4. As disclosed in Note 19 to the financial statements, we have classified subsequent events as recognized or unrecognized per GASB Cod. 220 and have adjusted or disclosed all events subsequent to the date of the financial statements and for which the Special Purpose Framework requires adjustment or disclosure.
5. We considered the substance of recording or disclosing related party relationships and transactions, including but not limited to sales, purchases, loans, leases, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties. Additionally, we have ensured that all related party relationships and transactions have been appropriately accounted for and disclosed in accordance with Generally Accepted Accounting Standards. (We understand the term "related party" to include those entities described in GASB Cod 220.)
6. There are no component units or joint ventures with an equity interest requiring inclusion in the financial statements. We have properly disclosed all other joint ventures and other related organizations in the financial statements. We understand the criteria for component unit determination are defined by GASB Codification 2100.
7. Regarding pollution remediation liabilities (GASB Cod. 240): We have no knowledge that any of the following obligating events have occurred, which may require disclosure in the notes to our financial statements:
  - a. The County was compelled to take pollution remediation action because of an imminent endangerment.
  - b. The County violated a pollution prevention-related permit or license.
  - c. The County was named, or evidence indicates that it will be named, by a regulator as a responsible party or potentially responsible party (PRP) for remediation, or as a government responsible for siting costs.
  - d. The County was named, or evidence indicates that it will be named, in a lawsuit to compel participation in pollution remediation.
  - e. The County commenced or legally obligated itself to commence pollution remediation.
8. Net position components (i.e., invested in capital assets, restricted, and unrestricted), and fund balance components (compendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.

Dea Yed  
Auditor of State of Ohio  
September 23, 2017  
Page 4

- 8. Documents are appropriately classified in or deleted to further red program to the extent of deletion, and actions are reasonable.
- 9. Receipts are appropriately classified in program receipts or general receipts in the statement of activities.
- 10. Material internal control activity which has been appropriately identified and reported.
- 11. There are no:
  - a. Arrangements with financial institutions involving compensating balances, or other arrangements involving restrictions on cash balances, lines of credit, or other arrangements.
  - b. Guarantees, whether written or oral, under which the County is contingently liable.

Information Provided

- 12. We have made available to you:
  - a. Access to all information of which we are aware related to preparing and filing periodic financial statements such as financial and accounting records and related data and all records underlying reports, if any, submitted to the reporting agency.
  - b. Additional information that you have requested from us during your audit.
  - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain such evidence.
  - d. Minutes of the meetings of the Board of Commissioners.
  - e. Schedules of values of investment property for which market value had not been prepared.
  - f. The most recent budget filed with September 23, 2017.
- 13. All transactions have been recorded in the accounting records and are reflected in the financial statements.
- 14. We have disclosed to you the results of our assessment of the risk of material misstatement of financial statements resulting from fraud.
- 15. We have no knowledge of any fraud or suspected fraud affecting the entity involving:
  - a. Management.
  - b. Employees who have significant roles in internal control, or
  - c. Officers whose fraud could reasonably affect the financial statements.
- 16. We have no knowledge of any:
  - a. Misstatements of fraud or suspected fraud involving the County's financial statements recorded in non-recurring transactions for employees, former employees, directors, registrars or others.
  - b. Considerable non-regulatory agencies concerning non-compliance with, or deficiencies in, financial reporting practices that could reasonably affect the financial statements.
  - c. Agreements to report non-compliance practices.

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Auditor of State of Ohio  
September 23, 2017  
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- d. Plans or intentions that may materially affect the carrying value or classification of assets or equity.
- 17. The County has taken timely and appropriate steps to remedy fraud, non-compliance, and violations of provisions of contracts or grant agreements that we reported.
- 18. We are responsible for understanding and complying with the County's compliance requirements with laws, regulations, and provisions of contracts and grant agreements and other matters applicable to it, and we have identified, and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that could directly and materially affect financial statement amounts. This includes legal and contractual provisions for reporting specific activities in separate funds. We have complied with all aspects of laws, regulations, and contractual and grant agreements that would materially affect the financial statements in the event of non-compliance, including, but not limited to:
  - a. Provisions of State and/or local statutes and ordinances related to preparing, adopting or amending the County's budget.
  - b. Requirements related to the County's debt, including those related to debt limits and debt covenants whose effects should be considered for disclosures or as a basis for disclosing a loss contingency.
  - c. All requirements covering investment of public moneys and collateral for public fund deposits as defined by applicable State and/or local law. Risk disclosures associated with deposit and investment securities and derivative transactions are presented in accordance with GASB requirements.
  - d. Provisions related to liabilities.
- 19. We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 20. We are aware of no other liabilities or gain or loss contingencies that are required to be disclosed by GASB Cod 508.
- 21. To the best of our knowledge and belief, none of the County's employees or elected officials has any material direct or indirect financial interest in any transaction consummated with the County, other than compensation and expenses budgeted for such persons.
- 22. The County has properly classified all funds and activities.
- 23. All funds meeting the quantitative criteria in GASBS No. 34 and 37 for major fund presentation are identified and presented as such.
- 24. The County's policy regarding whether to spend restricted or unrestricted resources first, when both restricted and unrestricted fund positions are available, is appropriately disclosed. That position was properly classified under the policy.
- 25. The County is following either its established accounting policy (which is appropriately disclosed) regarding which resources (that is restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures, when more than one resource classification is available or is following paragraph 18 of GASB 34 to determine the fund balance classification for financial reporting purposes. Fund balances were properly classified under the policy.
- 26. Management acknowledges its responsibility for the supplementary information in accordance with the applicable criteria.

Barrett Brothers T170298LD

One Year  
Auditor of State of Ohio  
September 29, 2017  
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- a. The supplementary information, including its form and content, is fully presented in accordance with the applicable criteria.
  - b. The method of measurement or presentation has not changed from those used in the prior period.
  - c. We are responsible for developing significant assumptions or interpretations underlying the measurement or presentation of the supplementary information, and we have communicated these to you.
  - d. When the supplementary information is not presented with the audited financial statements, management will make the audited financial statements readily available to the intended users of the supplementary information to ensure that the date of issuance by the auditor of the supplementary information and the auditor's report is clear.
20. There were no details in principal financial statements, including provisions with respect to any leases of land or other, or any break of measurement of a related financial arrangement.
21. There has not been a loss of asset completion or any substantial difficulty.
22. Management has complied with amended SEC Rule 1502(d) for securities issued after July 3, 1995.
23. The County has a process to track the status of findings and corrective actions.
24. The County has disclosed to the auditor previous audits, attestations, engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
25. The County has disclosed the names of all governments with which it has a tax abatement agreement, the total gross amount of taxes abated during the period, the specific laws that were abated, and whether any amendments other than the total amount were made as part of any tax abatement agreement as required by Ohio Statute 150.77.
26. With respect to federal award programs:
- a. Management is responsible for understanding and complying with the Additive Responsibilities of the Uniform Guidance, and federal statutes, regulations, and the terms and conditions of federal awards related to each of its federal programs, and for disclosing the requirements that could have a direct and material effect on each federal program to its auditors.
  - b. Management is responsible for establishing and maintaining, and has established and maintained, effective internal control over compliance for federal programs to reasonably assure the County's compliance with the terms and conditions of federal awards, and the provisions of contracts or subagreements that are material to the federal programs.
  - c. Management acknowledges and understands its responsibility and has prepared the Schedule of Expenditures of Federal Awards in accordance with the Uniform Guidance. Management has identified and disclosed all of its government programs and related activities subject to the Uniform Guidance compliance audit. Management has included expenditures made during the period being audited for all awards provided by federal agencies in the form of grants, federal cost-sharing contracts, loans, loan guarantees, property financing, disaster relief projects, cooperative agreements, federal subsidies, insurance, fuel, non-fuel, food, and other assistance.

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Auditor of State of Ohio  
September 29, 2017  
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- d. No events have occurred subsequent to the fiscal year end or through the date of this letter that would require adjustment to, or disclosure in, the Schedule of Expenditures of Federal Awards.
- e. Management has made available all federal awards (including amendments, if any) and any other correspondence relevant to federal programs and related activities that have been placed with federal agencies or pass-through entities.
- f. There were no events questioned or known non-compliance with the direct and material compliance requirements of federal awards, including the results of other audits or program reviews.
- g. Management believes that the County has complied with the direct and material compliance requirements.
- h. Management has made available all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.
- i. Management has provided to the auditor its interpretations of any compliance requirements that was subject to varying interpretations.
- j. Management has disclosed to the auditor any communications from federal awarding agencies and pass-through entities concerning possible non-compliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.
- k. Management has disclosed to the auditor the findings received and related corrective actions taken for previous audits, attestations, engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.
- l. Management is responsible for taking corrective action on audit findings of the compliance audit and has developed a corrective action plan that meets the requirements in the Uniform Guidance.
- m. Management has disclosed any subsequent events that provide additional evidence regarding conditions that existed at the end of the reporting period affecting non-compliance during the reporting period.
- n. Management is aware of no non-compliance with direct and material compliance requirements occurring subsequent to the period covered by the auditor's report.
- o. Management has disclosed whether any changes occurred subsequent to year end to internal control over compliance or other factors that might significantly affect internal control (including any corrective action by management regarding significant deficiencies and material weaknesses in internal control over compliance).
- p. Management has not received any requests from a federal agency to audit one or more specific programs as a major program.

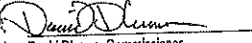
Dave Yost  
Auditor of State of Ohio  
September 29, 2017  
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- q. Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the basic financial statements have been prepared, and are prepared on a basis consistent with that presented in the Schedule of Expenditures of Federal Awards.
  - r. The copies of federal program financial reports provided to the auditor are true copies of the reports submitted, or electronically transmitted, to the federal agency or pass-through entity, as applicable.
  - s. Management has charged costs to federal awards in accordance with applicable cost principles.
  - t. There were no federal audit findings or questioned costs reported in the two most recent annual audits which 2 CFR 200.511 requires us to report in a schedule of prior audit findings and questioned costs.
  - u. The reporting package does not contain protected personally identifiable information.
  - v. Management has accurately completed the appropriate sections of the data collection form.
35. We agree that Officials' Responses to findings reported in the compliance and controls reports Government Auditing Standards and Uniform Guidance require represent the responses of officials responsible for the compliance or control matters the findings describe, including conclusions and recommendations, as well as management's planned corrective actions.

Sincerely,

  
Jennifer Hunter, County Auditor

  
Donna Landis, Treasurer

  
David Dhume, Commissioner

Attachment: Summary of Unadjusted Differences

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

Burrett Brothers T170256LD

Subject: Audit Draft Reports – Approved – Auditor

Mr. Dhume moved per the request of Jennifer Hunter, Auditor, to approve the 2016 Madison County draft audit reports as of December 31, 2016.



Dave Yost · Auditor of State

*ALL DRAFTS COVER SIGNATURES*

September 28, 2017

Board of Commissioners  
Madison County  
1 North Main Street  
London, Ohio 43140

To the Board of Commissioners:

The audit of Madison County, Ohio, for December 31, 2016 has been completed and a copy of the draft reports is available for your review. This draft report is restricted to official use. The report is being provided to obtain comment from those with responsibility for the subjects it discusses. Further revision could occur prior to issuance. Receipts of this draft must not, under any circumstances, show or release its contents for purposes other than official review or comment. It must be safeguarded to prevent publication or other improper disclosure of the information it contains. This draft and all copies of it remain the property of, and must be returned on demand to, the Auditor of State. Please understand that you have five days from receipt of this letter to respond. If you do not respond, it is understood that you are waiving the post-audit conference and the ability to respond to the draft report.

This report is being provided to you in lieu of a post-audit conference. Should you desire such a post-audit conference, please contact Doug Ferguson, Senior Audit Manager at 1-800-448-9275 to establish a mutually agreeable date and time for a post-audit conference.

Please complete the information below and return it to:

Dave Yost  
Auditor of State  
c/o Doug Ferguson, Senior Audit Manager  
63 East Broad Street, 10<sup>th</sup> Floor  
Columbus, Ohio 43215

Sincerely,

Dave Yost  
Auditor of State

Doug G. Ferguson  
Senior Audit Manager

Water letter  
September 28, 2017  
Page 2

..... We have received a copy of the draft audit report and the attached memo entitled "Communication with Those Charged with Governance" and desire to have a post-audit conference. We also acknowledge the County will waive the five day response period.

..... We have received a copy of the draft audit report and the attached memo entitled "Communication with Those Charged with Governance" and desire to have a post-audit conference. We understand that we must contact your office within five days of receipt of this letter to establish a time and date for the conference.

*[Signature]* 9-28-17  
Commissioner Date

*[Signature]* 10-23-17  
Commissioner Date

*[Signature]* 10/23/17  
Commissioner Date

*[Signature]* 10/23/17  
County Clerk Date

*[Signature]* 10/23/17  
County Treasurer Date

MADISON COUNTY  
COMMISSIONERS  
2017 OCT 20 AM 9:17

Communication with Those Charged With Governance  
(AU-C 800, The Auditor's Communication With Those Charged With Governance)

| REQUIRED COMMUNICATION   | AUDITOR OF STATE RESPONSE  |
|--|--|
| The Auditor's Responsibilities Regarding the Financial Statement Audit | We communicated these responsibilities in our letter of engagement dated July 11, 2017. We noted that you've delegated your responsibilities and management's responsibilities in the audit process. This letter describes your responsibilities and ours.<br><br>You should be aware of the differing basis of responsibility and assurance we assume in reporting on financial integrity, compliance, and internal controls.<br><br>You should also be aware of the limitations of a reasonable audit. Nothing we assure in reporting on financial integrity, compliance, and internal controls is designed to detect misstatements. |
| Overview of the Period for which the Scope of the Audit                | We report on the financial statements for the period ready to discuss these matters.   |
| Classification of the County's Significant Accounting Policies         |  |
| - Accounting Policies  | The County has adopted GASB 27, 33, 38, 77 and 79.   |
| - Significant accounting estimates                                     | Due to the nature of the County (reporting on the cash basis), no significant accounting estimates were noted.   |
| - Financial Statement Disclosures                                      | No significant financial statement disclosures.  |
| Significant deficiencies or weaknesses in internal control             | There were no such deficiencies or weaknesses.<br><br>The County reported a Major Federal Program in their schedule of that was not their responsibility.  |
| Control and Internal Control Mechanisms                                | See the attached Statement of Work and Responses.<br><br>These Statements summarize all deficiencies we identified during our audit concerning internal control systems. Because we measure materiality separately for each opinion unit, there is a separate SD for each opinion unit for which we identified deficiencies.   |
| Disagreements with management, whether or not resolved                 | None were noted.   |
| Management's coordination with other accountants                       | The County coordinates with Allen & O'Hara to prepare the financial statements, both in the financial statements, 990A, and federal schedule.  |
| Significant issues discussed or subject to communication with          | All of the findings in the report and all SDs identified were discussed with management.   |

|   |  |
|---|--|
| Management  |  |
| Independence  | No issues related to independence noted.   |
| Management's Representations  | The representations we have requested from management are included in the attached representation letter dated September 29, 2017. |
| Our Responsibility for Other Information Included with the Audited Statements | Our responsibility for other information included with the audited statements is communicated in our Independent Auditor's Report. |

Generally accepted auditing standards (GAAS) require us to inform you that the above communication is intended solely for the information or use of those charged with governance and, if appropriate, management. It is not intended for anyone other than these specified parties.

GAAS requires us to include this restrictive language due to concerns that other readers may not fully understand the purpose of this information, and especially the potential for misunderstanding this communication when taken out of its intended context.

However, under Revised Code Section 117.26, this communication becomes a public record under Section 149.43, Revised Code, when we file copies of our audit report with the public offices enumerated in the Revised Code. When we file our reports, our working papers, including this communication, become available to the public upon request, subject to information protected for criminal investigations, by attorney-client privilege or any additional protections provided for by local, state or federal law. GAAS does not affect public access to our reports or working papers.







Subject: Bid Opening – Approved – DJFS Roof

The bid opening for the DJFS took place on Monday October 23, 2017 at 9:00 a.m.

DJFS Roof Bid Opening

10-23-17

9:00 a.m.

| Bid # | Vendor                    | Address   | Bid Amount   |
|-------|---------------------------|---|--|
| 1     | E Lee Construction, Inc.  | 6223 Kiggins Rd.<br>Delphos, Oh<br>45833-9001     | Roof \$95,960.00<br>Wood Deck \$5.30 sq. ft.<br>Lineal foot price wood blocking<br>\$8.50 lin. Ft. |
| 2     | Allstate Exteriors        | 106 S. Main Street<br>London, Oh 43140            | Roof \$101,010.79<br>Wood Deck \$1.51 sq. ft.<br>Lineal foot price wood blocking<br>\$2.58         |
| 3     | Mid – Miami Roofing, Inc. | 626 S. Main St.<br>Monroe, Oh<br>45050            | Roof \$150,050.00<br>Wood Deck \$3.15 sq. ft.<br>Lineal foot price wood blocking<br>\$4.50         |
| 4     | Advanced Concepts Inc.    | 10311 Slough Rd.<br>Canal Winchester,<br>Oh 43110 | Roof \$97,900.00<br>Wood Deck \$2.50 sq. ft.<br>Lineal foot price wood blocking<br>\$12.95         |
| 5     | A.H. Sturgill             | 4358 Springfield St.<br>Dayton, Oh 45431          | Roof \$118,880.0<br>Wood Deck \$2.95 sq. ft.<br>Lineal foot price wood blocking<br>\$2.25          |

Subject: Bid Award – Approved – DJFS Roof

Mr. Dhume moved based on the recommendation of the references review for the DJFS roof bid opening to award this bid to E Lee Construction.

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

Subject: Resolution – Approved – DJFS Working Hours

Mr. Dhume moved per the recommendation of Steve Kaifas, Job & Family Services Director, to eliminate the Department of Job & Family Services employees working late on Tuesday evenings. According to Steve Kaifas keeping the department opened until 5:00 p.m. on Tuesday evenings is not cost effective.

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

Barrett Brothers 11702585LD

Subject: Annexation – Approved – Jefferson Township

Mr. Hunter moved to grant the prayer of petition for the annexation of the 361.283 acres U.S. 40 from Jefferson Township to Village of West Jefferson, in Jefferson Township, Ohio.

Affidavit



MADISON COUNTY  
OHIO COMMISSIONERS  
703 (614) 2-4118 (F)

Thomas L. Hart  
in the Clerks Office  
C1345013  
by glk@madison

AFFIDAVIT

STATE OF OHIO :  
COUNTY OF FRANKLIN : SS

Now comes Thomas L. Hart, being of lawful age and a'nt being free duly sworn and cautioned, hereby states the following:

- 1) My name is Thomas L. Hart, and I have personal knowledge of the facts presented in this affidavit.
- 2) I am the agent for the annexation petition that was filed with the Madison County Commissioners' Office on September 20, 2017 by property owner, Sky Ranch Properties, LLC.
- 3) On September 20, 2017, I mailed a copy of the annexation petition filed with the Madison County Commissioners' Office to the Village of West Jefferson and Jefferson Township by certified mail return receipt requested, and copies of the signed receipts are attached.
- 4) On September 20, 2017, I sent a notice of the filing of the annexation petition, and a full and complete copy of the annexation petition and attachments, by regular mail to all landowners in the annexation area and adjacent landowners, which included those on the attached Exhibit.

FURTHER AFFIANT SAYETH NOT.

*Thomas L. Hart*  
Thomas L. Hart

STATE OF OHIO :  
COUNTY OF FRANKLIN : SS

Appeared before me this 21 day of September, 2017 the above-named Thomas L. Hart, known to me or satisfactorily proven to be the same, and swore that the statements made in the foregoing Affidavit are true to the best of his knowledge and belief.

*Wesley Public*  
Wesley Public



September 27, 2017

Madison County Board of County Commissioners  
One North Main Street  
London, OH 43140

Re: Annexation of 361.283 acres, U.S. 40  
from Jefferson Township to Village of West Jefferson

Dear Clerk:

Enclosed is our Affidavit of Service of the Annexation Petition on Jefferson Township, Village of West Jefferson, and the adjacent property owners.

Please let me know if you need anything further to complete your file for the Commissioners' hearing on this matter. Thank you.

Sincerely,  
*Thomas L. Hart*  
Thomas L. Hart  
Attorney

TJH/br  
Enclosures

4302921-15241002

CLERK'S OFFICE  
Two Wilson Plaza, Ste. 200  
Columbus, OH 43219 (614) 621-4331  
Toll Free: 800-339-6638

CLERK'S OFFICE  
18312 Paradise Park, Ste. 200  
Cincinnati, OH 45241 (513) 361-2002  
By Appointment Only

www.madisonohio.com

De 1421453

Property Owners

## EXHIBIT C - ADJACENT PROPERTY OWNERS

Subject Parcel Owner:

- Parcel No. 08-00750.000  
Sky Ranch Properties, LLC  
9391 W. Broad Street  
Galloway, OH 43119

Adjacent Parcel Owners:

- Parcel No. 08-00750.001  
Sky Ranch Properties, LLC  
9391 W. Broad Street  
Galloway, OH 43119
- Parcel No. 08-01086.000  
Parcel No. 08-00268.001  
1161 Plain City Georgesville Road  
Gay Chebeul LLC  
100 E. Broad St., Ste 2450  
Columbus, OH 43215
- Parcel No. 08-01169.000  
9225 U.S. 40  
Barth E. Leavess, Trustee  
9175 W. Broad Street  
Galloway, OH 43119
- Parcel No. 08-00519.000  
9225 U.S. 40  
Richard L. Leavess  
9225 W. Broad Street  
Galloway, OH 43119
- Parcel No. 08-01169.001  
9175 Broad Street  
Richard L. & Sandra J. Leavess  
9175 W. Broad Street  
Galloway, OH 43119
- Parcel No. 08-00947.000  
171 Plain City Georgesville Road  
Inez Faye Skeldon  
1690 Wilson Road  
West Jefferson, OH 43162
- Parcel No. 08-01153.000  
251 Plain City Georgesville Road  
William P. & Pamela R. Miller  
1200 Plain City Georgesville Road  
Galloway, OH 43119
- Parcel No. 08-01114.000  
Glenwood & Ellen Blevins  
295 Plain City Georgesville Road  
Galloway, OH 43119
- Parcel No. 08-00580.000  
Robert & Judith Hartman  
325 Plain City Georgesville Road  
Galloway, OH 43119
- Parcel No. 08-00607.000  
Alonzo Thomas & Darlene Meadows  
335 Plain City Georgesville Road  
Galloway, OH 43119
- Parcel No. 08-00647.000  
Michael & Sherrie Yates  
345 Plain City Georgesville Road  
Galloway, OH 43119
- Parcel No. 08-00336.000  
Lots 62, 63, 64 Westwood Drive  
Alfred & Eva Granson  
310 Westwood Drive  
Galloway, OH 43119
- Parcel No. 08-01036.000  
Lot 65, Westwood Drive  
Alfred & Eva Granson  
310 Westwood Drive  
Galloway, OH 43119

Barratt Brothers T170556LD

14. Parcel No. 08-0108.000  
 Lot 66 NW, Westwood Drive  
 John & Nancy Greenbrook, Jr.  
 260 Westwood Drive  
 Galway, OH 43119
15. Parcel No. 08-0119.000  
 John & Nancy Greenbrook, Jr.  
 260 Westwood Drive  
 Galway, OH 43119
16. Parcel No. 08-0110.000  
 Lot 66 Part, Westwood Drive  
 John & Nancy Greenbrook, Jr.  
 260 Westwood Drive  
 Galway, OH 43119
17. Parcel No. 08-0035.000  
 Lot 68, Westwood Drive  
 Alfred & Eva Grason  
 310 Westwood Drive  
 Galway, OH 43119
18. Parcel No. 08-0034.000  
 Lot 68, Westwood Drive  
 Alfred & Eva Grason  
 310 Westwood Drive  
 Galway, OH 43119
19. Parcel No. 08-0033.000  
 Lot 70, Westwood Drive  
 Alfred & Eva Grason  
 310 Westwood Drive  
 Galway, OH 43119
20. Parcel No. 08-0031.000  
 Parcel No. 08-0030.000  
 Nathan & Dorita Kocher  
 330 Westwood Drive  
 Galway, OH 43119
21. Parcel 08-0029.000  
 Lot 134, Southwood Road
- Nathan & Dorita Kocher  
 330 Westwood Drive  
 Galway, OH 43119
22. Parcel No. 08-0021.000  
 Lots 13, 14, 15, Southwood Road  
 Pamela & Douglas Seeley, Trustees  
 380 Rustic Court  
 Galway, OH 43119
23. Parcel No. 08-0020.000  
 Lots 8, 9, 10, 11, and 12, Southwood Road  
 Pamela & Douglas Seeley, Trustees  
 380 Rustic Court  
 Galway, OH 43119
24. Parcel No. 08-0005.000  
 Mary Brenneman  
 10763 Southwood Road  
 Galway, OH 43119
25. Parcel No. 08-0006.000  
 Lot 2, Southwood Road  
 Mary Brenneman  
 10763 Southwood Road  
 Galway, OH 43119
26. Parcel No. 08-0007.000  
 Lot 3, Southwood Road  
 Mary Brenneman  
 10763 Southwood Road  
 Galway, OH 43119
27. Parcel No. 08-0008.000  
 Lot 4, Southwood Road  
 Mary Brenneman  
 10763 Southwood Road  
 Galway, OH 43119
28. Parcel No. 08-0009.000  
 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



Description

EXHIBITS

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

010204-10-01-0023

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

Situated in the State of Ohio, County of Madison, Township of Jefferson, being within Virginia Military Survey No. 2477 and 2478, being part of the original 334,338 acre tract as described in deed to Sky Ranch Properties, LLC, of record in Official Record 338, Page 995 (10-04-0157-000), all being as shown in The Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

BEGINNING at the southeasterly corner of that 334,655 acre tract as described in deed to Sky Ranch Properties, LLC, of record in Official Record 338, Page 993, also being the southeasterly corner of the Existing Village of West Jefferson corporation line, of record in Official Record 333, Page 538 and in Instrument 201100904236;

Thence with the perimeter of the proposed corporation line and the perimeter of said 334,338 acre tract;

South 27°35'58" East, with the westerly line of that original 334,655 acre tract as described in deed to Elmer C. Lawless, of record in Official Record 156, Page 193, a distance of 1435.85 feet, to the northerly corner of said 334,338 acre tract and said 334,655 acre tract;

North 59°19'11" East, with the southerly line of said 334,655 acre tract, a distance of 1119.33 feet, to the northerly corner of said 334,655 acre tract, said 334,338 acre tract, and Lot 63 and Lot 64 as shown in the Assessed Plat of Dury Creek, of record in Plat Book 1, Page 338;

South 37°35'32" East, with the westerly line of said Assessed Plat of Dury Creek and the westerly line of the Dury Creek, of record in Plat Book 1, Page 332, a distance of 918.83 feet, to the northerly corner of Lot 9 of Block 21 of said Dury Creek and said 334,338 acre tract;

North 73°48'28" East, with the southerly line of said Dury Creek, a distance of 416.55 feet, to an angle point in the southerly line of Lot 1 of Block 21 of said Dury Creek;

North 70°29'49" East, continuing with the southerly line of said Dury Creek, a distance of 663.39 feet, to a point in the west bank of Big Dury Creek;

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

North 32°54'49" East, continuing with the west bank of Big Dury Creek, a distance of 364.00 feet, to a point;

South 09°22'14" West, continuing with the west bank of Big Dury Creek, a distance of 151.63 feet, to a point;

South 29°12'30" West, continuing with the west bank of Big Dury Creek, a distance of 361.21 feet, to the easterly northerly corner of said 334,338 acre tract and said 334,655 acre tract as described in deed to Guy Chastain, LLC, of record in Official Record 160, Page 345;

South 59°27'14" West, with the southerly line of said 334,655 acre tract, a distance of 2653.10 feet, to the westerly northerly corner of said 334,338 acre tract and said 334,655 acre tract;

North 33°00'59" West, with the southerly line of said 334,655 acre tract and the southerly line of that 131,650 acre tract as described in deed to Guy Chastain, LLC, of record in Official

Description

Bureau Bookings T1702566LD

EXHIBITS

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

01/01/2018



ODA Behavioral Coaching, Inc.

DESCRIPTION OF  
 39.143 ACRES +/- TO BE RELEASED FROM JEFFERSON  
 TOWNSHIP TO THE VILLAGE OF WEST JEFFERSON

Situated in the State of Ohio, County of Madison, Township Jefferson, being within Virginia M-Day Survey No. 2677 and 2678, being part of that original 134.333 acre tract as described in deed to Sky Ranch Properties, LLC, of record in Official Record 338, Page 595 (PB 09-09750-002), 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 318, Page 573, also being the southeasterly corner of the Existing Village of West Jefferson corporation line, of record in Official Record 333, Page 534 and in Instrument 121100034226;

Thence with the perimeter of the proposed corporation line and the perimeter of said 39.143 acre tract;

South 32°55'05" East, with the westerly line of that original 58.44 acre tract as described in deed to Rhonda C. Lawless, of record in Official Record 155, Page 1901, a distance of 1635.63 feet, to the common corner of said 39.14333 acre tract and said 58.44 acre tract;

North 53°19'14" 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 39.14333 acre tract, and Lot 63 and Lot 64 as shown in the Amended Plat of Durby Creek, of record in Plat Book 1, Page 335;

South 32°35'32" East, with the westerly line of said Amended Plat of Durby Creek and the westerly line of the Durby Creek, of record in Plat Book 1, Page 254, a distance of 978.63 feet, to the common corner of Lot 9 of Block 21 of said Durby Creek and said 39.14333 acre tract;

North 73°43'23" East, with the southerly line of said Durby Creek, a distance of 414.55 feet, to an angle point in the southerly line of Lot 1 of Block 21 of said Durby Creek;

North 70°29'48" East, continuing with the southerly line of said Durby Creek, a distance of 463.39 feet, to a point on the west bank of Big Durby Creek;

South 58°49'18" East, with the west bank of Big Durby Creek, a distance of 692.70 feet, to a point;

South 32°52'49" East, continuing with the west bank of Big Durby Creek, a distance of 244.09 feet, to a point;

South 69°12'14" West, continuing with the west bank of Big Durby Creek, a distance of 151.63 feet, to a point;

South 29°12'18" West, continuing with the west bank of Big Durby Creek, a distance of 181.21 feet, to the easterly common corner of said 39.14333 acre tract and that 172.41 acre tract as described in deed to Gray Chateau, LLC, of record in Official Record 1183, Page 246;

South 56°29'14" West, with the easterly line of said 172.41 acre tract, a distance of 2653.10 feet, to the westerly common corner of said 39.14333 acre tract and said 172.41 acre tract;

North 33°30'39" West, with the northeasterly line of said 172.41 acre tract and the easterly line of that 134.659 acre tract as described in deed to Gray Chateau, LLC, of record in Official

North 1/4 Sec 16, a distance of 106.57 feet, to the eastern corner of said 100.00 acre tract;

South 1/4 Sec 17, West, with the westerly line of said 100.00 acre tract, a distance of 100.00 feet to a point;

North 1/4 Sec 17, West, continuing with the westerly line of said 100.00 acre tract, a distance of 100.00 feet to a point;

North 1/4 Sec 17, West, continuing with the westerly line of said 100.00 acre tract, a distance of 100.00 feet to a point in the centerline of County Road 101;

Thence with the centerline of County Road 101, the westerly line of said 100.00 acre tract and the westerly line of said proposed independent line the following courses:

North 1/4 Sec 17, West, a distance of 100.00 feet to a point;

North 1/4 Sec 17, West, a distance of 100.00 feet to the eastern corner of said 100.00 acre tract and the 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104;

Thence continuing with the centerline of said 100.00 acre tract and said proposed independent line the following courses:

North 1/4 Sec 17, West, with the westerly line of said 100.00 acre tract, a distance of 100.00 feet to the eastern corner of said 100.00 acre tract and said 100.00 acre tract;

North 1/4 Sec 17, West, with the westerly line of said 100.00 acre tract, a distance of 100.00 feet to the eastern corner of said 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104; thence with the westerly line of said 100.00 acre tract and said 100.00 acre tract, being the westerly line of that 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104;

North 1/4 Sec 17, West, with the westerly line of said 100.00 acre tract and with the westerly line of said 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104; a distance of 100.00 feet to the eastern corner of said 100.00 acre tract and said 100.00 acre tract;

North 1/4 Sec 17, West, with the westerly line of said 100.00 acre tract and the westerly line of that 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104; a distance of 100.00 feet to the eastern corner of said 100.00 acre tract and said 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104; thence with the westerly line of that 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104;

North 1/4 Sec 17, West, with the westerly line of said 100.00 acre tract, being the westerly line of said 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104;

Continuing with the westerly line of said 100.00 acre tract, being the westerly line of said 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104; a distance of 100.00 feet to the eastern corner of said 100.00 acre tract and said 100.00 acre tract as described in the deed to Robert L. Thomas and Beverly L. Thomas, dated and recorded in Official Record 124, Page 104;

Thence with the westerly line of said 100.00 acre tract and said existing corporation line the following courses:

North 1/4 Sec 17, West, a distance of 100.00 feet to a point;

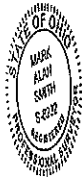
South 1/4 Sec 17, West, a distance of 100.00 feet to a point;

North 1/4 Sec 17, West, a distance of 100.00 feet, to the POINT OF BEGINNING, including 100.00 acres, more or less.

This assessment description is a general description of the location of the property to be assessed and is not a boundary survey as defined in the O.A.C. Chapter 173.33. The above description is for assessment purposes only and is not intended to be used for the transfer of real property.

The above assessment description is a general description of the location of the property to be assessed and is not a boundary survey as defined in the O.A.C. Chapter 173.33. The above description is for assessment purposes only and is not intended to be used for the transfer of real property.

CNJ ENVIRONMENTAL CONSULTANTS, INC.



Mark Alan Smith, P.S. Date Registered Surveyor No. 8222

Mark Alan Smith, P.S. Date Registered Surveyor No. 8222

## EXHIBIT C - ADJACENT PROPERTY OWNERS

Subject Parcel Owner:

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

Adjacent Parcel Owners:

- Parcel No. 08-00750.001  
Sky Ranch Properties, LLC  
9291 W. Broad Street  
Galway, OH 43119
- Parcel No. 08-01098.000  
Parcel No. 08-00206.091  
1161 Plain City Georgetown Road  
Gay Chateau LLC  
100 E. Broad St., Ste. 2453  
Columbus, OH 43215
- Parcel No. 08-01169.000  
9225 U.S. 40  
Barth E. Lawless, Trustee  
9175 W. Broad Street  
Galway, OH 43119
- Parcel No. 08-00513.000  
9225 U.S. 40  
Richard L. Lawless  
9225 W. Broad Street  
Galway, OH 43119
- Parcel No. 08-01199.091  
9175 Broad Street  
Richard L. & Sandra J. Lawless  
9175 W. Broad Street  
Galway, OH 43119
- Parcel No. 08-00947.000  
171 Plain City Georgetown Road  
Inez Faye Sheldon  
1850 Wilson Road  
West Jefferson, OH 43162
- Parcel No. 08-01153.000  
251 Plain City Georgetown Road  
William P. & Patricia R. Miller  
1200 Plain City Georgetown Road  
Galway, OH 43119
- Parcel No. 08-01114.000  
Glenwood & Elen Bierins  
295 Plain City Georgetown Road  
Galway, OH 43119
- Parcel No. 08-00580.000  
Robert & Judith Hartman  
325 Plain City Georgetown Road  
Galway, OH 43119
- Parcel No. 08-00607.000  
Aloozo Thomas & Darlene Meadows  
335 Plain City Georgetown Road  
Galway, OH 43119
- Parcel No. 08-00647.000  
Michael & Shere Yates  
345 Plain City Georgetown Road  
Galway, OH 43119
- Parcel No. 08-00339.000  
Lots 62, 63, 64 Westwood Drive  
Alfred & Eva Granson  
310 Westwood Drive  
Galway, OH 43119
- Parcel No. 08-01038.000  
Lot 65, Westwood Drive  
Alfred & Eva Granson  
310 Westwood Drive  
Galway, OH 43119

14. Parcel No. 08-00193.000  
Lot 65 N12, Westwood Drive  
John & Nancy Giesbrock, J.  
287 Westwood Drive  
Galloway, OH 43119
15. Parcel No. 08-00193.000  
John & Nancy Giesbrock, J.  
287 Westwood Drive  
Galloway, OH 43119
16. Parcel No. 08-00193.000  
Lot 66 Part, Westwood Drive  
John & Nancy Giesbrock, J.  
287 Westwood Drive  
Galloway, OH 43119
17. Parcel No. 08-00193.000  
Lot 68, Westwood Drive  
Alfred & Eva Gerson  
317 Westwood Drive  
Galloway, OH 43119
18. Parcel No. 08-00193.000  
Lot 69, Westwood Drive  
Alfred & Eva Gerson  
319 Westwood Drive  
Galloway, OH 43119
19. Parcel No. 08-00193.000  
Lot 70, Westwood Drive  
Alfred & Eva Gerson  
319 Westwood Drive  
Galloway, OH 43119
20. Parcel No. 08-00193.000  
Parcel No. 08-00193.000  
Nathan & Bonita Kocher  
330 Westwood Drive  
Galloway, OH 43119
21. Parcel 08-00193.000  
Lot 128, 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 Rustle Court  
Galloway, OH 43119
23. Parcel No. 08-00820.000  
Lots 8, 9, 10, 11, and 12, Southwood Road  
Pamela & Douglas Seeley, Trustees  
380 Rustle 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



Barrett Brothers 11702396LD

Subject: Annexation – Approved – Deercreek/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.



MADISON COUNTY COMMISSIONERS

2017 OCT 19 PM 1:10

Molly R. Gwin  
Director  
Office 614-897-9100  
Fax 614-897-9105  
mrg@madison.com

October 19, 2017

These amendments are made pursuant to my authority as the agent for the petitioner, All-Star, and in accordance with R.C. 160.015 ("Substantial compliance with procedural requirements is sufficient to grant jurisdiction"). See also, *Lorraine Day v. City of Canal Fulton*, 185 Ohio App. 3d 267 (2009) (holding substantial compliance where a plat contained an error that was readily corrected and finding that annexation should not have been denied).

Moreover, per my electronic mail correspondence of October 12, 2017, All-Star respectfully requests to be placed on the agenda for passage of the petition at the October 23, 2017 Commissioner's meeting.

Should you have any questions, please do not hesitate to contact me directly.

Best regards,

Molly R. Gwin

Steph Wiscosan, Clerk  
Madison County Commissioners  
111 N. Main Street  
P.O. Box 618  
London, Ohio 43040-0618

Stephen J. Pineda, Esq.  
Madison County Prosecutor's Office  
59 West Main Street  
London, Ohio 43040

Re: Type II Expedited Annexation of 133.42 acres owned by All-Star Ltd Partnership to the Village of West Jefferson, Ohio

Dear Mr. Wiscosan and Prosecutor Pineda,

I am the agent for the annexation petitioner, All-Star Limited Partnership ("All-Star"). Enclosed, please find the following documents:

1. Amended legal description
2. Amended plat

All-Star requests that these documents be replaced as Exhibit A (amended legal description) and B (amended survey), respectively, on the expedited type II petition for annexation, filed on September 20, 2017. In addition, All-Star requests that the petition be amended to reflect that the acreage is changed from 134.42 acres to 133.42, in order to reflect the appropriate acreage now included in the petition for annexation. These amendments are being made at the request of the Madison County Engineer's Office, upon further review of the annexation plat and legal description.

Central Office  
Two Office Buildings, 9th Floor  
Columbus, Ohio 43260-1191  
Toll Free: 800-392-8335



Customer Office  
1800 East Broad Street, Ste. 223  
Columbus, Ohio 43201-1191  
Bldg. 20000040

10/19/2017 1:10 PM

MADISON COUNTY COMMISSIONERS

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 703.03) TO THE VILLAGE OF WEST JEFFERSON OF 131.424 ACRES, MORE OR LESS, FROM DEER CREEK TOWNSHIP AND JEFFERSON TOWNSHIP

TO THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, OHIO

The undersigned, petitioners in the premises, and being THE SOLE OWNER OF REAL ESTATE in the territory described, consisting of 131.424 acres, more or less, with 24.544 acres in Deer Creek Township and 45.344 acres located in Jefferson Township, with a total length of the respective perimeter of 8,055 feet, more or less, in the Township of Jefferson, which area is contiguous along 1,575 feet, or 44% is contiguous to the Village of West Jefferson, do hereby pray that said territory be annexed to the Village of West Jefferson, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and plat of said territory so prayed to be annexed are attached hereto as Exhibits "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that there are within the territory so prayed to be annexed one (1) OWNER OF REAL ESTATE.

Molly R. Gwin, whose address in care: Wiles Bartholick & Treha LLC, Two Minnesota Place, Ste. 700, Columbus, Ohio 43215, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendments and/or deletions which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendments in order to correct any discrepancy or mistake noted by the MADISON County Engineer in his examination of an annexed plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

MADISON COUNTY COMMISSIONERS

2017 OCT 19 PM 1:03

PROPOSED ANNEXATION OF 131.424 ACRES IN JEFFERSON TOWNSHIP AND DEER CREEK TOWNSHIP TO BE ANNEXED TO THE VILLAGE OF WEST JEFFERSON

Situated in the State of Ohio, County of Madison, Jefferson Township and Deer Creek Township, and being part of Virginia Jeffrey Survey No. 12143, and containing 1130.42 acres of land, more or less, and being all of that 71.12 acre Tract One (Tract #15-0024100) conveyed to All-Star Limited Partnership, of record in Official Record 218, Page 2358, (all references used in this description refer to the records of the Recorder's Office, Madison County, Ohio), also being all of that 39 acre Tract Two (Tract #15-0024100 and 15-0024101) conveyed to All-Star Limited Partnership, of record in Official Record 218, Page 2358, also equal to a portion of that 11 acre tract of land conveyed in the State of Ohio, of record in Volume 18, Page 104, and 1131.02 acre Proposed Annexation being more particularly described as follows:

Beginning at the southeasterly corner of said 39 acre All-Star Limited Partnership Tract Two, also being a southeasterly corner of that 65 acre tract of land conveyed to Hugh L. Passan, II, et al., of record in Deed Book 134, Page 265, also being the easterly line of that 20.687 acre tract of land conveyed to Gary Michael Murphy, et al. and Christina M. Murphy, of record in Official Record 255, Page 1519, also being a westerly line of said 71.12 acre Tract One, also being a westerly line of VMS 9211, also being a westerly corner of three lands Annexed to the Village of West Jefferson by Ordinance No. 11-016, and shown for record in Official Record 211, Page 1439;

Thence with the westerly line of said 39 acre All-Star Limited Partnership Tract Two, and continuing with a westerly line of said 71.12 acre All-Star Limited Partnership Tract One, also with the westerly line of said 20.687 acre Murphy tract, continuing with the westerly line of that 14.130 acre tract of land conveyed to Dry Soil LLC, of record in Official Record 226, Page 18, and continuing with a westerly line of that 51.139 acre tract of land conveyed to Dry Soil LLC, of record in Official Record 226, Page 18, also with a westerly line of said VMS 1214, also with a westerly line of said VMS 9211, Westerly, a distance of 9230 feet to a southeasterly corner of said 71.12 acre All-Star Limited Partnership Tract One, also being a corner between westerly and easterly lines of said 71.12 acre Dry Soil tract, also being a southeasterly corner of said VMS 1214, also being a southeasterly corner of said VMS 9211 also being the easterly line of VMS 5532;

Thence with a westerly line of said 71.12 acre All-Star Limited Partnership Tract One, also with an easterly line of said 91.189 acre Dry Soil tract, also with a westerly line of said VMS 1214, also with an easterly line of said VMS 5532, Westerly, a distance of 4500 feet to a corner between westerly and easterly lines of said 71.12 acre All-Star Limited Partnership Tract One, also being a southeasterly corner of said 91.189 acre Dry Soil tract, also being a corner between westerly and easterly lines of said VMS 1214, also being a southeasterly corner of said VMS 5532;

Thence with a westerly line of said 71.12 acre All-Star Limited Partnership Tract One, also with a westerly line of said 91.189 acre Dry Soil tract, and continuing with the westerly line of that 2412.859 acre tract of land conveyed to Wood Farm LLC, of record in Official Record 243, Page 2516, also with a westerly line of said VMS 1214, also with a westerly line of said VMS 5532, Westerly, a distance of 1990 feet to a southeasterly corner of said 71.12 acre All-Star Limited Partnership Tract One, also being the southeasterly corner of that 33.04 acre tract of land conveyed to Adam C. Ewing, of record in Official Record 211, Page 1754, also being a southeasterly corner of said VMS 1214, also being the southeasterly corner of VMS 6532;

Thence with a westerly line of said 71.12 acre All-Star Limited Partnership Tract One, and continuing with the westerly line of the referenced 11 acre State of Ohio tract of land, also with the easterly line of said 33.04 acre Ewing tract, also with a westerly line of said VMS 1214, also with the westerly line of said VMS 6532, Westerly, a distance of 4230 feet to the

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Barrett Brothers TTY0286LD

northwesterly corner of said 11 acre State of Ohio tract, also being in the centerline of National Pike (80 feet in width)(U.S. Route 40);

Thence with the northerly line of said 11 acre State of Ohio tract, also with the centerline of said National Pike, Easterly, a distance of ±1915 feet to a point on a line extended from the easterly line of said 59 acre All-Star Limited Partnership Tract Two, also being a corner between westerly and southerly lines of said lands Annexed to the Village of West Jefferson by Ordinance No. 11-006;

Thence with a line extended from the easterly line of said 59 acre All-Star Limited Partnership Tract Two, and continuing with the easterly line of said 59 acre All-Star Limited Partnership Tract Two, also with the westerly line of said 65 acre Parsons, Tr. tract, also with a westerly line of said lands Annexed to the Village of West Jefferson by Ordinance No. 11-006, Southerly, a distance of ±2440 feet to the point of beginning, and containing ±133.42 acres of land, more or less, of which ±86.06 acres are within Deer Creek Township, and ±47.36 acres are within Jefferson Township.

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based on information obtained from all available records.

*Kevin Beechy 10/12/17*  
Kevin Beechy date  
Ohio Professional Surveyor No. 7891



*Deer Creek + Jefferson  
Twp's to be annexed to West Jeff  
DESCRIPTION ACCEPTABLE MADISON COUNTY REGISTER  
ONLY AS A DEED OF RECORD  
DATE 10/19/17 BY PJD  
ACREAGE 71.12 OS-00201.000  
13.5 OS-00202.000  
45.5 OS-00459.000  
1.45 State of Ohio (Deer Creek)  
1.85 State of Ohio (Jefferson)  
pick-up  
pick-up*

Map - Current

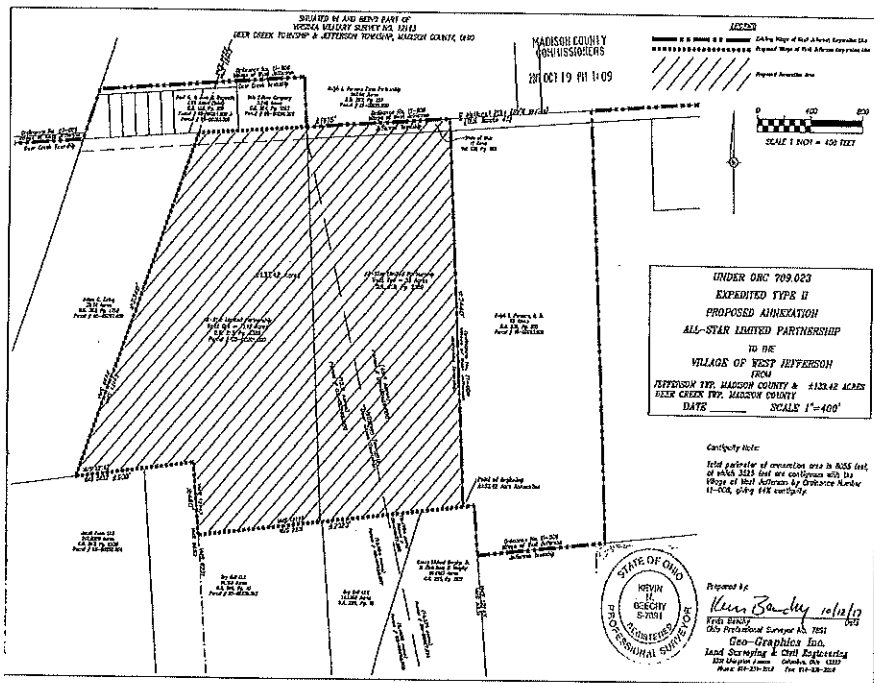




EXHIBIT C

Parcel Owners of Property to be Acreaged:

- 1. Parcel No. 05-00201.000, Deer Creek Twp.  
Parcel No. 05-00202.000, Deer Creek Twp.  
Parcel No. 08-00459.000, Jefferson Twp.  
AT&Suz Limited Partnership  
5135 US RT 40  
West Jefferson, OH 43162

Adjoined Parcel Owners:

- 1. Parcel No. 05-00207.000, Deer Creek Twp.  
Adam C. Ewing  
4789 US 40  
West Jefferson, OH 43162
- 2. Parcel No. 05-00238.004, Deer Creek Twp.  
5108 SR 142  
West Jefferson, OH 43162  
Jacob Farm LLC  
5625 Yearzel Road  
Springfield, OH 45502
- 3. Parcel No. 05-00238.007, Deer Creek Twp.  
Dy Sol, LLC  
5781 SR 142  
West Jefferson, OH 43162
- 4. Parcel No. 05-00238.003, Deer Creek Twp.  
Dy Sol, LLC  
5781 SR 142  
West Jefferson, OH 43162
- 5. Parcel No. 08-00627.002, Jefferson Twp.  
Dy Sol, LLC  
5781 ST 142  
West Jefferson, OH 43162
- 6. Parcel No. 08-00627.001, Jefferson Twp.  
14275 ac SR 142

West Jefferson, OH  
Cassy Michael Murphy, Jr. and Christina M. Murphy  
2638 Old Knopp Road  
Grove City, OH 43123

- 7. Parcel No. 08-00022.000, Jefferson Twp.  
65.00 acres, US 40  
Ralph L. Parsons II, Trustee  
P. O. Box 28  
West Jefferson, OH 43162
- 8. Parcel No. 08-00021.000, Jefferson Twp.  
5160 US 40  
Ralph Parsons Farm Partnership  
P. O. Box 28  
West Jefferson, OH 43162
- 9. Parcel No. 05-00296.002, Deer Creek Twp.  
4820 US 40  
West Jefferson, OH 43162  
Ohio Edison Company  
78 S. Main Street  
Akron, OH 44308
- 10. Parcel No. 05-00304.000, Deer Creek Twp.  
4600 US 40  
Paul A. & Joan G. Bogen'ne  
P.O. Box 296  
West Jefferson, OH 43162
- 11. Parcel No. 05-00395.000, Deer Creek Twp.  
4790 US 40  
Paul A. & Joan G. Bogen'ne  
P.O. Box 296  
West Jefferson, OH 43162

303322.1-10-01-0024



EXHIBIT C

Parcel Owners of Property to be Annexed:

- 1. Parcel No. 05-00201.000, Deer Creek Twp.  
Parcel No. 05-00202.000, Deer Creek Twp.  
Parcel No. 08-00450.000, Jefferson Twp.  
All Star Limited Partnership  
5155 US RT 40  
West Jefferson, OH 43162

Adjacent Parcel Owners:

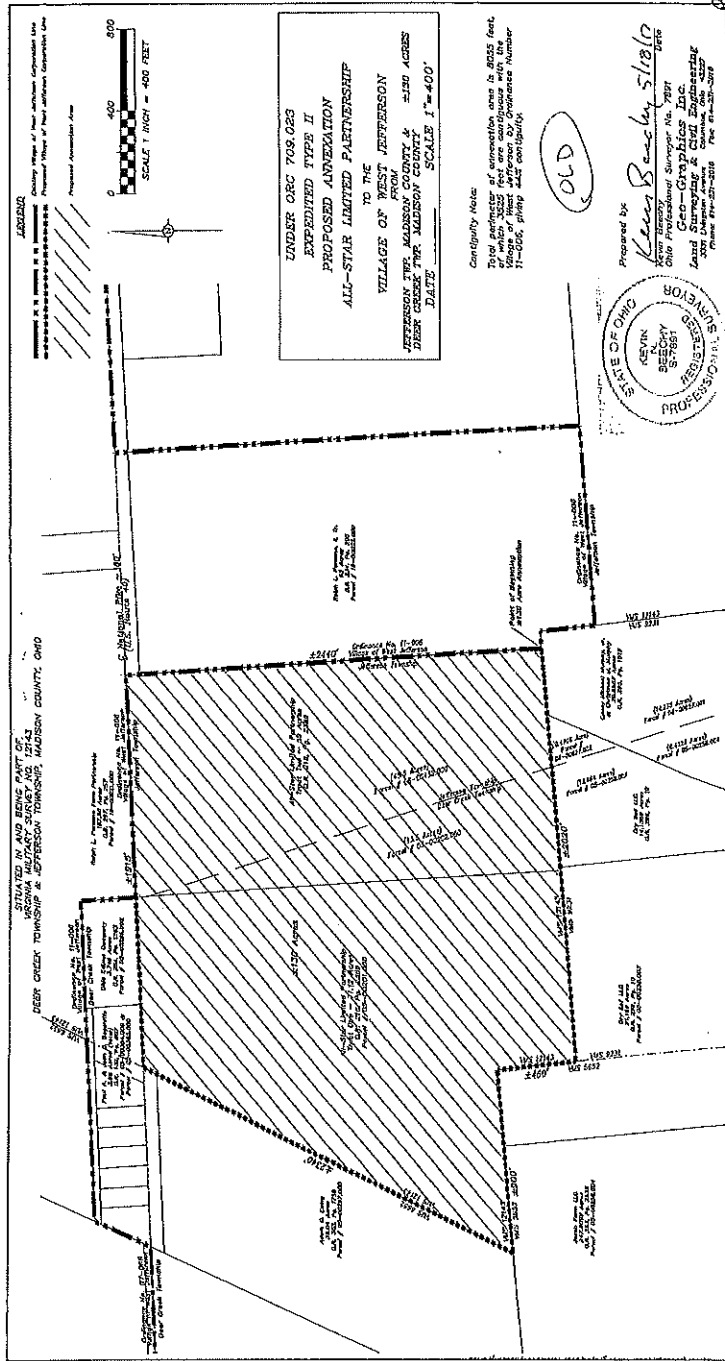
- 1. Parcel No. 05-00297.000, Deer Creek Twp.  
Adam C. Enrig  
4750 US 40  
West Jefferson, OH 43162
- 2. Parcel No. 05-00250.004, Deer Creek Twp.  
5126 SR 142  
West Jefferson, OH 43162  
Jacob Farm LLC  
5825 Yeazel Road  
Springfield, OH 45502
- 3. Parcel No. 05-00260.007, Deer Creek Twp.  
Dry Soil, LLC  
5794 SR 142  
West Jefferson, OH 43162
- 4. Parcel No. 05-00250.003, Deer Creek Twp.  
Dry Soil, LLC  
5781 SR 142  
West Jefferson, OH 43162
- 5. Parcel No. 08-00627.002, Jefferson Twp.  
Dry Soil, LLC  
5781 ST 142  
West Jefferson, OH 43162
- 6. Parcel No. 08-00627.001, Jefferson Twp.  
14.275 ac SR 142

West Jefferson, OH  
Casey Michael Murphy, Jr. and Christina M. Mungby  
2686 Old Knopp Road  
Grove City, OH 43123

- 7. Parcel No. 18-00022.000, Jefferson Twp.  
65.00 acres, US 40  
Ralph L. Parsons II, Trustee  
P. O. Box 28  
West Jefferson, OH 43162
- 8. Parcel No. 18-00021.000, Jefferson Twp.  
5160 US 40  
Ralph Parsons Farm Partnership  
P. O. Box 28  
West Jefferson, OH 43162
- 9. Parcel No. 05-00296.002, Deer Creek Twp.  
4950 US 40  
West Jefferson, OH 43162  
Ohio Edison Company  
76 S. Main Street  
Akron, OH 44308
- 10. Parcel No. 05-00364.000, Deer Creek Twp.  
4800 US 40  
Paul A. & Jean G. Bogenriefe  
P.O. Box 290  
West Jefferson, OH 43162
- 11. Parcel No. 05-00365.000, Deer Creek Twp.  
4790 US 40  
Paul A. & Jean G. Bogenriefe  
P.O. Box 286  
West Jefferson, OH 43162

3632211-127810701

Barrett Brothers 11702596LD



| <u>NAME</u>  | <u>ADDRESS</u>                             | <u>DATE</u> |
|--|--|-------------|
| All-Star Limited Partnership<br>By: <i>[Signature]</i><br><u>NORINSON TRACY</u><br>Print Name, Owner | 5135 US Rt. 40<br>West Jefferson, OH 43162 | 5-18-17     |
| All-Star Limited Partnership<br>By: <i>[Signature]</i><br><u>Peggy Tracy</u><br>Print Name, Owner    | 5135 US Rt. 40<br>West Jefferson, OH 43162 | 5-18-17     |

EXHIBITS

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

38350802:10748 00001

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

Barron Boehm TTY02596LD

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

MADISON COUNTY COMMISSIONERS  
Richmond Ditch #4 Hearing  
October 23, 2017 - 11:00 a.m.

- 1. \_\_\_\_\_
- 2. Steve Rohr
- 3. Bob Scott
- 4. Greg Hunt/Jan LLC  
by David Hill
- 5. \_\_\_\_\_
- 6. Ken Kopp
- 7. (1) x 3 Jit
- 8. Dave Dhume
- 9. Rob Clark
- 10. Mark Yost
- 11. \_\_\_\_\_
- 12. \_\_\_\_\_
- 13. \_\_\_\_\_
- 14. \_\_\_\_\_
- 15. \_\_\_\_\_
- 16. \_\_\_\_\_
- 17. \_\_\_\_\_
- 18. \_\_\_\_\_
- 19. \_\_\_\_\_
- 20. \_\_\_\_\_
- 21. \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_

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

MADISON COUNTY COMMISSIONERS  
Huddle Ditch #3 Hearing  
October 23, 2017 - 11:00 a.m.

1. Ken Hagg
2. Rob Scott
3. Mike White
4. Rigo Family Farm LLC
5. By Dim Onico
6. Steve Robner
7. Kim Hagg
8. Melvin Smith
9. Daniel Hunter
10. D. B. St
11. Bryce Dhume
12. Rob Stone
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_
21. \_\_\_\_\_
22. \_\_\_\_\_
23. \_\_\_\_\_

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.

Robert Roberts T1702564D

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

MADISON COUNTY COMMISSIONERS  
Roberts Ditch #117 Hearing  
October 23, 2017 - 11:00 a.m.

1. Kari Harbeck
2. Steve Rohrer
3. Bob G... ..
4. Dirk Family Farms
5. Byrd and Neal
6. Kidley
7. ① J. B. ... ..
8. David ... ..
9. Rob Slone
10. Mark ... ..
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_
21. \_\_\_\_\_
22. \_\_\_\_\_
23. \_\_\_\_\_

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

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

**RESOLUTION - THE CONTINUATION OF FIRST HEARING**

*Rev. Code, Sec. 6131.07*

*In the Matter of the W.E. Roberts  
Single County Ditch No. 117*

Office of the Board of County Commissioners  
Madison County, Ohio

September 18, 2017

The Board of County Commissioners of Madison County, Ohio met in regular session on the 23<sup>rd</sup> day of October, 2017, at the office of the Commissioners' with the following members present:

- Mr. Mark A. Forrest
- Mr. David Dhume
- Mr. David Hunter

Mr. Hunter moved the adoption of the following Resolution:

Whereas, This 23<sup>rd</sup> day of October, 2017, the Madison County Engineer requested to Continue the First Hearing of the, W.E. Roberts Ditch #117 for the purpose of reappraising this ditch.

Resolved, That the<sup>2</sup> 22nd day January, 2018 at 11:00 a.m. at the<sup>3</sup> Madison County Commissioners' Office, Courthouse, London, Ohio is hereby fixed as the time and place for the continuation of the first hearing on the petition; and be it further

Resolved, That the notice of said hearing be given, as required by law.

Mr. Dhume seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

- Mr. Forrest, Yes
- Mr. Dhume, Yes
- Mr. Hunter, Yes

*Katia Weisman*  
Clerk of the Board of County Commissioners  
Madison County, Ohio

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*  
Mark Forrest

*David Dhume*  
David Dhume

*David Hunter*  
David Hunter

ATTEST: *Katia Weisman*