

WAYNE COUNTY TAX MAP
Initials SDP FILE# 2021-1355
DATE 4/19/2021
IDENT. WA-28-SW-V1
WC.159-E

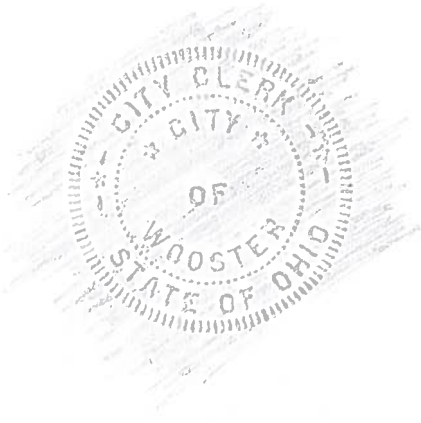


Filed for Record in Wayne County, Ohio
202100005134 04/20/2021 02:31 PM COPY
Jane Carmichael Rec Fees: \$282.00
ANEX OR Vol 32 Pgs 413 - 445

WOOSTER CITY COUNCIL
538 N. Market Street • P.O. Box 1128
Wooster, Ohio 44691-7082
Phone 330-263-5200 • www.woosteroh.com

CERTIFICATE

I, Lynne DePaulo, Clerk of Council for the City of Wooster, Ohio, do hereby certify to the Wayne County Auditor that attached hereto are copies of the petition, map, Resolution of Authorization from the Wayne County Commissioners and City of Wooster Ordinance 2021-06, all in relation to the annexation of approximately .23 acres at 903 W. Highland Avenue, and contiguous to the corporation limits, with Parcel Number 53-01283.000 (Matthew A. Long, Esq., Agent for Petitioner Stephanie Campbell).



Lynne DePaulo
Clerk of Council, City of Wooster, OH
3/3/2021

This Conveyance has been examined and the
Grantor has complied with Section 319.202
Of the Revised Code
Fee \$
Exempt ☒
JARRA L. UNDERWOOD, County Auditor

AMT. PD 50¢ DATE 4/20/20
JARRA L. UNDERWOOD, AUDITOR
 DEPUTY
JoAnna Hatten

ORDINANCE NO. 2021-06

AN ORDINANCE ACCEPTING APPLICATION FOR THE ANNEXATION OF TERRITORY LOCATED ON WEST HIGHLAND AVE., AND CONTIGUOUS TO THE CORPORATION LIMITS (Matthew A. Long, Esq., Agent for Petitioner Stephanie Campbell)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The proposed annexation, consisting of approximately .23 acres at 903 West Highland Ave., with Parcel Number 53-01283.000, as applied for in the petition described above, and as approved for annexation to the City of Wooster by the Board of County Commissioners of Wayne County on November 18, 2020, is accepted. The territory to be annexed is described in the petition, a copy of which is attached and incorporated by reference.

The certified transcript of the proceedings for annexation, together with an accurate map of the territory, the petition for annexation and other papers relating to the proceedings of the Wayne County Commissioners, are on file with the Clerk of this Council and have been for more than sixty (60) days.

SECTION 2. The Clerk of Council is directed to make three (3) copies of this Ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners of Wayne County relating hereto, and a certificate as to the correctness. The Clerk shall then deliver one copy of these documents to the Wayne County Auditor, one copy to the Wayne County Recorder and one copy to the Secretary of State, and shall file notice of this annexation with the Wayne County Board of Elections within thirty (30) days after it becomes effective; and the Clerk shall do all other things required by law.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading 2-16-21 2nd reading → 3rd reading 3-1-21

Passed: 3-1, 2021

Vote: 7-0

Attest: Lynne DePaulo
Clerk of Council Lynne DePaulo

Michael E. Buytendyk
President of Council Michael Buytendyk

Approved: March 2, 2021

Robert F. Breneman
Mayor Robert F. Breneman

Introduced by: Craig Sanders

I hereby certify this is a true and correct copy of the original on file.
Lynne DePaulo
Clerk, Wooster City Council

PETITION FOR ANNEXATION

To the Board of Commissioners of Wayne County, State of Ohio

The undersigned, being a majority of the owners of real estate in the following described territory within the County of Wayne and adjacent to the City of Wooster, Ohio, petitions the Board of Commissioners of Wayne County, Ohio, to annex the territory described below to the City of Wooster. The territory to be annexed is fully described as follows:

See attached Exhibit A.

The Tax Account Number is 53-01283.000.

This parcel is described herein for annexation consist of 0.234 acres.

An accurate map of this territory is attached hereto and incorporated herein as a part of this Petition as Exhibit B.

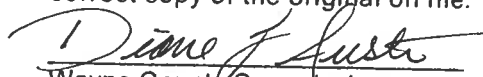
Matthew A. Long, 225 North Market Street, Wooster, Ohio, is hereby appointed and authorized to act as agent for the undersigned petitioners in securing such annexation with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area; to substitute an agent; to do any and all things essential thereto and to take any action necessary for obtaining the granting of this petition. Said amendment, alteration, change, correction, withdrawal, refiling, substituting, compromise, increase or deletion, or other actions for granting of this petition shall be made in the petition, description and/or plat by said agent without further expressed consent of petitioners.

The total number of owners of real estate in the above-described territory is one (1). Pursuant to Ohio Revised Code Section 709.02(E), the City of Wooster is not considered an "owner" and has not been included in the total number of owners necessary to file this petition.


Stephanie Campbell

Date: 9/4/2020

I hereby certify this is a true and correct copy of the original on file.


Wayne County Commissioners
Diane L. Auster, clerk

COPY

**LIST OF ALL TRACTS, LOTS AND PARCELS IN THE
TERRITORY PROPOSED FOR ANNEXATION AND ADJACENT
TO THAT TERRITORY OR DIRECTLY ACROSS THE ROAD FROM IT**

Owner Name	Mailing Address	Permanent Parcel Number	Parcel Location
Stephanie Campbell	903 W. Highland Avenue Wooster, OH 44691	53-01283.000	Territory Proposed
Julie Louis	911 W. Highland Avenue Wooster, OH 44691	53-00648.000	Adjacent
Daniel J. Armstrong	887 W. Highland Avenue Wooster, OH 44691	53-00851.000	Adjacent
EIB Holdings, LLC	9878 Steiner Road Rittman, OH 44270	67-00634.000	Adjacent
James Barnard	1604 Wildwood Drive Wooster, OH 44691	67-00635-000	Adjacent
Mary Lou Campbell, Trustee	719 Woodmere Drive Wooster, OH 44691	68-02623.025	Directly Across The Road
Anthony Calabretta	685 Woodmere Drive Wooster, OH 44691	68-02623.192	Across The Road

Exhibit A

Boundary Description 0.234 Acres

Parcel 4WD

Situated in the State of Ohio, County of Wayne, Township of Wayne in the southwest quarter of Section 28, T-16N, R-13W.

Being part of the land described in a deed to **Stephanie Campbell** recorded in official record volume 882, page 2358 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found at the intersection of Oak Hill Road (Township Road 135) and Highland Avenue marking the southwest corner of Section 28.

Thence S 89° 54' 06" E 439.47 feet, along the south line of the quarter section and the centerline of Highland Avenue, to the southeast corner of Julie Louis as described in official record volume 869, page 2590.

Thence N 00° 21' 48" W 30.00 feet, along the east line of the Louis, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 00° 21' 48" W 170.04 feet, along the east line of Louis, to a capped pin set on the south line of Lot 5569 of the Hills and Dale's Inc., Woodland Subdivision No. 6 as recorded in plat volume 9, pages 2 and 3.
- 2) S 89° 56' 00" E 60.01 feet, along the south line of Lot 5569 and Lot 5568, to a capped pin marked "Rudolph 6449" found.
- 3) S 00° 20' 25" E 170.07 feet, along the west line of Daniel J. and Jayne R. Armstrong as described in official record volume 629, page 1407, to a capped pin set on the north right-of-way line of Highland Avenue.
- 4) N 89° 54' 06" W 59.94 feet, along the north right-of-way line of Highland Avenue, to the **Point of Beginning**.

This parcel contains 0.234 acres.

Prior Instrument: official record volume 882 page 2358.

Permanent Parcel #: all of 53-01283.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2019, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume ___, page ____.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

Edward A. Gasbarre, P.S. 7036

I hereby certify this is a true and correct copy of the original on file.
John A. D'Amico
Clerk, Wooster City Council

ORDINANCE NO. 2020-36

AN ORDINANCE STATING TO THE WAYNE COUNTY COMMISSIONERS, PURSUANT TO REVISED CODE SECTION 709.03, THE SERVICES WHICH THE CITY OF WOOSTER WOULD BE ABLE TO PROVIDE FOR PARCEL 53-01283.000, AND CONTIGUOUS TO THE CORPORATION LIMITS, AND DECLARING AN EMERGENCY. (Matthew A. Long, Esq., Agent for Petitioner Stephanie Campbell)

WHEREAS, Matthew A. Long, Esq., agent for Petitioner, has, pursuant to Revised Code Section 709.02, filed a petition with the Wayne County Commissioners seeking annexation of .234 acres of land owned by the petitioner in Wooster Township, adjacent to the City of Wooster (a map of said area is attached hereto); and

WHEREAS, Wooster City Council approved Ordinance No. 2020-24 on July 6, 2020 authorizing the Mayor to enter into a pre-annexation agreement with certain owners; and

WHEREAS, Revised Code Section 709.03 provides that upon the clerk of the municipal legislative authority receiving notice of a proposed annexation, the municipal legislative authority shall, by ordinance or resolution, adopt a statement indicating what services, if any, the municipal corporation will be able to provide upon annexation of the territory proposed for annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1: Upon annexation to the City of Wooster, parcel 53-01283.000 as presented in the petition for annexation would receive the following services from the City of Wooster:

- A. Police protection from the full-time police department of the City of Wooster; and fire protection and emergency squad services from the full-time fire department of the City of Wooster. The projected response time for fire and emergency squad is 4 minutes from Station 2, first-in unit; and 6 minutes from Station 1, second-in unit. These services would be immediately available.
- B. A twelve-inch water line is located on the South side of Highland, approximately 50 feet from the property line of the territory proposed for annexation, and immediately accessible for extension thereto. The water plant and water resources of the City of Wooster have sufficient capacity to serve this property. This service would be immediately available.

WAYNE CO COMMISSIONERS
2020 SEP 24 PM 3:17

- C. There is an 8 inch sewer main line 20 feet from the property line of the proposed annexed property. The water pollution control plant has sufficient capacity to serve this property. This service is immediately available.
- D. The City would also provide miscellaneous other city services, including, but not limited to, residential solid waste pickup, maintenance of dedicated streets and access to parks and recreation facilities. These services would be immediately available.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City or providing for the usual daily operation of a municipal department or division, and for the further reason that it is necessary to act pursuant to statute to provide timely notice to the Wayne County Commissioners of services which the City would provide in order to facilitate the orderly process of annexation; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading 9-21-20 2nd reading → 3rd reading 9-21-20

Passed: 9-21, 2020

Vote: 7-0

Attest: *Lynne DiPaulo*
Clerk of Council

Michael E. Bytch
President of Council

Approved: Sept. 22, 2020

R. J. Breese
Mayor

Introduced by: Craig Sanders

Resolution

No. 2020-447

Board of Wayne County Commissioners
Ron Amstutz Rebecca S. Foster Sue A. Smail

Adopted: September 9, 2020

Subject: **Resolution to Enter Upon the Wayne County Commissioners' Journal
the Filing of a Petition for Annexation (2020-A5 Regular)**

It was moved by Commissioner Smail and seconded by Commissioner Amstutz that the following resolution be adopted:

Record of the following Petition for Annexation is hereby entered upon the Wayne County Commissioners' Journal.

Petition for Annexation 2020-A5 Regular

.234 acres from Wayne Twp. to the City of Wooster

Petitioners: Stephanie Campbell

Agent for the Petitioners: Matthew Long, 225 N. Market St., Wooster, Ohio

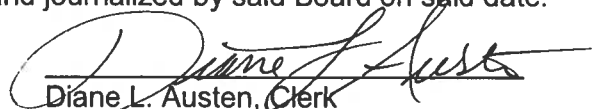
Public Hearing is set on Thursday, November 12, 2020, immediately following the Commissioners' 11:00a.m. Session at the Wayne County Administration Bldg., 428 W. Liberty St., Wooster, Ohio in the Commissioners' 2nd floor meeting room.

BE IT FURTHER RESOLVED, as required by Ohio Revised Code, a copy of this resolution shall be mailed within 5 days of the Petition filing date to the Agent for the Petitioner(s) to serve as notice of the Public Hearing.

The vote is as follows: Ron Amstutz yea Rebecca S. Foster yea Sue A. Smail yea

CERTIFICATE

I, Diane L. Austen, Clerk of the Board of County Commissioners, Wayne County, Ohio, hereby certify that the above is a true and correct copy of the resolution adopted and journalized by said Board on said date.


Diane L. Austen, Clerk

Resolution

No. 2020-588

Board of Wayne County Commissioners

Ron Amstutz Rebecca S. Foster Sue A. Smail

Adopted: November 18, 2020

Subject: **Approval of a Regular Annexation to the City of Wooster, Wayne County, Ohio (2020-A5 Regular ORC 709.02)**

It was moved by Commissioner Smail and seconded by Commissioner Amstutz that the following resolution be adopted:

WHEREAS, on September 8, Matthew Long, on behalf of Petitioners filed with the Board of County Commissioners, Wayne County, Ohio, a Petition for Annexation to the City of Wooster, County of Wayne, pursuant to RC 709.02 which Petition was entered on the journal on September 9, 2020, pursuant to Resolution No. 2020-447; and

WHEREAS, said Petition is valid in that:

1. The Petition conforms to all of the statutory requirements outlined in Chapter 709 of the Ohio Revised Code and contains all of the matters required by RC 709.02.
2. RC 709.02(C)(1) requires signatures from at least 51% of property owner(s), this Petition is signed by 100% of the owner(s) of the territory proposed to be annexed and no signature is dated more than 180 days before the date of the filing of the Petition [RC 709.02(C)(1)].
3. The Petition includes an accurate legal description of the perimeter and an accurate map or plat of the territory proposed for annexation [RC 709.02(C)(2)].
4. The Petition names authorized agent for the Petitioner(s) [RC 709.02(C)(3)].
5. The Petition includes a list of all tracts, lots, or parcels proposed to be annexed; and all tracts, lots or parcels located adjacent to the territory to be annexed or directly across the road when a road is adjacent to the territory to be annexed, including the name and mailing address of the owner of each tract, lot or parcel, and the auditor's permanent parcel number for each tract or parcel [RC 709.02(D)];
6. Any owner that is a firm, trustee or corporation has been signed by a person authorized to sign for that entity [RC 709.02(E)];
7. The City of Wooster has complied with RC 709.03(D) by adopting Ordinance No. 2020-36, which indicates what services it will provide upon annexation, and the approximate date it will provide such services.

WHEREAS, Agent for the Petitioner(s), caused written notice of hearing to be sent to all owners of property adjacent to the property to be annexed and caused a notice of hearing to be published; and

WHEREAS, a hearing on this Petition was held by this Board on November 12, 2020, in the Commissioners' Meeting Room, 428 W. Liberty St., Wooster, Ohio with no opposition to the annexation presented; and

WHEREAS, the record in this matter consists of the following:

- a. The Annexation Petition;
- b. The Notice of Petition for Annexation;
- c. A certification that notice of the filing of the Petition for Annexation was served by publication and by certified mail;
- d. The Ordinance or Resolution from the municipal corporation indicating the services that will be provided;
- e. Digital Recording of Public Hearing prepared by Clerk of the Board of Wayne County Commissioners approved by the Board on November 18, 2020;

WHEREAS, based upon a preponderance of the substantial, reliable and probative evidence found within the record, this Board finds that:

1. The requirements stated in 709.033(A)(1) – (3) have been met, as stated above.
2. The territory proposed to be annexed is not unreasonably large.
3. On balance, the general good of the territory proposed to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding areas will outweigh the detriments to the territory proposed to be annexed and the surrounding area RC 709.033(A)(5).
4. No street or highway will be divided or segmented by the boundary line between a township and the municipality as to create a road maintenance problem.

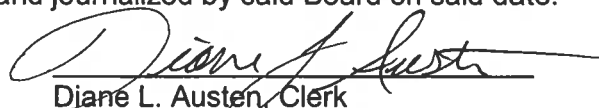
IT IS HEREBY RESOLVED that the Petition for Annexation be granted.

IT IS FURTHER RESOLVED that a certified copy of this Resolution be sent to the Wayne County Auditor, City of Wooster Clerk of Council, Fiscal Officer of Wayne Township, and to the Agent for the Petitioner(s); and then if no appeal is filed within 30 days, certified copies of this Resolution, Petition, map, Statement of Services and all other papers on file along with the minutes of these proceedings be delivered to the City of Wooster Clerk of Council in accordance with RC 709.033.

The vote is as follows: Ron Amstutz yea Rebecca S. Foster yea Sue A. Smail yea

CERTIFICATE

I, Diane L. Austen, Clerk of the Board of County Commissioners, Wayne County, Ohio, hereby certify that the above is a true and correct copy of the resolution adopted and journalized by said Board on said date.


Diane L. Austen, Clerk

November 12, 2020

The Board of Wayne County Commissioners met for **Public Hearing** with Commissioners Rebecca S. Foster, Sue Smail and Ron Amstutz in attendance regarding **Annexation 2020-A5.**

All those wishing to speak were sworn in by Diane Austen, Clerk of the Board of Commissioners.

Supporting Testimony:

Atty. Matthew Long (Agent for Petitioners):


He stated the purpose of the annexation was to facilitate utility connections. The connections were already made with the mutual agreement of the City of Wooster in order to take advantage of connection during the W. Highland construction project. He pointed out this is a one owner, voluntary annexation and that no other properties are included.

Opposing Testimony:

There was no opposing testimony to this Annexation Petition.

Daniel and Jayne Armstrong, owners of an abutting parcel that they rent, attended to ensure their property would not be included in the annexation. They stated having no wish to annex their parcel (53-00851.000) to the City of Wooster. They mentioned their displeasure of the city construction project and what their renters of the parcel said to be rude treatment by the construction company. They didn't understand how the city could install a sidewalk in what they considered to be County property. It was explained that there are certain right of ways for public property and they were advised that they could consult the City or County Engineer for a detailed explanation.

Receiving no other requests to comment; the hearing was adjourned.

Attest: 
Diane L. Austen, Clerk


AFFIDAVIT

STATE OF OHIO)
) ss:
COUNTY OF WAYNE)

I, Matthew A. Long, having first been duly sworn, do state on my oath as follows:

1. I am an individual and resident of Wayne County, Ohio and all the matters set forth herein are made of my own personal knowledge.
2. I was appointed Agent for the Petitioner pursuant to a Petition for Annexation filed on September 8, 2020, seeking to annex 0.234 acres into the City of Wooster, Ohio.
3. I caused a Legal Notice to be published in The Daily Record, a newspaper of general circulation in the City of Wooster, Wayne County on October 26, 2020, which contained the substance of the Petition and date, time, and place of the hearing. Proof of Publication, issued by The Daily Record is attached hereto as *Exhibit A*.
4. This Affidavit is submitted to the Wayne County Commissioners pursuant to Ohio Revised Code Section 709.03(B)(3).

Further affiant saith not.



Matthew A. Long

Subscribed in my presence and sworn to before me this 5th day of November, 2020.



Tammy M Carter
Notary Public, State of Ohio
My Commission Expires
December 22, 2024



Notary Public

Gatehouse Media
P.O. Box 918
Wooster, OH 44691
Phone: 330-264-1125
Fax: 330-264-3756

I, Elizabeth Miles, being first duly sworn depose
and say that I am Office Manager of
THE WOOSTER DAILY RECORD

THE WOOSTER DAILY RECORD, a newspaper printed
and published in the city of Wooster, and of
General circulation in the County of Wayne,
State of Ohio, and personal knowledge of the
facts herein stated and that the notice hereto
annexed was Published in said newspaper, commencing on the
26th day of October 2020.

Elizabeth Miles
Elizabeth Miles

Name of Account: Critchfield, Critchfield, Johnson

Ad Number: 12680414

Day(s) published: October 26, 2020

Sworn to and described before me this
30 day of October, 20 20

Margaret A. Jacobs



MARGARET A. JACOBS
Notary Public, State of Ohio
My Commission Expires Feb. 21, 2021

LEGAL NOTICE

Notice is hereby given that a Petition for Annexation was filed on September 8, 2020, with the Board of Commissioners, Wayne County, Ohio, by a majority of the owners in the following described territory:

Situated in the State of Ohio, County of Wayne, Township of Wayne in the southwest quarter of Section 28, T-16N, R-13W.

Being part of the land described in a deed to Stephanie Campbell recorded in official record volume 882, page 2358 of the Wayne County records. Described as follows:

Commencing at a one inch diameter steel pin found at the intersection of Oak Hill Road (Township Road 135) and Highland Avenue marking the southwest corner of Section 28.

Thence S 89°54'06" E 439.47 feet, along the south line of the quarter section and the centerline of Highland Avenue, to the southeast corner of Julie Louis as described in official record volume 869, page 2590.

Thence N 00° 21'48" W 30.00 feet, along the east line of the Louis, to a capped pin set at the Point of Beginning for the parcel herein described.

Thence with the following FOUR courses:

1) N 00° 21'48" W 170.04, along the east line of Louis, to a capped pin set on the south line of Lot 5569 of the Hills and Dales's Inc., Woodland Subdivision No. 6 as recorded in plat volume 9, pages 2 and 3.

2) S 89° 56'00" E 60.01 feet, along the south line of Lot 5569 and Lot 5568, to a capped pin marked "Rudolph 6449" found.

3) S 00° 20'25" E 170.07 feet, along the west line of Daniel J. and Jayne R.

Armstrong as described in official record volume 629, page 1407, to a capped pin set on the north right-of-way line of Highland Avenue.

4) N 89° 54' 06" W 59.94 feet, along the north right-of-way line of Highland Avenue, to the Point of Beginning.

This parcel contains 0.234 acres.

Prior Instrument: official record volume 882 page 2358.

Permanent Parcel #: all of 53-01283.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2019, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ___, page ___.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

All capped pins, both set and found, are 5/8" diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

The Tax Account Number is: 53-01283.000.

The parcels described herein for annexation consist of 0.234 acres.

Praying therein that the territory be annexed to the City of Wooster and designating the undersigned as their Agent in securing such annexation.

The Board of Commissioners has established November 12, 2020, at 11 a.m. as the date and time for a hearing to consider this matter. The hearing will be held at the Wayne County Administration Building, 428 W. Liberty Street, Wooster, Ohio, in

the Commissioners' Meeting Room.

Matthew A. Long
Agent for Petitioners
225 North Market Street
Wooster, Ohio 44691

Publish Wooster Daily Record
October 26, 2020

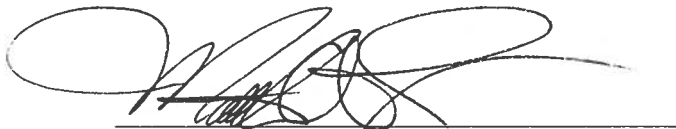
AFFIDAVIT

STATE OF OHIO)
) ss:
COUNTY OF WAYNE)

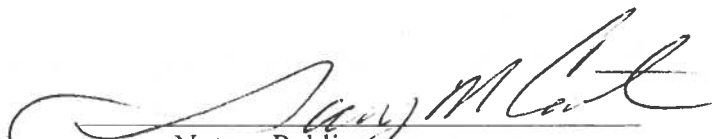
I, Matthew A. Long, having first been duly sworn, do state on my oath as follows:

1. I am an individual and resident of Wayne County, Ohio and all the matters set forth herein are made of my own personal knowledge.
2. I was appointed Agent for the Petitioner pursuant to a Petition for Annexation filed on September 8, 2020, seeking to annex 0.234 acres into the City of Wooster, Ohio, a copy of which is attached hereto as ***Exhibit A***. I caused the Notice of Filing, a copy of which is attached hereto as ***Exhibit B***, to be served upon adjoining property owners as indicated thereupon by regular United States mail.
3. This Affidavit is submitted to the Wayne County Commissioners pursuant to Ohio Revised Code Section 709.03(B)(2).

Further affiant saith not.


Matthew A. Long

Subscribed in my presence and sworn to before me this 21st day of September, 2020.


Notary Public

4811-3605-9186, v. 1



Tammy M Carter
Notary Public, State of Ohio
My Commission Expires
December 22, 2024

RECORDED
2020 SEP 21 11:44

PETITION FOR ANNEXATION

To the Board of Commissioners of Wayne County, State of Ohio

The undersigned, being a majority of the owners of real estate in the following described territory within the County of Wayne and adjacent to the City of Wooster, Ohio, petitions the Board of Commissioners of Wayne County, Ohio, to annex the territory described below to the City of Wooster.

The territory to be annexed is fully described as follows:

See attached **Exhibit A**.

The Tax Account Number is 53-01283.000.

This parcel is described herein for annexation consist of 0.234 acres.

An accurate map of this territory is attached hereto and incorporated herein as a part of this Petition as **Exhibit B**.

Matthew A. Long, 225 North Market Street, Wooster, Ohio, is hereby appointed and authorized to act as agent for the undersigned petitioners in securing such annexation with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area; to substitute an agent; to do any and all things essential thereto and to take any action necessary for obtaining the granting of this petition. Said amendment, alteration, change, correction, withdrawal, refiling, substituting, compromise, increase or deletion, or other actions for granting of this petition shall be made in the petition, description and/or plat by said agent without further expressed consent of petitioners.

The total number of owners of real estate in the above-described territory is one (1). Pursuant to Ohio Revised Code Section 709.02(E), the City of Wooster is not considered an "owner" and has not been included in the total number of owners necessary to file this petition.


Stephanie Campbell

Date: 9/4/2020

**LIST OF ALL TRACTS, LOTS AND PARCELS IN THE
TERRITORY PROPOSED FOR ANNEXATION AND ADJACENT
TO THAT TERRITORY OR DIRECTLY ACROSS THE ROAD FROM IT**

Owner Name	Mailing Address	Permanent Parcel Number	Parcel Location
Stephanie Campbell	903 W. Highland Avenue Wooster, OH 44691	53-01283.000	Territory Proposed
Julie Louis	911 W. Highland Avenue Wooster, OH 44691	53-00648.000	Adjacent
Daniel J. Armstrong	887 W. Highland Avenue Wooster, OH 44691	53-00851.000	Adjacent
EIB Holdings, LLC	9878 Steiner Road Rittman, OH 44270	67-00634.000	Adjacent
James Barnard	1604 Wildwood Drive Wooster, OH 44691	67-00635-000	Adjacent
Mary Lou Campbell, Trustee	719 Woodmere Drive Wooster, OH 44691	68-02623.025	Directly Across The Road
Anthony Calabretta	685 Woodmere Drive Wooster, OH 44691	68-02623.192	Across The Road

**LIST OF ALL TRACTS, LOTS AND PARCELS IN THE
TERRITORY PROPOSED FOR ANNEXATION AND ADJACENT
TO THAT TERRITORY OR DIRECTLY ACROSS THE ROAD FROM IT**

Owner Name	Mailing Address	Permanent Parcel Number	Parcel Location
Stephanie Campbell	903 W. Highland Avenue Wooster, OH 44691	53-01283.000	Territory Proposed
Julie Louis	911 W. Highland Avenue Wooster, OH 44691	53-00648.000	Adjacent
Daniel J. Armstrong	887 W. Highland Avenue Wooster, OH 44691	53-00851.000	Adjacent
EIB Holdings, LLC	9878 Steiner Road Rittman, OH 44270	67-00634.000	Adjacent
James Barnard	1604 Wildwood Drive Wooster, OH 44691	67-00635-000	Adjacent
Mary Lou Campbell, Trustee	719 Woodmere Drive Wooster, OH 44691	68-02623.025	Directly Across The Road
Anthony Calabretta	685 Woodmere Drive Wooster, OH 44691	68-02623.192	Across The Road

Exhibit A

Boundary Description 0.234 Acres

Parcel 4WD

Situated in the State of Ohio, County of Wayne, Township of Wayne in the southwest quarter of Section 28, T-16N, R-13W.

Being part of the land described in a deed to **Stephanie Campbell** recorded in official record volume 882, page 2358 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found at the intersection of Oak Hill Road (Township Road 135) and Highland Avenue marking the southwest corner of Section 28.

Thence S 89° 54' 06" E 439.47 feet, along the south line of the quarter section and the centerline of Highland Avenue, to the southeast corner of Julie Louis as described in official record volume 869, page 2590.

Thence N 00° 21' 48" W 30.00 feet, along the east line of the Louis, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 00° 21' 48" W 170.04 feet, along the east line of Louis, to a capped pin set on the south line of Lot 5569 of the Hills and Dale's Inc., Woodland Subdivision No. 6 as recorded in plat volume 9, pages 2 and 3.
- 2) S 89° 56' 00" E 60.01 feet, along the south line of Lot 5569 and Lot 5568, to a capped pin marked "Rudolph 6449" found.
- 3) S 00° 20' 25" E 170.07 feet, along the west line of Daniel J. and Jayne R. Armstrong as described in official record volume 629, page 1407, to a capped pin set on the north right-of-way line of Highland Avenue.
- 4) N 89° 54' 06" W 59.94 feet, along the north right-of-way line of Highland Avenue, to the **Point of Beginning**.

This parcel contains 0.234 acres.

Prior Instrument: official record volume 882 page 2358.

Permanent Parcel #: all of 53-01283.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2019, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume ____, page ____.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

Edward A. Gasbarre, P.S. 7036

*** For Map Office Review ***

Exhibit B

NOTICE OF FILING OF ANNEXATION PETITION

TO: Adjoining Property Owner
FROM: Matthew A. Long, Agent for Petitioners
RE: Annexation of 0.234 Acres, Township of Wayne, Wooster, Ohio
DATE: September 14, 2020

Pursuant to Ohio Revised Code Section 709.03(B)(2), you are hereby notified that a Petition for Annexation was filed with the Wayne County Commissioners on September 8, 2020. A copy of the Petition for Annexation and property map are attached hereto as **Exhibit A**.

The Wayne County Commissioners have scheduled a hearing on this matter for November 12, 2020 at 11:00 a.m. The hearing will be held at the Wayne County Administration Building, 428 W. Liberty Street, Wooster, Ohio, in the Commissioners' Meeting Room. A copy of the Resolution of the Commissioners setting this matter for a hearing is attached hereto as **Exhibit B**.

This Notice is being sent to you since Ohio law requires all adjacent property owners receive this Notice.

Ohio law also provides that any owner who signed the Petition may remove the owner's signature by filing with the Clerk of the Board of County Commissioners a written notice of withdrawal of the owner's signature within twenty-one days after the date of the mailing of this Notice. I certify that this was mailed on the date indicated above.



CRITCHFIELD, CRITCHFIELD & JOHNSONS, LTD.
PO Box 509, 225 N. Market St., Wooster OH 44691

EIB Holdings, LLC
9878 Steiner Road
Rittman, OH 44270



CRITCHFIELD, CRITCHFIELD & JOHNSONS, LTD.
PO Box 509, 225 N. Market St., Wooster, OH 44691

Anthony Calabretta
685 Woodmere Drive
Wooster, OH 44691



CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD.
P.O. Box 309, 725 N. Market St., Wooster, OH 44691

Mary Lou Campbell, Trustee
719 Woodmere Drive
Wooster, OH 44691



CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD.
P.O. Box 309, 225 N. Market St., Wooster, OH 44691

Daniel J. Armstrong
887 W. Highland Avenue
Wooster, OH 44691



CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD.
P.O. Box 500, 225 N. Market St., Wooster, OH 44691

Julie Louis
911 W. Highland Avenue
Wooster, OH 44691



CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD.
P.O. Box 500, 225 N. Market St., Wooster, OH 44691

James Barnard
1604 Wildwood Drive
Wooster, OH 44691

AFFIDAVIT

STATE OF OHIO)
) ss:
COUNTY OF WAYNE)

I, Matthew A. Long, having first been duly sworn, do state on my oath as follows:

1. I am an individual and resident of Wayne County, Ohio and all the matters set forth herein are made of my own personal knowledge.

2. I was appointed Agent for the Petitioner pursuant to a Petition for Annexation filed on September 8, 2020, seeking to annex 0.234 acres into the City of Wooster, Ohio, a copy of which is attached hereto as **Exhibit A**. I caused the Notices of Filing, copies of which are attached hereto as **Exhibits B and C**, to be personally served upon the Clerks of the Wooster City Council and Township of Wayne Trustees as indicated thereupon.

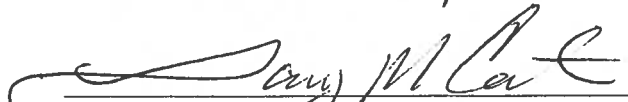
3. This Affidavit is submitted to the Wayne County Commissioners pursuant to Ohio Revised Code Section 709.03(B)(1).

Further affiant saith not.



Matthew A. Long

Subscribed in my presence and sworn to before me this 21st day of September, 2020.


Notary Public

4823-2874-9106, v. 1



Tammy M Carter
Notary Public, State of Ohio
My Commission Expires
December 22, 2024

WAYNE CO COMMISSIONERS
2020 SEP 21 PM 1:44

PETITION FOR ANNEXATION

To the Board of Commissioners of Wayne County, State of Ohio

The undersigned, being a majority of the owners of real estate in the following described territory within the County of Wayne and adjacent to the City of Wooster, Ohio, petitions the Board of Commissioners of Wayne County, Ohio, to annex the territory described below to the City of Wooster. The territory to be annexed is fully described as follows:

See attached **Exhibit A**.

The Tax Account Number is 53-01283.000.

This parcel is described herein for annexation consist of 0.234 acres.

An accurate map of this territory is attached hereto and incorporated herein as a part of this Petition as **Exhibit B**.

Matthew A. Long, 225 North Market Street, Wooster, Ohio, is hereby appointed and authorized to act as agent for the undersigned petitioners in securing such annexation with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area; to substitute an agent; to do any and all things essential thereto and to take any action necessary for obtaining the granting of this petition. Said amendment, alteration, change, correction, withdrawal, refile, substituting, compromise, increase or deletion, or other actions for granting of this petition shall be made in the petition, description and/or plat by said agent without further expressed consent of petitioners.

The total number of owners of real estate in the above-described territory is one (1). Pursuant to Ohio Revised Code Section 709.02(E), the City of Wooster is not considered an "owner" and has not been included in the total number of owners necessary to file this petition.


Stephanie Campbell

Date: 9/4/2020

PETITION FOR ANNEXATION

To the Board of Commissioners of Wayne County, State of Ohio

The undersigned, being a majority of the owners of real estate in the following described territory within the County of Wayne and adjacent to the City of Wooster, Ohio, petitions the Board of Commissioners of Wayne County, Ohio, to annex the territory described below to the City of Wooster.

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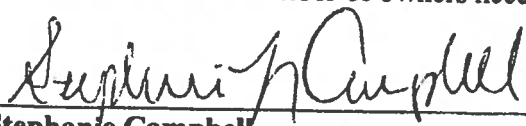
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Matthew A. Long, 225 North Market Street, Wooster, Ohio, is hereby appointed and authorized to act as agent for the undersigned petitioners in securing such annexation with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area; to substitute an agent; to do any and all things essential thereto and to take any action necessary for obtaining the granting of this petition. Said amendment, alteration, change, correction, withdrawal, refiling, substituting, compromise, increase or deletion, or other actions for granting of this petition shall be made in the petition, description and/or plat by said agent without further expressed consent of petitioners.

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Stephanie Campbell

Date: 9/4/2020

**LIST OF ALL TRACTS, LOTS AND PARCELS IN THE
TERRITORY PROPOSED FOR ANNEXATION AND ADJACENT
TO THAT TERRITORY OR DIRECTLY ACROSS THE ROAD FROM IT**

Owner Name	Mailing Address	Permanent Parcel Number	Parcel Location
Stephanie Campbell	903 W. Highland Avenue Wooster, OH 44691	53-01283.000	Territory Proposed
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Exhibit A

Boundary Description 0.234 Acres

Parcel 4WD

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Being part of the land described in a deed to **Stephanie Campbell** recorded in official record volume 882, page 2358 of the Wayne County records.

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Permanent Parcel #: all of 53-01283.000

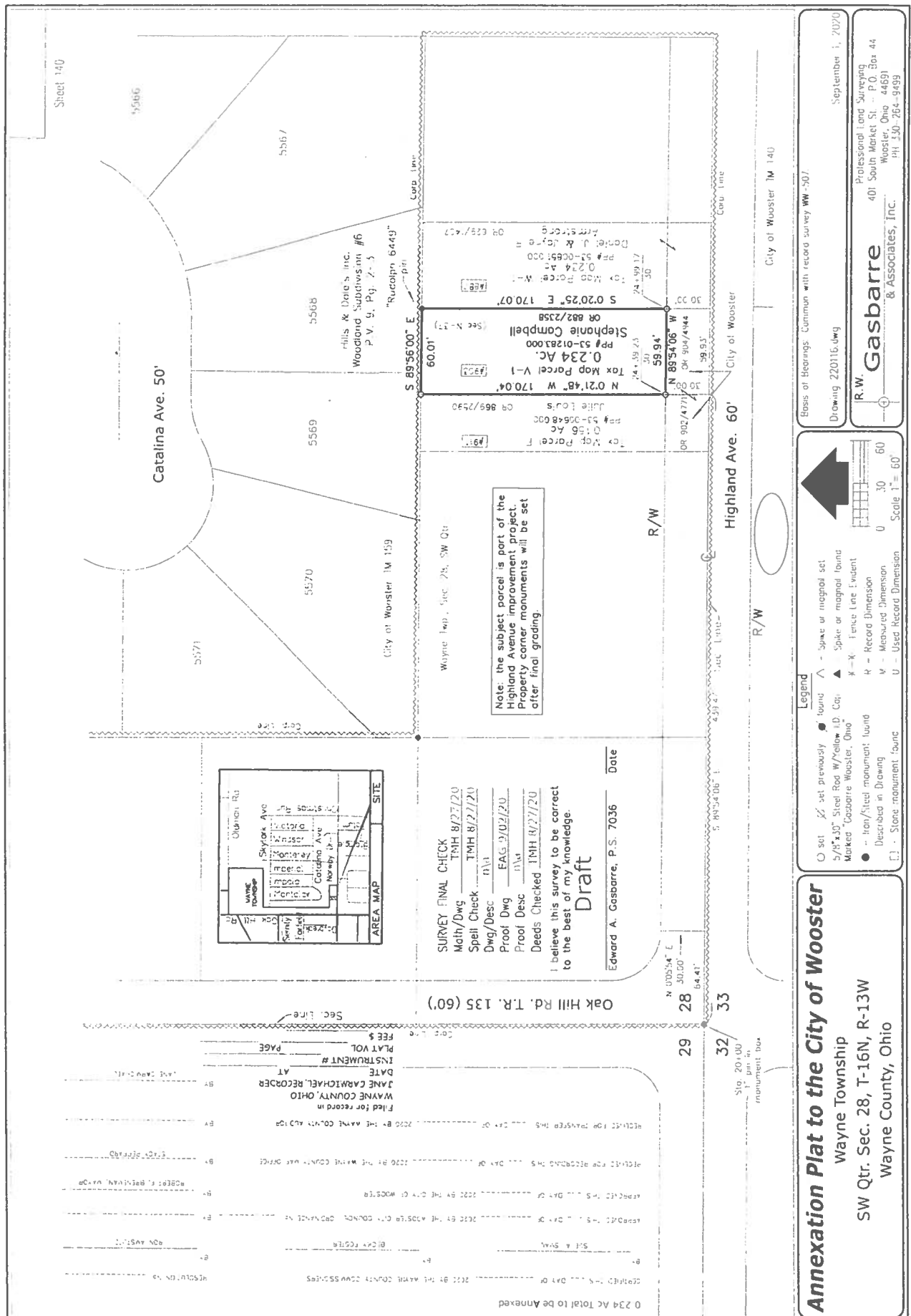
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2019, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume ___, page ___.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

Edward A. Gasbarre, P.S. 7036




NOTICE OF FILING OF ANNEXATION PETITION

TO: Clerk, Wooster City Council
FROM: Matthew A. Long, Agent for Petitioners
RE: Annexation of 0.234 Acres
DATE: September 14, 2020

Please take notice that an Annexation Petition, a copy of which is attached hereto as *Exhibit A*, was filed with the Wayne County Commissioners on September 8, 2020 at 2:45 p.m. The Wayne County Commissioners have set the hearing to consider this Petition for November 12, 2020 at 11:00 a.m. The hearing shall be held at the Wayne County Administration Building, 428 W. Liberty Street, Wooster, Ohio, in the Commissioners' Meeting Room.

RECEIPT

The undersigned hereby acknowledges receipt of this Notice of Filing.



Clerk, Wooster City Council

Date: 9-14, 2020

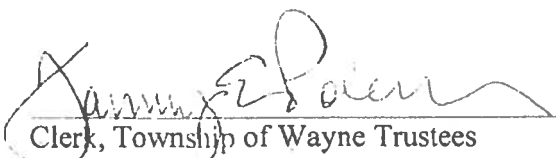
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TO: Clerk, Township of Wayne Trustees
FROM: Matthew A. Long, Agent for Petitioners
RE: Annexation of 0.234 Acres
DATE: September 14, 2020

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RECEIPT

The undersigned hereby acknowledges receipt of this Notice of Filing.



Clerk, Township of Wayne Trustees
Date: 9-18, 2020