



RESOLUTION 004-2025

TO AUTHORIZE THE SERVICES THAT THE CITY OF MARYSVILLE WILL PROVIDE SHOULD THE +/- 243.94 ACRES LOCATED IN PARIS TOWNSHIP, UNION COUNTY, OHIO, CONTIGUOUS TO THE CITY OF MARYSVILLE, BE ANNEXED INTO THE CITY, AND TO PROVIDE FOR BUFFER REQUIREMENTS

WHEREAS, On February 14, 2025 pursuant to Ohio Revised Code Section 709.023, the property owners seeking annexation of +/- 243.94 acres of real property in Paris Township, Union County, Ohio, which is contiguous to the City of Marysville along 43.78% of its perimeter, filed with the Board of County Commissioners of Union County, Ohio, an Expedited Type II Petition for Annexation of their property to the City of Marysville, a copy of which is attached and incorporated herein as Exhibit A; and

WHEREAS, on February 14, 2025 said Petition was delivered to the City of Marysville from the Board of County Commissioners of Union County, Ohio; and

WHEREAS, Ohio Revised Code Section 709.023 (C) provides that within twenty days after the date that the petition is filed, the municipal corporation to which annexation is sought, shall adopt a resolution stating what services the municipal corporation will provide to the territory seeking annexation and an approximate date by which it will provide those services; and

WHEREAS, the Ohio Revised Code Section 709.023 (C) also provides that within that same twenty day period, the municipal corporation shall adopt an ordinance or resolution stating that, if the territory is annexed and becomes subject to zoning by the municipal corporation and that if the municipality's zoning allows uses in the annexed territory that the municipal corporation determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining in the township from which the territory was annexed, the municipal corporation shall require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land now remaining within the township; now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. In the event that the proposed +/- 243.94 acres (the "Property") is annexed to the City of Marysville, Ohio, the City will provide to the Property the full range of municipal services available to the residents of, and to the property within, the City of Marysville, including but not limited to police, fire and EMS protection, sanitary sewers, water lines, storm sewers, public roadway, refuse collection, all of which can be provided immediately upon the effective date of the annexation as provided by law. Should it be determined that as a result of the annexation,

the boundary line between the township and the City divides or segments a street or highway so as to create a road maintenance problem, the City, as a condition of the annexation, shall assume the maintenance of that street or highway or otherwise correct the problem.

SECTION II. If the Property is annexed and becomes subject to the City of Marysville zoning, and the City zoning allows uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under applicable county or township zoning regulations in effect at the time of the filing of the petition on the land adjacent to the annexed territory remaining in the unincorporated area of Paris Township, then the City of Marysville will require the owner or owners of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining with Paris Township.

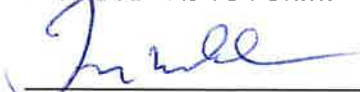
SECTION III. The Clerk of Council is hereby directed to forward and file certified copies of this Resolution with the Union County Board of County Commissioners and to send a copy to the Agent for the Petitioners for annexation within twenty days following the date that the petition was filed.

SECTION IV. This Resolution is effective upon its adoption.

One Reading Only: February 24, 2025

Passed: February 24, 2025

APPROVED AS TO FORM:



LAW DIRECTOR



PRESIDENT OF COUNCIL

ATTEST:



CLERK OF COUNCIL

**EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF MARYSVILLE OF 243.94+/- ACRES, MORE OF LESS,
FROM PARIS TOWNSHIP**

TO THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, OHIO

The undersigned, petitioner in the premises, and being the SOLE OWNERS OF REAL ESTATE in the territory described, consisting of 243.94 acres, more or less, with a total length of the annexation perimeter of 19,330.73 +/- feet, more or less, in the Township of Paris, which area is contiguous along 8,463.87 feet, or 43.78% is contiguous to the City of Marysville, do hereby pray that said territory be annexed to the City of Marysville, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by the annexation.

A full and accurate description and a 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 they are the SOLE OWNERS OF THE REAL ESTATE within the territory so prayed to be annexed

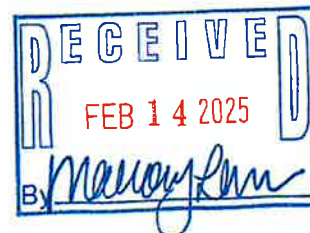
Thomas L. Hart, whose address is Painter & Associates, LLC, 5029 Cemetery Road, Hilliard, OH 43026, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the UNION County Engineer in his examination of an amended 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 THE 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."

RECEIVED

FEB 14 2025

**CITY OF
MARYSVILLE**



J. Daniel Fitzgerald, Trustee
21944 Boord Road
Marysville, OH 43040

By: J. Daniel Fitzgerald
J. DANIEL FITZGERALD 1/31/25
Print Name Date

J. Daniel Fitzgerald 1/31/25
J. Daniel Fitzgerald Date

Rebecca Fitzgerald 1-31-25
Rebecca Fitzgerald Date
21944 Boord Road
Marysville, OH 43040

HAILEY'S HOLDINGS LLC
6169 Plain City -Georgesville Road
Plain City, OH 43064

By: Joseph Chapman
JOSEPH CHAPMAN 2-4-25
Print Name Date

Ryan J. Lee 2/4/25
Ryan J. Lee, Date
Suc. Co-Trustee

Gregory Lee 2/4/25
Gregory Lee, Date
Suc. Co-Trustee
17421 Waldo Road
Marysville, OH 43040

LITE PARTNERS, an Ohio general partnership
123 W. Fifth Street
Marysville, OH 43040

By: 

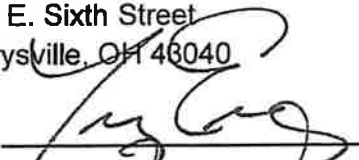
Dean E. Cook 2-4-25
Print Name Date

Monarch Land Company LLC
6689 Dublin Center Drive
Dublin, OH 43017

By: 

MATT STAVROFF 12-4-2024
Print Name Date

City of Marysville
125 E. Sixth Street
Marysville, OH 43040

By: 

TERRY EMERY 2/4/25
Print Name Date

EXHIBITS

Exhibit A - Legal Description of Proposed Annexation

Exhibit B - Plat Survey of Proposed Annexation

Exhibit C - Adjacent Property Owners to Proposed Annexation

LEGAL DESCRIPTION

Description of 243.94 ACRES +/- TO BE ANNEXED FROM PARIS TOWNSHIP TO CITY OF MARYSVILLE

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Numbers 5136, 5138, 5392 and being all of that 48.13 acre tract, 35.15 acre tract, 46.31 acre tract and that 52.8060 acre tract, as conveyed to J. Daniel Fitzgerald, Trustee, of record in Official Record 717, Page 160, being all of that 50.709 acre tract and that 1.22 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, successor Co-Trustees, of record in Instrument Number 202402140001045, being all of a 0.1716 acre tract of land as conveyed to City of Marysville Ohio, of record in Instrument Number 201712110010188, being all of that 3.154 acre tract of land as conveyed to J. Daniel Fitzgerald and Rebecca Fitzgerald, of record in Deed Volume 307, Page 91, being all of the 0.781, 0.781 and 1.478 acre tracts of land as conveyed to Halley's Holdings, LLC, of record in Instrument Number 201706140004895, being all of the 1.00 acre tract of land as conveyed to Lite Partners, of record in Instrument Number 201710170008649, being part of a 7.50 acre tract of land as conveyed to Champaign County, Ohio; Delaware County, Ohio; Madison County, Ohio; and Union County, Ohio, of record in Instrument Number 201503170001933, being part of a 2.046 acre tract of land as conveyed to City of Marysville, Ohio, of record in Official Record 35, Page 394, being part of a 107.32 acre tract of land as conveyed to Union County Board of Commissioners, of record in Official Record 13, Page 35, all deed reference refer to the records of the Recorder's Office Union County, Ohio, and described as follows:

BEGINNING at the southeasterly corner of Reserve "E" of a plat entitled "Amrine Meadows Section 1, Phase 1B", of record in Plat Book 6, Page 164AB, and being a southeasterly corner of the existing City of Marysville corporation line, of record in Resolution Number 21-178;

Thence North 4°36'08" West, with the easterly line of said "Amrine Meadows Section 1, Phase 1B", with the easterly line of a plat entitled "Amrine Meadows Section 1, Phase 2", of record in Plat Book 6, Page 198ABC, with the easterly line of a 70.178 acre tract of land as conveyed to MGM Community Services LLC, and with said existing City of Marysville corporation line, a distance of 2139.36 feet to a point in the southerly right of way line of Amrine-Wood Road (TR-130)(50 foot public right-of-way);

Thence North 4°36'08" West, continuing with the easterly line of said 70.178 acre tract, a distance of 25.00 feet to the northeasterly corner thereof, being in the centerline of said Amrine-Wood Road

Thence North 84°53'10" East, with the centerline of Amrine Woods Blvd, and with the southerly line of a 80.00 acre (remainder) tract of land as conveyed to Jonathan N. Rausch and Deborah E. Rausch, of record in Official Record 1000, Page 571, a distance of 940.58 feet to the northeasterly corner of said 48.13 acre tract and an angle point in said centerline;

Thence North 85°43'26" East, continuing with said centerline and being the northerly line of said 50.709 acre tract, a distance of 2676.76 feet to a point in the centerline intersection of State Route 4 and Amrine-Wood Road and the westerly line of a 348.877 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001045;

Thence South 29°05'43" West, continuing with the centerline of State Route 4 and said westerly line, a distance of 648.40 feet to the northeasterly corner of a 3.80 acre tract of land as conveyed to Mike Gorman and Ann Gorman, of record in Instrument Number 202109160012369;

Thence with the perimeter of said 3.80 acre tract the following courses:

North 67°02'38" West, a distance of 442.36 feet to a corner thereof;

South 10°04'56" West, a distance of 523.26 feet to a corner thereof;

North 89°45'33" East, a distance of 308.97 feet to a corner thereof in the centerline of said State Route 4;

Thence South 29°05'43" West, with said centerline, a distance of 1419.52 feet to the southeasterly corner of a 5.00 acre tract of land as conveyed to Leo Bulb Berbee Bulb Company, Inc., of record in Deed Volume 278, Page 341;

Thence with the perimeter of said 5.00 acre tract the following courses:

North 62°46'50" West, a distance of 703.09 feet to a corner thereof;

South 28°54'43" West, a distance of 310.00 feet to a corner thereof;

Thence North 4°40'53" West, with said centerline of State Route 31, to a point in the existing City of Marysville corporation line of record in Resolution Number 21-178, and being the southwest corner of Amrine Meadows Section 1, Phase 1A of record in Plat Book 6, Page 153ABCD, a distance of 1252.87 feet to a point;

Thence North 84°53'47" East with said existing corporation line (Resolution No. 21-178), through the right of way of said State Route 31 and in part with the southerly line of said Amrine Meadows Section 1, Phase 1A, and in part with the southerly line of said Amrine Meadows Section 1, Phase 1B, a distance of 2016.56 feet to the **POINT OF BEGINNING** and containing 243.94 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a distance of 8463.87 feet contiguous with the existing City of Marysville Corporation line and a total perimeter of 19330.73 feet to be annexed. 43.78% of the perimeter length is contiguous to the City of Marysville Corporation line.



CESO, Inc.

A handwritten signature in black ink, appearing to read "M. Ackroyd", followed by the date "1/29/25". The signature is written over a horizontal line.

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

Date:

B



EXHIBIT C - ADJACENT PROPERTY OWNERS

1. Parcel No. 29-0009005.0000
18530 St. Rte. 31
MGM Community Services LLC
475 S. Metro Place
Dublin, OH 43017
2. Parcel No. 28-0004004.0000
19118 St. Rte. 31
Jonathan & Deborah Rausch
19170 St. Rte. 31
Marysville, OH 43040
3. Parcel No. 28-0004005.0000
Amrine Wood Road
Ryan Lee & Greg Lee, Suc. Tr.
17421 Waldo Road
Marysville, OH 43040
4. Parcel No. 28-0004006.1000
Foothills Farm Inc.
19055 St. Rt. 4
Marysville, OH 43040
5. Parcel No. 28-0009011.000
18645 St. Rt. 4
Mike & Ann Gorman
13045 Weaver Road
Marysville, OH 43040
6. Parcel No. 28-0009026.0000
St. Rt. 4
Ryan Lee & Greg Lee, Suc. Tr.
17421 Waldo Road
Marysville, OH 43040
7. Parcel No. 28-0009015.0000, 28-0009014.0010
Berbee Leo Bulb Co. Inc.
Dutch Mill Greenhouse
18443 St. Rt. 4

Marysville, OH 43040

8. Parcel No. 28-0009022.0000
18250 St. Rte. 4
ST RT 4 LLC
500 Fairwood Drive
Marysville, OH 43040
9. Parcel No. 29-0009020.0010
Union Co. Board of Commissioners
18200 St. Rt. 4
Marysville, OH 43040
10. Parcel No. 29-0009020.1030
City of Marysville
18148 St. Rt. 4
Marysville, OH 43040
11. Parcel No. 29-0009021.000
COYC
18100 St. Rt. 4
Marysville, OH 43040
12. Parcel No. 28-0009018.0000
18105 St. Rt. 4
Lite Partners
123 W. Fifth St.
Marysville, OH 43040
13. Parcel No. 29-0009001.5000, 29-0009001.5070
Cooks Blvd.
Three D Properties LLC
125 W. Fifth St.
Marysville, OH 43040
14. Parcel No. 29-0009005.1000
St. Rt. 31
Pulte Homes of Ohio LLC
475 S. Metro Place
Dublin, OH 43017

15. Parcel No. 29-0009001.5030, 29-0009001.5050
The Residences at Cooks Pointe LLC
1805 Mill Pointe Road
Marysville, OH 43040
16. Parcel No. 29-0025004.1440, 29-0025004.2710
Triple Crown Way
Mill Valley North Association
P. O. Box 26366
Charlotte, NC 28221
17. Parcel No. 29-0025004.1040
406 Clydesdale Way
Pahl & Gabriela Graham
1050 Woodward Avenue
Detroit, MI 48226
18. Parcel No. 29-0025004.1090
Edward & Nesha Malek
282 Triple Crown Way
Marysville, OH 43040
19. Parcel No. 29-0025004.1030
302 Triple Crown Way
AH4R Properties Two LLC
23975 Park Sorrento
Calabasas, CA 91302
20. Parcel No. 29-0025004.2620
Zachary & Lindsay Grant
312 Triple Crown Way
Marysville, OH 43040
21. Parcel No. 29-0025004.2610
Arnold & Loretta Soloff
322 Triple Crown Way
Marysville, OH 43040
22. Parcel No. 29-0025004.2600
332 Triple Crown Way
Thomas & Amy Thomas
P. O. Box 202028

Florence, SC 29502

23. Parcel No. 29-0025004.2590
Cyndi Jones
342 Triple Crown Way
Marysville, OH 43040
24. Parcel No. 29-0025004.2580
Robert & Mariah Mayfield
352 Triple Crown Way
Marysville, OH 43040
25. Parcel No. 29-0025004.2570
Mary Jo & Paul Lautier
362 Triple Crown Way
Marysville, OH 43040
26. Parcel No. 29-0025004.2560
Michael Gubiotti & Stephanie Hoskins
372 Triple Crown Way
Marysville, OH 43040
27. Parcel No. 29-0025004.2550
Bradley Gullett
382 Triple Crown Way
Marysville, OH 43040

