

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

L.1.

MEETING DATE	January 28, 2025	
REPORT TITLE	Resolution No. R-8-25 A resolution accepting annexation of 329.824 acres of land from Washington Township to the City of Piqua	
SUBMITTED BY	Chris Schmiesing, Director Economic Development	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The Piqua Land Company, LLC, has requested that properties they control (329.824 acres) in Washington Township be annexed into the City of Piqua.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. Exhibit A	

Resolution No. R-8-25

A resolution accepting annexation of 329.824 acres of land from Washington Township to the City of Piqua

WHEREAS, more than sixty (60) days have expired since the Clerk of Commission accepted for filing Miami County Commissioners certified Resolution No: 24-09-1080 and accompanying plat approving the petition to annex the property as described in Exhibit A ; and


WHEREAS, these proceedings and submissions are all in accordance with Chapter 709 of the Ohio Revised Code; and

WHEREAS, the legal description of the real property sought to be annexed to the City is Set forth in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the above-described property is adjacent and contiguous to the City of Piqua.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

- SEC. 1: The application for annexation of the property described in Exhibit A attached to the City of Piqua, Ohio is approved.
- SEC. 2: This resolution shall take effect and be in force from and after the earliest period allowed by law.



 KRIS LEE, MAYOR

PASSED: 1.28.2025

ATTEST: Melissa Kinney
 CLERK OF COMMISSION

Comm. Holman Comm. Simmons

The Motion to adopt the foregoing Resolution was offered by ~~None~~, seconded by ~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee Yah

Commissioner Jim Vetter
Commissioner Paul Simmons
Commissioner Thomas Hohman
Commissioner Frank DeBrosse

Yah
Yah
Yah
Yah



Melissa Kinney
9.19.24
3:38 pm

CERTIFICATION

ANNEXATION TO CITY OF PIQUA, OHIO
OF 329.824 ACRES MORE OR LESS
FROM WASHINGTON TOWNSHIP

The Board of Miami County Commissioners does hereby certify that the attached petition with the accompanying plat map are true and correct copies filed in these proceedings.

PETITION

- Map
- Legal Description
- List of Parcels Included in the Petition for Annexation
- List of Parcels Adjacent to the Territory Included in the Petition for Annexation
- Annexation Agreement(s) (dated 5/2/2006) between the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio

ENGINEER'S LETTER

RESOLUTION ACCEPTING ANNEXATION PETITION, APPROVING ANNEXATION,
SIGNING MYLAR AND SIGNING CERTIFICATION
(Resolution No. 24-09-1080)

These copies are true and correct transcripts of action taken by the Board:

MIAMI COUNTY COMMISSIONERS:

DATED: September 19, 2024

Gregory A. Simmons
COMMISSIONER

Ted S. Mercer (Absent)
COMMISSIONER

Janelle S. Barga, Clerk

G. C. C.
COMMISSIONER

RESOLUTION NO. 24-09-1081

ANNEXATION
EXPEDITED TYPE 1
329.824 ACRES +/- FROM WASHINGTON TOWNSHIP
TO THE CITY OF PIQUA, OHIO

Mr. Westfall introduced the following resolution and moved it be adopted:

WHEREAS, on September 17, 2024, an annexation petition was filed on behalf of James A. Hiegel, William E. Didier, Thomas A. Hiegel and Christena L. Hiegel, James D. McCoy, Jr., and Leah B. Pickrell. Agent(s) being Aaron Underhill, Esq., David Hodge, Esq. and Eric Zartman, Esq., of Underhill and Hodge, LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054, for the annexation of 329.824 acres +/-, more or less, in Washington Township to the City of Piqua, Ohio; and

WHEREAS, the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio entered into an annexation agreement on May 2, 2006 (Commission Resolution No. R-56-06) to be applied to the proposed annexation from Washington Township to the City of Piqua; and

WHEREAS, the County Engineer's Office reviewed the maps and legal descriptions, list of parcels and adjacent parcels to be annexed and contract information of all owners, pursuant to ORC 709.022, and has submitted a letter dated September 17, 2024 stating that the map and description meet their requirements and that the boundary of the parcel being annexed has 38% adjacency to the existing corporation boundary, and does not create any islands of incorporated territory.

Now, therefore be it

RESOLVED, by the Board of Miami County Commissioners, to accept the Expedited I annexation petition filed on behalf of James A. Hiegel, William E. Didier, Thomas A. Hiegel and Christena L. Hiegel, James D. McCoy, Jr., and Leah B. Pickrell (Petitioners), for the annexation of 329.824 acres, more or less, in Washington Township to the City of Piqua, Ohio, pursuant to O.R.C. 709.022, and approve said annexation petition. Further sign the Certification and mylar this date.

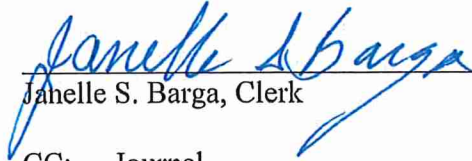
Mr. Simmons seconded the motion and the Board voted as follows upon roll call:

Mr. Simmons, Yea; Mr. Westfall, Yea; Mr. Mercer, Absent;

DATED: September 19, 2024

CERTIFICATION

I, Janelle S. Barga, Clerk to the Board of Miami County Commissioners, do hereby certify that this is a true and correct transcript of action taken by the Board under the date of September 19, 2024.



Janelle S. Barga, Clerk

CC: Journal
Auditor
Municipality Clerk
Agent of Petitioner(s)
Engineer Map Department

Resolution Prepared by: Janelle S. Barga, Clerk
Board of Miami County Commissioners



MIAMI COUNTY COMMISSIONERS' OFFICE

Gregory A. Simmons
Commissioner

Ted S. Mercer
Commissioner

Wade H. Westfall
Commissioner

TO: Mark Storms, Miami County Engineer

FROM: Janelle S. Barga, Clerk of the Board

RE: Petition for Annexation

DATE: September 11, 2024

A petition was filed with the Board of Miami County Commissioners on September 11, 2024 to annex 329.824 acres located in Washington Township to the City of Piqua, said petition identifies Aaron Underhill, Esq., David Hodge, Esq. and Eric Zartman, Esq., of Underhill and Hodge, LLC, as agents for the petitioners.

In accordance to ORC Section 709.031(A) and Section 5.0.4 of Resolution No. 03-07-1131 of the Board of Miami County Commissioners, the Annexation Petition identified above and enclosed herewith is hereby referred to the Miami County Engineer for checking the accuracy of the legal description of the perimeter and the map or plat of the territory proposed to be annexed and for the Engineer's written report thereon.

Section 2.3 of Resolution No. 03-07-1130 of the Board of Miami County Commissioners provides that the County Engineer will charge a flat fee of \$75 with respect to the legal description, map and/or plat and for verification of ownership, which will be deducted from the initial deposit. If an amendment and/or changes occur and further verification as to the legal description, map and/or plat and for verification of an owner is needed a second time, the County Engineer may submit a statement for reimbursement equal to the actual cost of services provided calculated by time devoted at the hourly rate of the assigned employee required to provide the services required. Should the County Engineer determine to submit a statement for reimbursement, the statement shall be filed with the Board at the time the County Engineer files his written report with the Board.

Sincerely,

Janelle S. Barga
Clerk to the Board of Miami County Commissioners

Enclosures

RESOLUTION NO. R-56-06

A RESOLUTION APPROVING AN ANNEXATION AGREEMENT BETWEEN THE CITY OF PIQUA AND THE BOARD OF TOWNSHIP TRUSTEES OF WASHINGTON TOWNSHIP

WHEREAS, the City of Piqua and the Board of Washington Township Trustees of Miami County, Ohio desire to enter into an annexation agreement to be applied to all future annexations from Washington Township to the City of Piqua; and

WHEREAS, the Ohio Revised Code provides that the City of Piqua and the Board of Washington Township Trustees may enter into annexation agreements; and

WHEREAS, it is beneficial to both the City of Piqua and the Board of Washington Township Trustees to adopt the proposed Annexation Agreement; and

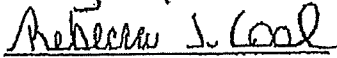
NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: The annexation agreement appended hereto is hereby approved and the City Manager is hereby authorized to execute said agreement on behalf of the City and this Commission.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.


THOMAS D. HUDSON, MAYOR

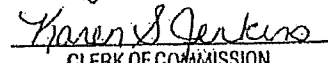
PASSED: May 15, 2006

ATTEST: 
REBECCA J. COOL
CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution is a true, accurate and correct copy of Res. No. R-56-06 passed by the Commission of the City of Piqua, Ohio, on the 15th day of May, 2006.


CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Resolution No. R-56-06 is a true, accurate and correct copy of Resolution R-56-06 passed by the Commission of the City of Piqua, Ohio, on the 15th day of May, 2006.


CLERK OF COMMISSION

24 SEP 16 PM 12:40
REC'D MIAMI COUNTY COMM

ANNEXATION AGREEMENT

This Agreement is entered into this 2^d day of May, 2006, between the City of Piqua, hereinafter "City", and the Board of Township Trustees of Washington Township, Miami County, Ohio, hereinafter "Township", pursuant to R.C. 709.022, and 709.192:

WHEREAS, the Ohio Revised Code provides that the legislative authority of a municipal corporation and the board of township trustees may enter into annexation agreements; and

WHEREAS, the City of Piqua and the Board of Township Trustees of Washington Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to all future annexations from Washington Township to the City of Piqua.

NOW, THEREFORE, in consideration of the above recitals and in consideration of the mutual benefits and promises hereinafter contained, the parties agree as follows:

1. The City consents to the annexation of Real Property to the City and agrees to provide sanitation, police, fire rescue, electric power, water and sewer services to the residents of the Property at the same cost and under the same policies and conditions that said services are provided to the other residents of the City;

2. The Township consents to the annexation of the Property to the City, subject to compliance with Ohio R.C. Chapter 709;

3. The City shall institute proceedings to detach the Property from the Township, and further agrees that the Property shall not remain part of Washington Township, Miami County, Ohio;

4. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent on the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation has occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, sixty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for industrial real, personal and public utility property taxes if no annexation had occurred;

c. In the sixth and seventh years following the annexation and exclusion of the territory from the township, sixty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal, and public utility property taxes if no annexation had occurred;

d. In the eighth and ninth years following the annexation and exclusion of the territory from the township, fifty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation had occurred;

e. In the tenth through twelfth years following the annexation and exclusion of the territory from the township, forty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for commercial and industrial real, personal and public utility property taxes if no annexation had occurred.

5. Upon annexation Piqua shall make the following payments to the township:

a. In the first through third years following the annexation and exclusion of the territory from the township, eighty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, fifty-two and one-half per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

c. In the sixth through tenth years following the annexation and exclusion of the territory from the township, forty per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred;

d. In the eleventh and twelfth years following the annexation and exclusion of the territory from the township, twenty-seven and one-half per cent of the township taxes in the annexed territory that would have been due the township for residential and retail real property taxes if no annexation had occurred.

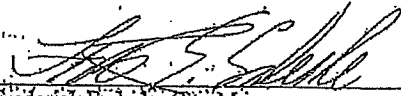
6. The obligations set forth in paragraph 4 and 5 above shall be computed and effected on the basis of the then current valuation which may increase or decrease during the term of this Agreement,

and each such annual payment shall be made in a single installment as soon as may be practicable after the tax settlement of the next ensuing calendar year.

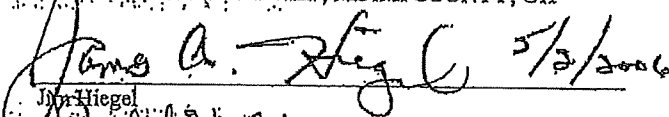
7. This Agreement shall continue in full force and effect, but it may be modified or amended by the mutual agreement of the parties hereto, and at the conclusion of each five (5) year period hereafter it shall be subject to review and negotiation, and to potential modification by said mutual agreement.

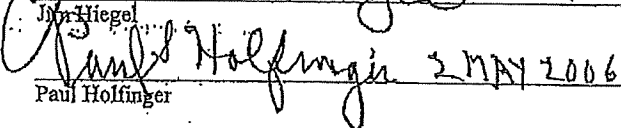
IN WITNESS WHEREOF, the City and Board of Trustees have, pursuant to resolutions duly approved, enter into this Agreement this _____ day of June, 2006.

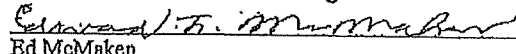
CITY OF PIQUA
MIAMI COUNTY, OHIO


Frederick Enderle, City Manager


BOARD OF TOWNSHIP TRUSTEES OF
WASHINGTON TOWNSHIP, MIAMI COUNTY, OH

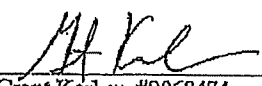

Jim Hiegel


Paul Holfinger


Ed McMaken

APPROVED AS TO FORM ONLY:


Mark W. Altier, #0017882
Chief Civil Assistant Prosecuting Attorney
Miami County, Ohio


Grant Kerber, #0068474
City of Piqua Law Director

Amended

**EXPEDITED TYPE I PETITION FOR ANNEXATION
(PURSUANT TO R.C. SECTION 709.022)
TO THE CITY FOR PIQUA
OF +/- 329.824 ACRES
IN THE TOWNSHIP OF WASHINGTON**

TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO:

The undersigned, being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described in Exhibit "A", consisting of +/- 329.824 acres, more or less, located in Washington Township, Miami County, Ohio, which area is contiguous along +/- 7,396 feet, or +/- 38% of its perimeter, and adjacent to the City of Piqua, do hereby respectfully petition the Board of Miami County Commissioners that said territory be annexed to the City of Piqua according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.022.

The number of owners within the area is six (6).

1. Attached to this petition and made part hereof is a full legal description of the area to be annexed, marked Exhibit "A".
2. Attached to this petition and made part hereof is an accurate map of the area to be annexed, marked as Exhibit "B".
3. Attached to this petition and made part of the hereof is a list of parcels in the area to be annexed and of parcels of adjacent territory that includes the name of the owners, mailing addresses of the owners and permanent parcel numbers, marked as Exhibit "C".

The undersigned petitioners do hereby designate Aaron Underhill, Esq., David Hodge, Esq., and Eric Zartman, Esq. attorneys, as their agents ("Agents") as required by Revised Code Section 709.023(c)(3), with full power and authority hereby granted to each said agent individually to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and take any action necessary for obtaining the granting of this petition. Agents' contacts information is as follows: Underhill and Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054. Phone (614)335-9320, Fax (614)335-9329; and email aaron@uhlawfirm.com, david@uhlawfirm.com, eric@uhlawfirm.com.

(Petition signatures on following page)

24 SEP 17 PM 3:24
REC'D MIAMI COUNTY COMM

**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christina L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

'24 SEP 17 PM 2:28
REC'D MIAMI COUNTY COMM

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5/8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now known as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

PROPOSED ANNEXATION OF
329.824 ACRES

-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

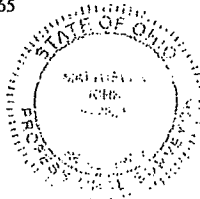
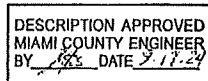
Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865



**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwest corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5/8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now know as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

PROPOSED ANNEXATION OF
329.824 ACRES

-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

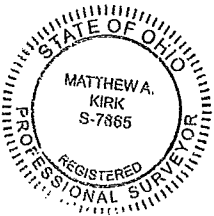
Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865

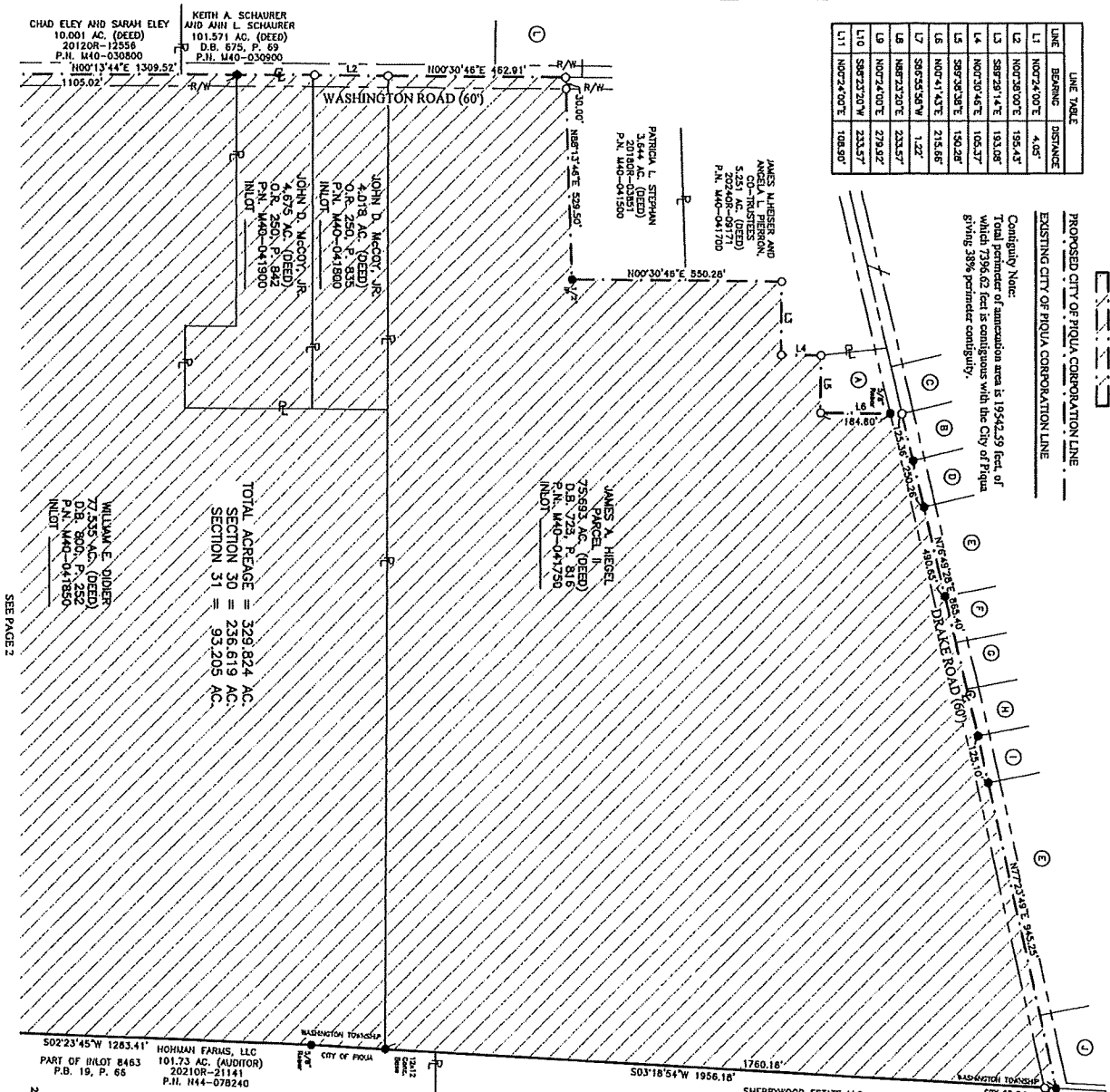
ANNEXATION OF 329.824 ACRES TO THE CITY OF PLOUA FROM THE TOWNSHIP OF WASHINGTON SECTIONS 30 & 31, TOWNSHIP 6, RANGE 6 MIAMI RIVER SURVEY TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

AREA TO BE ANNEXED

LINE	BEARING	DISTANCE
L1	N00°24'00"E	4.05'
L2	N00°28'00"E	195.43'
L3	S89°25'14"E	193.08'
L4	N00°50'46"E	106.37'
L5	S90°08'30"E	150.28'
L6	N00°41'43"E	215.66'
L7	S90°55'58"W	1.22'
L8	N88°23'00"E	233.57'
L9	N00°24'00"E	279.92'
L10	S88°23'20"W	233.57'
L11	N00°24'00"E	108.90'

PROPOSED CITY OF PLOUA CORPORATION LINE
EXISTING CITY OF PLOUA CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 10944.29 feet, of which 7396.02 feet is contiguous with the City of Ploua giving 58% perimeter contiguity.



TOTAL ACREAGE = 329.824 AC.
SECTION 30 = 236.619 AC.
SECTION 31 = 93.205 AC.

SEE PAGE 2

GRAPHIC SCALE (in feet)

0 200 400

Iron Pin Set
Iron Pin Found
Stone Found
P.C. Nail Found
Measurement Found
Magnetic Nail Set
Magnetic Nail Found
Ballroad Spike Found

Iron Pins Set are 1 3/16" I.D. Iron pipes 30" long with cap inscribed EAHHT INC.



- REFERENCES
- MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS:
 - Volume 34, Page 159
 - Volume 36, Page 75
 - Volume 45, Page 196
 - Volume 47, Page 155
 - Volume 49, Page 10
 - Volume 51, Page 196
 - Volume 62, Page 197
 - MIAMI COUNTY RECORDERS RECORDS: DEEDS AS SHOWN HEREBY

SHERRYWOOD ESTATE LLC
28,8187 AC. (DEED)
2023OR-12424
P.N. H44-075975

PART OF INLOT 7517
P.B. 13, P. 72
CITY OF PLOUA

VOLUME _____ PAGE _____

MIAMI COUNTY RECORDERS RECORD OF PLATS

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED THIS ____ DAY OF ____ 20__

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

CITY OF PLOUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PLOUA, THIS PLAT WAS APPROVED THIS ____ DAY OF ____ 20__ BY RESOLUTION NO. ____

MAYOR _____

CLERK _____

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS ____ DAY OF ____ 20__ BY RESOLUTION NO. ____

PAUL P. HUELSKAMP, P.E. PS

ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT 20__ ON ____ MIAMI COUNTY RECORDERS RECORDS.

CERTIFICATION:

I, the undersigned, certify that this plat was prepared in accordance with Ohio Administrative Code Chapter 7432-57.

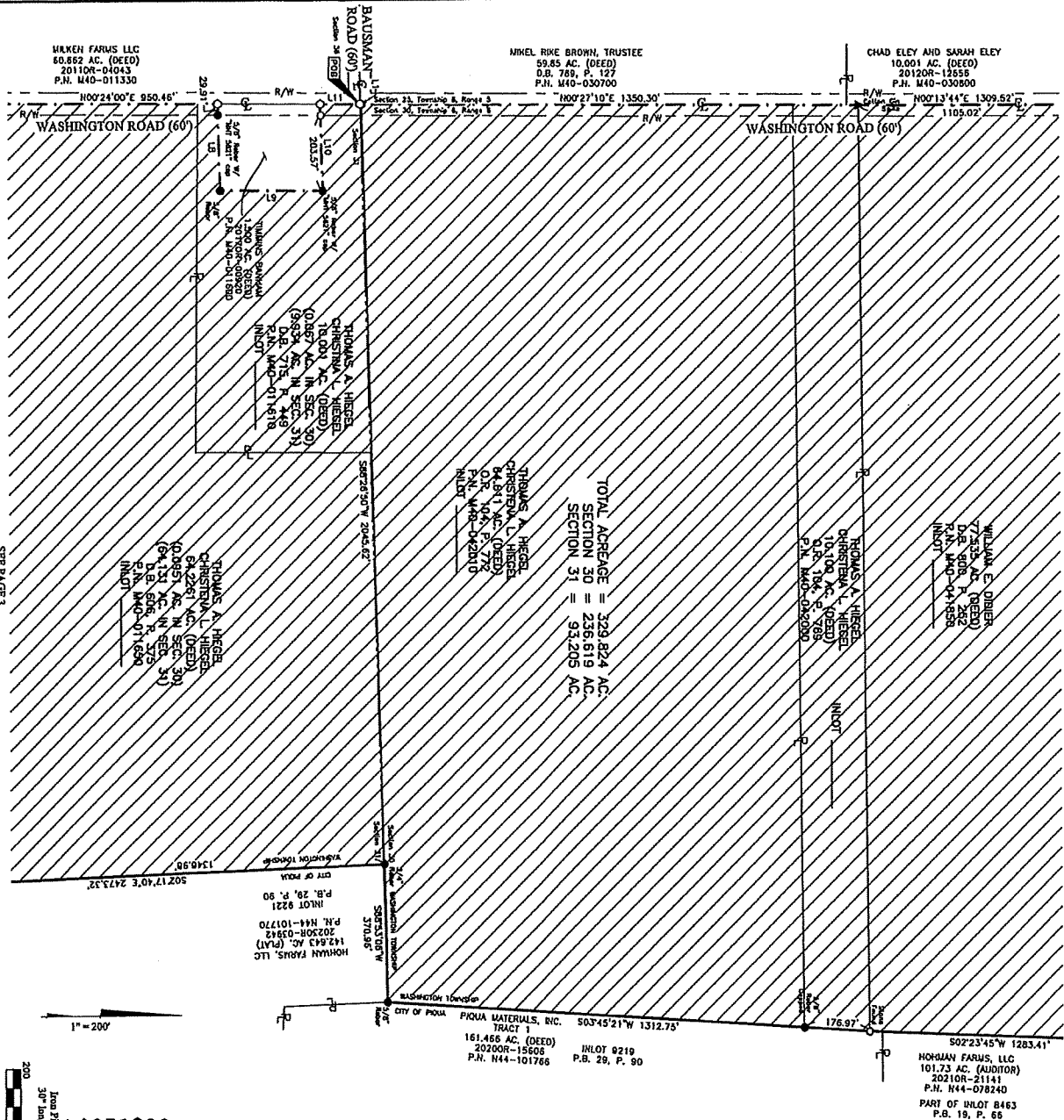
Matthew A. Kirk
Professional Surveyor No. 7865
mirk@mlk.com

DATE: September 16, 2024
SCALE: 1" = 200'

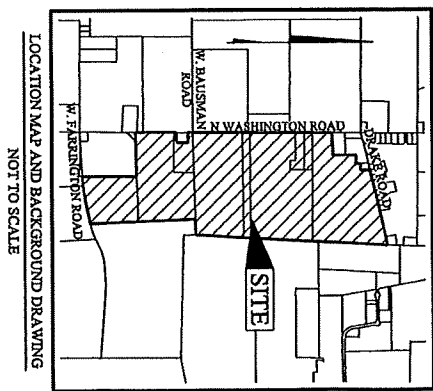
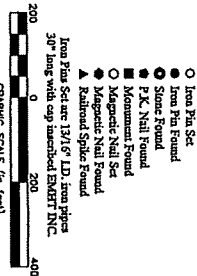
NO.	DATE	DESCRIPTION	REVISIONS

ANNEXATION OF 329.824 ACRES TO THE CITY OF Piqua FROM THE TOWNSHIP OF WASHINGTON SECTIONS 30 & 31, TOWNSHIP 6, RANGE 6 MIAMI RIVER SURVEY TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

SEE PAGE 1



TOTAL ACREAGE = 329.824 AC.
SECTION 30 = 236.619 AC.
SECTION 31 = 93.205 AC.



VOLUME _____ PAGE _____-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

AREA TO BE ANNEXED
EXISTING CITY OF PIQUA CORPORATION LINE
EXISTING CITY OF PIQUA CORPORATION LINE

PROPOSED CITY OF PIQUA CORPORATION LINE
EXISTING CITY OF PIQUA CORPORATION LINE
Contiguity Note:
Total perimeter of annexation area is 19942.99 feet, of which 7996.62 feet is contiguous with the City of Piqua giving 38% perimeter contiguity.

LINE	BEARING	DISTANCE
L1	N00°24'00"E	4.05'
L2	N00°25'00"E	193.43'
L3	S89°29'14"E	193.08'
L4	N00°30'48"E	168.37'
L5	S89°30'38"E	150.28'
L6	N00°14'37"E	213.66'
L7	S89°35'58"W	1.22'
L8	N89°23'30"E	233.57'
L9	N00°24'00"E	279.92'
L10	S89°23'20"W	233.57'
L11	N00°24'00"E	108.90'

EMHNT
Engineering & Mapping, Inc.
10000 W. Main Street, Suite 100
Piqua, OH 45351
Phone: 937-772-2222
Fax: 937-772-2223
www.emhnt.com

Date: September 16, 2024
Scale: 1" = 200'
Job No: 2024-0005
Sheets: 2 of 3

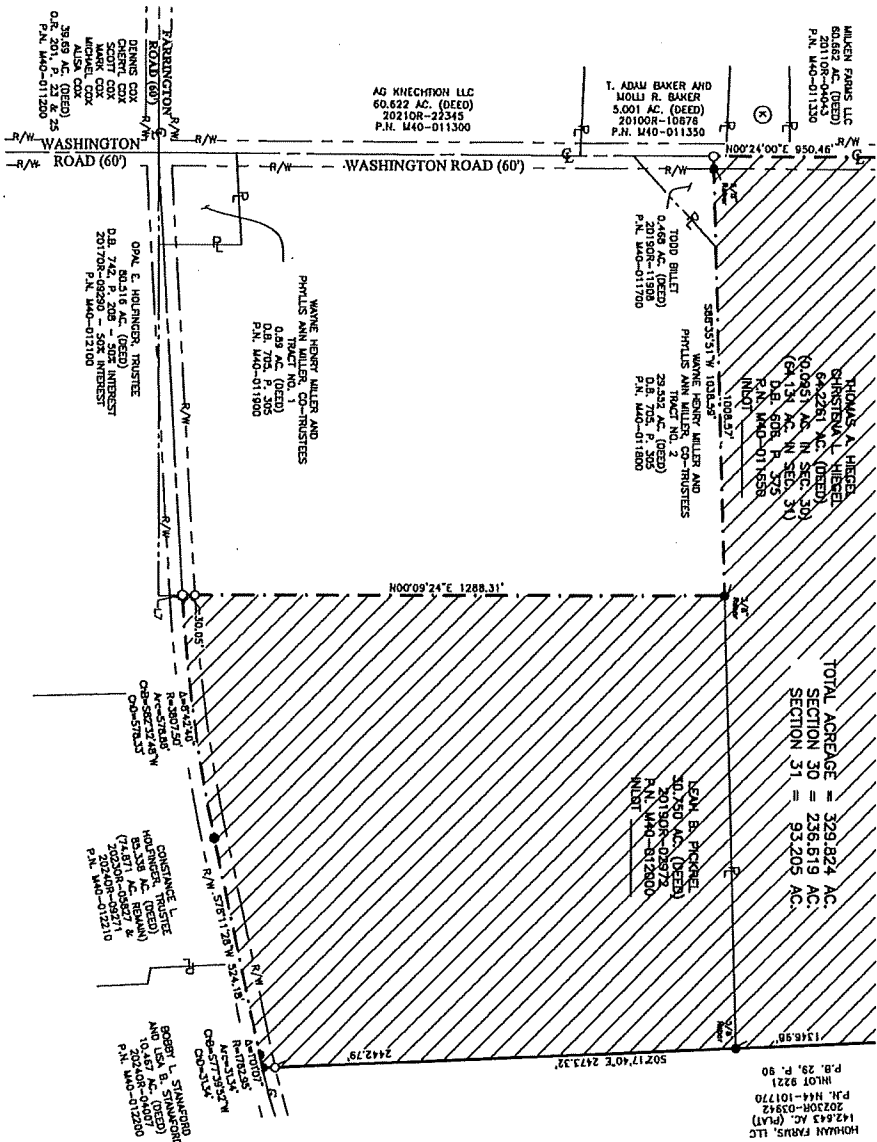
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

ANNEXATION OF 329.824 ACRES TO THE CITY OF PLOUA FROM THE TOWNSHIP OF WASHINGTON SECTIONS 30 & 31, TOWNSHIP 6, RANGE 6 MIAMI RIVER SURVEY TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDERS RECORD OF PLATS

SEE PAGE 2



TOTAL ACREAGE = 329.824 AC.
SECTION 30 = 236.619 AC.
SECTION 31 = 93.205 AC.

AREA TO BE ANNEXED

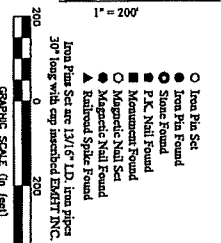
PROPOSED CITY OF PLOUA CORPORATION LINE
EXISTING CITY OF PLOUA CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 19542.59 feet, of which 7396.62 feet is contiguous with the City of Ploua giving 38% perimeter contiguity.

ACREAGE BREAKDOWN
SECTION 30 = 236.619 AC.
SECTION 31 = 93.205 AC.
TOTAL ANNEXATION = 329.824 AC.

LINE	BEARING	DISTANCE
L1	N00724'00"E	4.05'
L2	N00736'00"E	195.43'
L3	S8929'14"E	153.08'
L4	N00730'45"E	105.37'
L5	S8928'38"E	150.28'
L6	N00711'43"E	215.66'
L7	S8635'59"W	1.22'
L8	N8672'20"E	233.57'
L9	N00724'00"E	279.92'
L10	S8623'20"W	233.57'
L11	N00724'00"E	128.90'

- ① DANIEL PHILLIPS
0.270 AC. (DEED)
202104-01960
P.L. M40-041800
- ② JEFFERY L. PEELER AND DONNA L. PEELER
201708-15882
P.L. M40-041250
- ③ MICHAEL P. POLING AND TERESA A. POLING
0.217 AC. (DEED)
P.L. M40-041250
- ④ WILLIAM E. OBER, SR.
1.080 AC. (DEED)
10200R-10871
P.L. M40-041250
- ⑤ WILLIAM E. OBER
40.952 AC. (DEED)
20170R-13916
P.L. M40-041200
- ⑥ KEVIN A. ANTHONY AND LORI E. ANTHONY
202305-021971 AC. (DEED)
P.L. M40-040800
- ⑦ GREGORY K. LANE AND DOROTHY A. LANE
0.217 AC. (DEED)
P.L. M40-040800
- ⑧ MARK A. BROWN AND JENNIFER A. BROWN
0.217 AC. (DEED)
20090R-07735
P.L. M40-041000
- ⑨ FREDERICK W. LANSTON, JR. AND TRAMM LANSTON
0.873 AC. (DEED)
P.L. M40-041100
- ⑩ VINCE MCCORMACK
1.207 AC. (DEED)
20090R-17513
P.L. M40-041200
- ⑪ MUKEN FARMS, LLC
20090R-04005
P.L. M40-011300
- ⑫ FLOYD JR. YOUNG, B AND CARRIE A. YOUNG
1.1306 AC. (DEED)
P.L. M40-040550



EMHHT
Professional Engineering & Surveying
10000 N. Dixie Hwy., Suite 1000
Columbus, OH 43240
Tel: 614-291-7700

Date: September 16, 2024
Scale: 1" = 200'
Job No: 2024-0006
Sheet: 3 of 3

REVISIONS

DATE	DESCRIPTION

**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

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North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

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North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

2024 SEP 17 10:23
REC'D MIAMI COUNTY CLERK

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5/8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now know as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

PROPOSED ANNEXATION OF
329.824 ACRES

-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

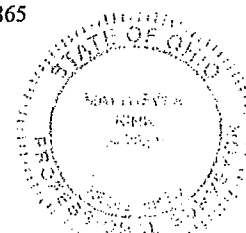
Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865



**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5'8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now know as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

**PROPOSED ANNEXATION OF
329.824 ACRES**

-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a 5/8" rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a 5/8" rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a 5/8" rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a 5/8" rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a 5/8" rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865

'24 SEP 18 AM 10:41
EC'D MIAMI COUNTY COMM

Exhibit C
Annexation of +/- 329.824 Acres
from Washinton Township to City of
Piqua

PETITIONERS:

William Didier
208 Ford Drive
Piqua, Ohio 45356
PN: M40-041850

Thomas and Chrsitena Hiegel
5255 Washington Rd N
Piqua, Ohio 45356
PN: M40-42000, M40-042010
M40-011610, M40-011650

John McCoy, Jr.
5515 N. Washington Rd
Piqua, Ohio 45356
PN: M40-041800
M40-041900

Leah Pickrel
2675 Farrington Rd W
Piqua Ohio 45356
PN: M40-012000

AGENT:

Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Pkwy, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY
OWNERS:

HOHMAN FARMS LLC
11641 MOSTELLER ROAD
Cincinnati, OH 45241
PN: N44-078240 and N44-101770

PIQUA MATERIALS INC
11641 MOSTELLER ROAD
Cincinnati, OH 45241
PN: N44-101766

TODD BILLET
4755 N. Washington Rd.
Piqua, Ohio 45356
PN: M40-011700

SHERRYWOOD ESTATES LLC
P.O. Box 742
Piqua, OH 45356
PN: N44-075988

VINCENT MCGILLVARY
5900 DRAKE RD N
Piqua, OH 45356
PN: M40-041220

ADAM T & MOLLY R. BAKER
4750 N. Washington Rd
Piqua, Ohio 45356

FREDERICK W & TAMMI
LANGSTON
5784 DRAKE RD N
Piqua, OH 45356
PN: M40-041100

MARK A & JENNIFER L BROWN
5770 DRAKE RD
Piqua, OH 45356
PN: M40-041000

GREGORY K & DOROTHY A LANE
5748 DRAKE RD N
Piqua, OH 45356
PN: M40-040900

KEVIN A & LORI E ANTHONY
5734 DRAKE RD N
Piqua, OH 45356
PN: M40-040800

BOBBY L AND LISA B
STANAFORD
112 W. Broadway Street
Covington, Ohio 45318
PN: M40-012210

KEITH A & ANN L SCHAURER
5730 N WASHINGTON RD
Piqua, OH 45356
PN: M 40-030900

JEFFERY L & DONNA J PELTIER
5670 DRAKE RD N
Piqua, OH 45356
PN: M40-041230

MICHAEL P & TERESA A POLING
5656 DRAKE RD N
Piqua, OH 45356
PN: M40-041250

PATRICIA STEPHAN
5665 WASHINGTON RD N
Piqua, OH 45356
PN: M40-041500

CHAD & SARAH ELEY
5340 WASHINGTON N
Piqua, OH 45356
PN: M40-030800

DANIEL PHILLIPS
5649 DRAKE RD N
Piqua, OH 45356
PN: M40-041600

MICHAEL HEISER
5615 N DRAKE RD
Piqua, OH 45356
PN: M40-041700

OPAL HOLFINGER, Tr.
2795 W. Eldean Rd.
Troy, Ohio 45373
PN: M40-012100

KENNETH MANSON
5650 Washington Rd N
Piqua, Oh 45356
PN: M40-040000

CARRIE AND FLOYD YOUNG
5630 N Washington Rd
Piqua Oh 45356
PN: 40-040050

CONSTANCE HOLFINGER
2600 Farrington Rd W
Piqua Oh 45356
PN: M40-012200

MIKEL RIKE BROWN TRUSTEE
5140 WASHINGTON RD N
Piqua, OH 45356
PN: M40-030850, M40-030700

MILKEN FARMS LLC
2592 Peebles Rd
Troy, Ohio 45373
PN: 40-011330, 40-011350, 40-011360

Phyllis Miller, Trustee of the Miller
Family Trust
9357 Horatio-Harris Creek Rd.
Bradford, Ohio 45308
PN: M40-011800, M40-011900

JAMES M HEISER
ANGELA PIERRON
5615 N DRAKE RD
PIQUA OH 45356
PN: M40-041700

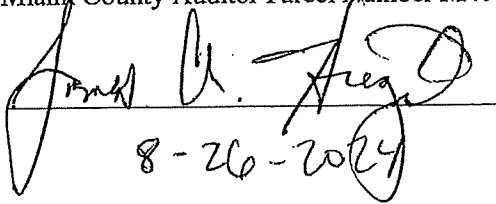
'24 SEP 18 AM 10:41
EC'D MIAMI COUNTY COMM

WHOMEVER SIGNS THIS PETITION EXPRESSLY WAVIES 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 SAID SPECIAL ANNEXATION PROCEDURE.

PETITIONER:

James A. Hiegel
1006 S. Gordon Street
Piqua, Ohio 45356

Miami County Auditor Parcel Number M40-041750


8-26-2024

'24 SEP 11 PM 1:00
REC'D MIAMI COUNTY COMM

WHOMEVER SIGNS THIS PETITION EXPRESSLY WAVIES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOULTION 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 SAID SPECIAL ANNEXATION PROCEDURE.

PETITIONER:

William E. Didier
208 Ford Drive
Piqua, Ohio 45356

Miami County Auditor Parcel Number M40-041850

William E. Didier Sr
8/26/24

11 PM 1:00
REC'D MIAMI COUNTY COMM

WHOMEVER SIGNS THIS PETITION EXPRESSLY WAVIES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOULTION 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 SAID SPECIAL ANNEXATION PROCEDURE.

PETITIONER:

Thomas A. Hiegel and Christena L. Hiegel
5255 Washington Road
Piqua, Ohio 45356

Miami County Auditor Parcel Numbers M40-042000, M40-042010, M40-011610, and M40-011650

Thomas A. Hiegel
Christena L. Hiegel
August 26, 2024

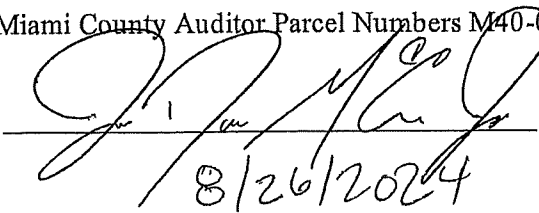
'24 SEP 11 PM 1:00
REC'D MIAMI COUNTY COMM

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PETITIONER:

John D. McCoy, Jr.
5515 N. Washington Road
Piqua, Ohio 45356

Miami County Auditor Parcel Numbers M40-041800 and M40-041900



8/26/2024

'24 SEP 11 PM 1:00
EOD MIAMI COUNTY COMM

**WHOMEVER SIGNS THIS PETITION EXPRESSLY WAVIES THEIR RIGHT TO
APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS'
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PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID
SPECIAL ANNEXATION PROCEDURE.**

PETITIONER:

Leah B. Pickrell
2675 W. Farrington Rad
Piqua, Ohio 45356

Miami County Auditor Parcel Number M40-012000

Leah Pickrell
8/26/24

'24 SEP 11 PM1:00
REC'D MIAMI COUNTY COMM



Miami County Tax Map Department

201 West Main Street
Troy, OH 45373-3239
Miami County Safety Building

937-440-6025
Fax 937-440-6026
taxmap@miamicountyohio.gov

September 17, 2024

Honorable Board of Miami County Commissioners
County Plaza
Troy, OH 45373

Re: Proposed annexation of 329.824 acres, Sections 30 and 31, Town 6, Range 6, Washington Township to the City of Piqua (Expedited Type-1 Annexation)

Dear Commissioners:

Our office has reviewed the proposed plat and legal description for the above-captioned annexation to the City of Piqua. The annexation plat meets our requirements. The legal description is correct, and matches the proposed plat. The boundary of the parcel being annexed has 38% adjacency to the existing corporation boundary, and does not create any islands of unincorporated territory.

We have also reviewed the list of Adjacent Properties and Owner Information as submitted by the agent for the Petitioners on this annexation. That list was complete and accurate.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark S. Storms', written over a horizontal line.

Mark S. Storms
Deputy Miami County Engineer
Supervisor, Tax Map Department

**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

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North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

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Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

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2024 SEP 17 PM 2:28
REC'D MIAMI COUNTY CLERK

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

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Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

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Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5'8" rebar found;

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Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

PROPOSED ANNEXATION OF
329.824 ACRES

-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

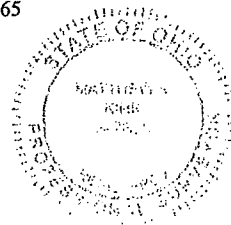
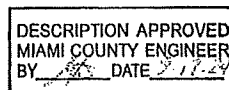
Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865



**PROPOSED ANNEXATION OF
329.824 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

**PROPOSED ANNEXATION OF
329.824 ACRES**

-2-

Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5'8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now known as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

PROPOSED ANNEXATION OF
329.824 ACRES

-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

L.2.

MEETING DATE	January 28, 2025	
REPORT TITLE	Resolution No. R-9-25 A resolution authorizing a Zoning Map amendment to the City of Piqua Zoning Map for Parcels # M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, and M40-012000 to Heavy Industry (IH)	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The Piqua Land Company, LLC, has requested for 329.824 acres to be annexed from Washington Township into the City of Piqua. When land is annexed into the City of Piqua, it must have a zoning designation provided to it. The recommendation from the Planning Commission is to designate the associated parcels as IH - Heavy Industrial, which is consistent with the surrounding properties and with the City of Piqua future land use planning efforts.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. PC27-24 Staff Report	

Resolution No. R-9-25

**A resolution authorizing a Zoning Map amendment to the City of Piqua Zoning Map for
Parcels # M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-
011610, M40-011650, and M40-012000 to Heavy Industry (IH)**

WHEREAS, the Planning Commission has studied the proposed amendment to the Zoning Map to designate parcels M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, and M40-012000 to IH Heavy Industrial; and

WHEREAS, the Planning Commission has conducted a public hearing and provided a resolution for consideration by the Piqua City Commission; and

WHEREAS, the Planning Commission voted in favor of PC 27-24, a Zoning Map Amendment; and

WHEREAS, the City of Piqua Code of Ordinances Title XV - Development Code requires the Commission to take action on zoning amendment recommendations received from the Planning Commission at their regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The Zoning Map Amendment reflected in Exhibit A, which includes parcels M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, and M40-012000, is hereby approved.

SEC. 2: The City Planner shall reflect the changes in Exhibit A in the official City of Piqua Zoning Map.

SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

Resolution No. R-9-25

**A resolution authorizing a Zoning Map amendment to the City of Piqua Zoning Map for
Parcels # M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-
011610, M40-011650, and M40-012000 to Heavy Industry (IH)**

WHEREAS, the Planning Commission has studied the proposed amendment to the Zoning Map to designate parcels M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, and M40-012000 to IH Heavy Industrial; and

WHEREAS, the Planning Commission has conducted a public hearing and provided a resolution for consideration by the Piqua City Commission; and

WHEREAS, the Planning Commission voted in favor of PC 27-24, a Zoning Map Amendment; and

WHEREAS, the City of Piqua Code of Ordinances Title XV - Development Code requires the Commission to take action on zoning amendment recommendations received from the Planning Commission at their regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The Zoning Map Amendment reflected in Exhibit A, which includes parcels M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, and M40-012000, is hereby approved.

SEC. 2: The City Planner shall reflect the changes in Exhibit A in the official City of Piqua Zoning Map.

SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 1.28.2025

ATTEST: Melissa Kinney
CLERK OF COMMISSION

Comm. Hohman *Comm. Vetter*

The Motion to adopt the foregoing Resolution was offered by ~~None~~, seconded by ~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee	<u>Yah</u>
Commissioner Jim Vetter	<u>Yah</u>
Commissioner Paul Simmons	<u>Yah</u>
Commissioner Thomas Hohman	<u>Yah</u>
Commissioner Frank DeBrosse	<u>Yah</u>

The Motion to adopt the foregoing Resolution was offered by None, seconded by None, and on roll call the following vote ensued:


Mayor Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Thomas Hohman	_____
Commissioner Frank DeBrosse	_____

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST		
<p>1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following:</p> <ul style="list-style-type: none"> • Completed application form with the name of person or persons requesting the Zoning Change, stating their legal interest in the property and names of all interested persons; • Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Zoning Change; • \$100.00 Application Fee to be paid at time of submittal. <p>2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.</p> <p>3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.</p>		
SUBMITTAL REQUIREMENT CHECKLIST		
<input type="checkbox"/> Application	<input type="checkbox"/> Lot Plan (Show existing and proposed zoning)	<input type="checkbox"/> \$100 Fee (Cash or Check)

APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name: The Piqua Land Company LLC		
Contact Person First Last Name: Aaron Underhill, Esq.		
Mailing Address: [REDACTED]		
Phone Number: [REDACTED]		
Type of legal interest held by applicant: Land purchase contracts		
OWNER INFORMATION		
First Last Name: See accompanying list of owners		
Mailing Address:		
Phone Number:	Email:	

LOCATION DETAILS	
Street Address: Property is largely bound by Drake Rd. to the North, Farmington Road to the South, and Washington Road to the East.	Parcel ID Number: M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000
Existing Zoning District: Agriculture	Proposed Zoning District: IH

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested zoning change: The Piqua Land Company is masterplanning this area for economic development with a focus on attracting companies that will stimulate private capital investment, create high-paying jobs, and expand the tax base for the community and school district. The Piqua Land Company has a purchase contract on these parcels with plans to annex into the City and zone for industrial development.

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
The Piqua Land Company LLC	October 24, 2024
Applicant Name	Date
By: 	Attorney for Applicant
Applicant Signature	Title

STAFF REPORT

Planning Commission

Date: November 18, 2024
Re: PC 27-24 – Zoning Designation Request – #M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000 to "IH - Heavy Industry"

Applicant: The Piqua Land Company LLC; Aaron Underhill, Esq.
Owner: Leah Pickrel: 2675 Farrington Rd W, Piqua, OH 45356
James A. Hiegel: 1006 S. Gordon St, Piqua, OH 45356
John McCoy, Jr: 5515 N. Washington Rd, Piqua, OH 45356
William Didier: 208 Ford Drive, Piqua, OH 45356
Thomas & Christina Hiegel: 5255 Washington Rd N, Piqua OH 45356

Address: Parcels are largely bound by Drake Rd to the north, Farrington Rd to the south, and Washington Rd to the east

Parcel #: M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000

Zoning: N/A

Request: The applicant requests a zoning designation change for Parcels #M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000 to "IH - Heavy Industry"."

Staff Comments and Recommendations:

Budget/Financial Impact (Project Costs and funding sources)

Revenue Considerations:

- Rezoning the 329.824-acre parcel to "IH - Heavy Industry" is expected to increase its market value, which could result in higher property tax assessments. This, in turn, will generate additional tax revenue for the City.
- With the potential for industrial development, the parcel may attract heavy industry tenants, leading to job creation and associated payroll taxes. This growth in business activity will likely contribute to the City's revenue through business licenses and tax receipts.

Development Related Fees:

- As the parcel develops under its new "IH" zoning, revenue will be generated from

STAFF REPORT

land use applications, building permits, and other related fees required for construction, environmental assessments, and site preparation activities.

Economic Development Benefits:

- The "IH" zoning is intended for large-scale industrial uses, which could attract manufacturers, distribution centers, or other industrial businesses. This would likely lead to significant job creation in the City, reducing unemployment and increasing economic activity.
- Industrial development typically spurs secondary business opportunities, such as supply chain and service businesses, boosting the local economy and broadening the City's economic base.

Infrastructure and Service Considerations:

- While the development of this parcel may necessitate upgrades to infrastructure such as roads, utilities, and drainage, the scale of industrial development will also bring in the necessary investments to support these changes. These improvements may result in new sources of revenue, such as utility fees or road use charges.
- There may be some increase in public service demands, particularly from public safety, waste management, and infrastructure maintenance. However, the potential for tax and fee revenue from industrial activities is expected to offset these costs in the long run.

Environmental and Compliance Considerations:

- Heavy industrial zoning may necessitate environmental impact assessments and remediation costs. However, the City can manage and recoup some of these costs through environmental mitigation fees, regulatory compliance, and development agreements that include requirements for environmental protection.

Options (include deny / approval option)

N/A

Project Timeline

Not provided

Staff Recommendation

Staff recommends approval of the request to rezone the newly annexed 329.824-acre parcel to "IH - Heavy Industry." This recommendation is based on the following factors:

STAFF REPORT

Rezoning this parcel to "IH" is consistent with the City's broader goals of promoting industrial growth and economic development, particularly in areas designated for large-scale industrial uses. The "IH - Heavy Industry" zoning district is well-suited to accommodate heavy industrial operations such as manufacturing, distribution, and large-scale warehousing, which are expected to align with the property's size and location.

The parcel's location within the newly annexed area presents a strategic opportunity to enhance the City's industrial base. The "IH" designation will allow the parcel to be developed for industries that can generate significant employment opportunities, stimulate economic activity, and contribute to the City's tax base through property taxes, business revenue, and associated employment taxes.

Additionally, the zoning change will enable the City to attract large-scale industrial users that are compatible with the surrounding area, thereby optimizing land use and fostering job growth. This will provide economic benefits not only through direct tax revenues but also by supporting secondary business activity in sectors such as logistics, transportation, and supply chain management.

Finally, the proposed zoning change is consistent with the City's long-term economic development plan, which emphasizes diversification and expansion of the industrial sector. It will facilitate appropriate development that maximizes the parcel's potential while minimizing potential conflicts with residential or commercial land uses.

For these reasons, staff recommends that the Planning Commission forward a recommendation of approval to the City Commission for rezoning the newly annexed 329.824-acre parcel to "IH - Heavy Industry." This zoning designation will help facilitate appropriate industrial development and contribute to the City's economic and employment growth.

**List of Property Owners
Zoning of +/- 329.824 Acres**

Leah Pickrel
2675 Farrington Rd W
Piqua Ohio 45356
PN: M40-012000

James A. Hiegel
1006 S. Gordon Street
Piqua, Ohio 45356
PN: M40-041750

John McCoy, Jr.
5515 N. Washington Rd
Piqua, Ohio 45356
PN: M40-041800
M40-041900

William Didier
208 Ford Drive
Piqua, Ohio 45356
PN: M40-041850

Thomas and Christena Hiegel
5255 Washington Rd N
Piqua, Ohio 45356
PN: M40-42000, M40-042010
M40-011610, M40-011650

329.824 ACRES

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

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Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5'8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now known as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;