



LEGISLATIVE COVER MEMO

Date: February 2, 2026

Agenda Item: **Resolution 2026-11**

ACCEPTING THE ANNEXATION OF 36.073 ACRES, MORE OR LESS, FROM FRANKLIN TOWNSHIP, WARREN COUNTY AND MIAMI TOWNSHIP, MONTGOMERY COUNTY TO THE CITY OF FRANKLIN, OHIO

Submitted by: Jonathan Westendorf, City Manager

Scope/Description: Camp Chautauqua, using Bricker Graydon as agent, filed an expedited type 2 annexation petition on October 8, 2025, with the Montgomery County Board of County Commissioners to annex approximately 36.073 acres into the City in order to acquire City services. 23.893 acres of the annexation territory is located in Miami Township, Montgomery County and 12.18 acres of the annexation territory is located in Franklin Township, Warren County. Per Ohio Revised Code 709.11 if annexation territory is in more than one county, the petition is filed in the county in which a majority of acreage is situated. The Montgomery County Commissioners approved the annexation on November 18, 2025. Passage of this resolution accepts the annexation. City staff recommends that Council approve this Resolution.

Budget Impact: None

Exhibits: Exhibit A: Annexation Petition, Map/Legal Description.

Exhibit B: Resolution of the Montgomery County Board of Commissioners Granting the Annexation Petition

Recommendation: Approval

CITY OF FRANKLIN, OHIO
RESOLUTION 2026-11

A RESOLUTION ACCEPTING THE ANNEXATION OF 36.073 ACRES, MORE OR LESS, FROM FRANKLIN TOWNSHIP, WARREN COUNTY AND MIAMI TOWNSHIP, MONTGOMERY COUNTY TO THE CITY OF FRANKLIN, OHIO, PURSUANT TO AN ANNEXATION PETITION FILED WITH AND GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO, AS PROVIDED FOR IN OHIO REVISED CODE SECTION 709.023

Whereas, on October 8, 2025, a petition was filed with the Board of County Commissioners of Montgomery County, Ohio pursuant to Ohio Revised Code 709.023, for the annexation of 36.073 +/- acres of territory in Franklin Township, Warren County and Miami Township, Montgomery County to the City of Franklin (City”), a copy of which petition and accompanying map/legal description is attached hereto as Exhibit A; and

Whereas, on November 18, 2025, the Montgomery County Board of Commissioners approved the proposed annexation pursuant to Board of County Commissioners Resolution 25-1727, a copy of which is attached hereto as Exhibit B; and

Whereas, a certified copy of the annexation proceedings was provided by Montgomery County to the Clerk of Franklin City Council on November 21, 2025; and

Whereas, pursuant to Ohio Revised Code 709.04, the Clerk of Council has placed before Franklin City Council the resolution of the Montgomery County Board of Commissioners granting the petition, as well as the annexation petition and accompanying map/plat and legal description at this next regular meeting following the expiration of sixty (60) days from receipt by the Clerk of the same; and

Whereas, Franklin City Council is authorized under Ohio Revised Code 709.04 to accept or reject the Petition for annexation at this time.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, Ohio, a majority of members present concurring, that:

Section 1. The proposed annexation of 36.073 +/- acres from Franklin Township, Warren County, Ohio and Miami Township, Montgomery County to the City of Franklin, a petition for which was filed with the Board of Commissioners, Montgomery County, Ohio on October 8, 2025, and approved by the Board of County Commissioners on November 18, 2025, is hereby accepted. The petition and accompanying map/plat and legal description are attached hereto as Exhibit A, which graphically depicts and describes the territory that is the subject of the annexation.

Section 2. The Clerk of Council is hereby authorized and directed, pursuant to Ohio Revised Code 709.06, to make five (5) copies of this Resolution, to each of which shall be attached: a copy of the annexation petition and accompanying map/plat/legal description; the transcript of the proceedings of the Montgomery County Board of Commissioners; and all other resolutions and/or ordinances relating to the annexation, with a certificate as to the correctness of each of the five (5) copies, signed by the Clerk of Council and authenticated by the seal of the City, if any. The Clerk of Council shall forthwith deliver one copy to the Warren County Auditor, one copy to the Montgomery County Auditor, one copy to the Warren County Recorder, one copy to the Montgomery County Recorder, and one copy to the Ohio Secretary of State. The Clerk of Council shall provide notice of this annexation in writing, along with a copy of the map/plat/legal description, to the Board of Elections of Warren County and Montgomery County within thirty (30) days after it becomes effective. The Clerk of Council shall do all other things with respect to the action taken by this Resolution as may be required by law.

Section 3. All formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council, and all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall become effective immediately upon its passage.

ADOPTED: February 2, 2026

ATTEST: _____
Khristi Dunn, Clerk of Council

APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on February 2, 2026.

Khristi Dunn, Clerk of Council

**EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF FRANKLIN, OF 36.073 ACRES TOTAL, MORE OR LESS, WITH 23.893
ACRES BEING FROM MIAMI TOWNSHIP, MONTGOMERY COUNTY AND 12.18
ACRES BEING FROM FRANKLIN TOWNSHIP, WARREN COUNTY**

*TO THE BOARD OF COUNTY COMMISSIONERS
OF MONTGOMERY COUNTY, OHIO*

The undersigned is THE SOLE OWNER OF REAL ESTATE in the territory described, consisting of 36.073 acres, more or less, with 23.893 acres being located in Miami Township, Montgomery County and 12.18 acres being located in Franklin Township, Warren County. The total length of the annexation territory perimeter is 6,572.40 feet, more or less, with 1,200.29 feet, more or less, contiguous to the existing boundary of the City of Franklin, such that approximately 18.3% of the perimeter of the annexation territory is contiguous to the City of Franklin. The undersigned does hereby pray that said territory be annexed to the City of Franklin, according to the statutes of the State of Ohio

No island of unincorporated area will be created by this annexation.

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

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

Amelia Blankenship, whose address is 2 E. Mulberry St.; Lebanon, Ohio, 45036, is hereby appointed Agent for the undersigned petitioners as required by Ohio Revised Code section 709.02. Said agent is hereby authorized to make any amendment and/or deletion which in her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Montgomery County Engineer in his or her examination of a plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

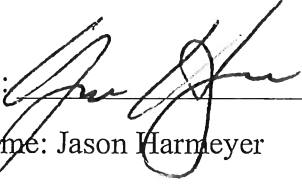
"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR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

RECEIVED
OCT - 8 2025

BY: *EB*

PARCELS: Montgomery County Parcel No. K50 02509 0042 and Warren County Parcel No. 0127477004

Owned by Camp Chautauqua Inc.

By: 

Name: Jason Harnmeyer

Title: President/CEO

Date: 10/06/2025

EXHIBITS

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

Legal Description of a 36.073 Acre Tract of Land

Situate in Fractional Sections 26 and 27, Town 2, Range 5E, Miami Township, Montgomery County, Ohio, and Franklin Township, Warren County Ohio and being all of the lands conveyed to Camp Chautauqua Inc by deed recorded in I.R. Deed #2013-00063261 of the Montgomery County Deed Records and Official Record 5906, Page 608 of the Warren County Deed Records; said tract being more particularly described as follows:

Beginning at the northeast corner of lot 417 of Fairview Subdivision No. 5 as recorded in Plat Book 5, Page 68 of the Warren County Recorder's Office and lying on the line between Warren County and Montgomery County, said corner also being at the True Place of Beginning for the herein described tract;

Thence from said True Place of Beginning, along said common county line, S 89° 30' 00" E for a distance of 50.00 feet to a point lying at the intersection of the common line of Montgomery County and Warren County and the east right-of-way of Western Avenue;

Thence departing said county line along the eastern right-of-way of Western Avenue, N 00° 52' 00" E for a distance of 534.80 feet to a point at the intersection of the south right-of-way line of First Avenue and east right-of-way line of Western Avenue as recorded in the Plat of the Miami Valley Chautauqua Grounds as recorded in Plat Book G, Page 1 of the Montgomery County Plat records;

Thence departing the east right-of-way of Western Avenue along the south right-of-way line of First Avenue, S 89° 08' 00" E for a distance of 205.87 feet to a point at the intersection of the east right-of-way line of Cromer Boulevard and the south line of First Avenue;

Thence with the east right-of-way line of Cromer Boulevard for the following three (3) courses:

1. Thence N 27° 18' 12" E for a distance of 204.28 feet to a point;
2. Thence N 14° 54' 31" E for a distance of 237.66 feet to a point;
3. Thence N 01° 00' 00" E for a distance of 361.81 feet to a point;

Thence departing said east right-of-way line of Cromer Boulevard with the north line of Camp Chautauqua Inc., S 89° 08' 00" E for a distance of 65.21 feet to a point on the west bank of the Great Miami River;

Thence with the west bank of the Great Miami River for the following thirteen (13) courses:

1. Thence S 52° 32' 00" E for a distance of 113.13 feet to a point;
2. Thence S 41° 57' 00" E for a distance of 100.43 feet to a point;
3. Thence S 49° 19' 00" E for a distance of 99.47 feet to a point;
4. Thence S 45° 17' 00" E for a distance of 100.00 feet to a point;
5. Thence S 46° 29' 00" E for a distance of 100.00 feet to a point;
6. Thence S 53° 24' 00" E for a distance of 200.00 feet to a point;
7. Thence S 41° 55' 00" E for a distance of 100.00 feet to a point;
8. Thence S 35° 20' 00" E for a distance of 100.00 feet to a point;
9. Thence S 30° 16' 00" E for a distance of 100.00 feet to a point;
10. Thence S 18° 52' 00" E for a distance of 200.00 feet to a point;
11. Thence S 08° 00' 00" E for a distance of 100.00 feet to a point;
12. Thence S 09° 07' 00" W for a distance of 100.00 feet to a point;
13. Thence S 22° 20' 20" W for a distance of 234.53 feet to a point on the common line between Montgomery County and Warren County;

Thence departing the common county line along the east line of a 12.18 Acre Tract conveyed to Camp Chautauqua Inc. by deed recorded in Official Record 5906 Page 608 and continuing along the west bank of the Great Miami River (see D.B. 133, Pg. 178), S 35° 19' 20" W for a distance of 389.22 feet to a point;

Thence N 65° 44' 00" W for a distance of 341.00 feet to a point;

Thence S 23° 41' 30" W for a distance of 859.29 feet to a point;

Thence N 66° 15' 00" W for a distance of 33.00 feet to a point

Thence N 23° 45' 00" E for a distance of 222.50 feet to a point;

Thence N 84° 34' 20" W for a distance of 511.63 feet to a point, said point lying in the easterly line of said Fairview Subdivision No. 5;

Thence along the easterly line of said subdivision, N 21° 37' 20" E for a distance of 399.23 feet to a point;

Thence N 01° 59' 00" E for a distance of 118.49 feet to a point;

Thence S 89° 25' 00" E for a distance of 133.71 feet a point;

Thence N 00° 52' 00" E for a distance of 219.89 feet to a point;

Thence N 89° 30' 00" W for a distance of 83.06 feet to the true place of beginning, containing 36.075 acres total, more or less, subject however to all highways, easements, and restrictions of record. Breakdown of acreage as follows:

- Warren County 12.18 Acres
 - 5.19 acres in Section 26
 - 6.99 acres in Section 27
- Montgomery County 23.893 Acres
 - 18.982 acres in Section 26
 - 4.911 acres in Section 27

The above legal description was prepared using existing deeds and other recorded documents and is not the result of a field survey. Legal description prepared under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101.

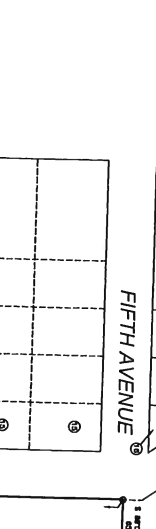
Basis of Bearing: Bearings are based on the county line taken from the existing deed recorded as noted below (Bearing N 89° 30' 00" W).

Prior Deed Reference: I.R. Deed #2013-00063261, Montgomery County Deed Records and in O.R. 5906, Page 608 and Deed Book 133, Page 178 of the Warren County Record of Deeds

Michael A. Novean
PLS No. 8101

Burkhardt Engineering Company 937-388-0060
Burkhardt Project # 18.249

- ① MIAMI VALLEY CHAUTAUQUA GROUND PB PG 25
- ② MIAMI VALLEY CHAUTAUQUA GROUND PB PG 25
- ③ MIAMI VALLEY CHAUTAUQUA GROUND PB PG 25
- ④ MIAMI VALLEY CHAUTAUQUA GROUND PB PG 25
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CITY OF FRANKLIN CAMP CHAUTAUQUA
 PLAT OF ANNEXATION
 FRACTIONAL SECTIONS 26 & 27, TOWN 2 RANGE 5 E
 MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO
 FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO
 36,073 ACRES TOTAL
 (23,893 ACRES MONTGOMERY)
 (12,180 ACRES WARREN)

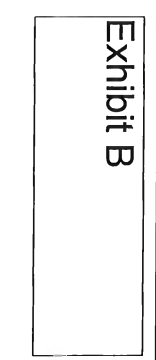
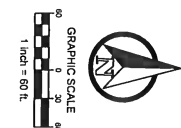
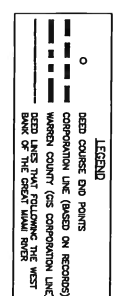


Exhibit B

BASE OF SPACING, BEARINGS ARE BASED ON THE
 COUNTY LINE TAKEN FROM EXISTING DEED RECORDED
 IN THE DEED # 12-348271 OF THE MONTGOMERY
 COUNTY DEED RECORDS (SUBDIVISION 1, 8-24-59 P. 1)



REFERENCES:
 DEEDS: CAMP CHAUTAUQUA, INC.
 DEED # 12-348271 (MONTGOMERY COUNTY DEED)
 DEED # 12-348271 (WARREN COUNTY DEED)
 OFFICIAL RECORD SHOW PAGE 808 (WARREN COUNTY DEED)

PLATS:
 PLAT OF MIAMI VALLEY CHAUTAUQUA GROUNDS
 FANNEY SUBDIVISION NO. 5,
 PLAT BOOK 5 PG 88 (WARREN COUNTY)

CERTIFICATION:
 I CERTIFY THAT THE TERRITORY TO BE ANNEXED IS LESS
 THAN 50% OF THE TERRITORY TO BE ANNEXED IS
 LOCATED WITHIN THE TERRITORY TO BE ANNEXED IN
 MONTGOMERY COUNTY, THE TERRITORY TO BE ANNEXED
 SHARES A CONTIGUOUS BOUNDARY WITH THE MUNICIPALITY
 OF FRANKLIN, OHIO, AND THE TERRITORY TO BE ANNEXED
 IS ENTIRELY SURROUNDED BY THE TERRITORY OF THE
 MUNICIPALITY OF FRANKLIN, OHIO. AND THE
 ANNEXATION OF THE SUBJECT TERRITORY WILL NOT CREATE
 AN ISLAND OR A PENINSULA. THIS ANNEXATION PLAT IS
 COMPLETED PURSUANT TO SECTION 117.02 OF THE
 OHIO REVISED STATUTES. THIS ANNEXATION PLAT IS
 THE REFERENCE NOTE.

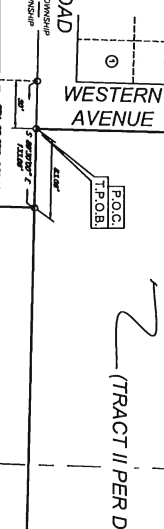
MICHAEL A. ANDERSON
 OHIO PROFESSIONAL SURVEYOR NO. 8101

SURVEY NOTES:
 1. ANNEXATION PLAT PREPARED USING EXISTING DEEDS AND OTHER RECORDED
 INFORMATION.
 2. ALL DEEDS, SURVEYS AND PLAT RECORDS SHOWN ON THESE DEEDS IN THE
 DEED RECORDS OF MONTGOMERY COUNTY, OHIO, AND WARREN COUNTY, OHIO,
 WHICH ARE REFERRED TO IN THIS ANNEXATION PLAT, ARE CORRECTLY
 IDENTIFIED AND REFERRED TO BY DEED NUMBER AND PAGE NUMBER.
 3. THE TERRITORY TO BE ANNEXED IS 36,073.00 ACRES.
 4. LENGTH ALONGING CITY OF FRANKLIN BORDER = 1,200.25 FT.
 5. LENGTH ALONGING CITY OF FRANKLIN BORDER = 1,200.25 FT.
 COUNTY SURVEY RECORD # 94-26

BURKHARDT
 SURVEYING & ENGINEERING, INC.
 10000 W. STATE ST. SUITE 100
 CINCINNATI, OHIO 45241
 (513) 752-1100
 www.burkhardt-surveying.com

Drawn: [] Date: 11-20-25
 Check: [] Date: 11-20-25
 Scale: 1" = 60'
 Date: 04.17.2025
 Street: ANNEXATION PLAT
 Sheet No: 1 of 2

ENTRANCE ROAD
 MONTGOMERY COUNTY MIAMI TOWNSHIP
 WARREN COUNTY FRANKLIN TOWNSHIP



WESTERN AVENUE
 N 07°52'00" E 534.80'

FRANKLIN AVE

HILL AVE

FIRST AVENUE

MIAMI VALLEY CHAUTAUQUA PB | PG 25

WESTERN AVENUE

SECOND AVENUE

THIRD AVENUE

FOURTH AVENUE

FIFTH AVENUE

MIAMI VALLEY CHAUTAUQUA GROUND PB PG 1

CROMER BLVD

4.911 ACRES IN SEC. 27
 18.992 ACRES IN SEC. 26

CAMP CHAUTAUQUA, INC.
 DEED # 12-348271
 PLAT BOOK 5 PG 88
 WARREN COUNTY, OHIO 45242

23,893 ACRES
 (MONTGOMERY COUNTY)

(TRACT II PER DEED)

N 87°20'07" W 1,128.80'
 S 87°20'07" E 1,042.54'
 N 87°20'07" E 1,042.54'
 S 87°20'07" E 1,042.54'

MONTGOMERY COUNTY
 WARREN COUNTY

LEGEND

○ DEED COURSE END POINTS
 --- CORRELATION LINE (BASED ON RECORDS)
 --- WARREN COUNTY (AS CORRELATION LINE)
 --- DEED LINES THAT FOLLOWING THE WEST BANK OF THE GREAT MIAMI RIVER

GRAPHIC SCALE
 1 inch = 60 ft.

REFERENCES:
 DEEDS: CAMP CHAUTAUQUA, INC.
 DEED # 12-348271 (MONTGOMERY COUNTY DEED)
 DEED # 12-348271 (WARREN COUNTY DEED)
 OFFICIAL RECORD SHOW PAGE 808 (WARREN COUNTY DEED)

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 OHIO PROFESSIONAL SURVEYOR NO. 8101

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 COUNTY SURVEY RECORD # 94-26

BURKHARDT
 SURVEYING & ENGINEERING, INC.
 10000 W. STATE ST. SUITE 100
 CINCINNATI, OHIO 45241
 (513) 752-1100
 www.burkhardt-surveying.com

Drawn: [] Date: 11-20-25
 Check: [] Date: 11-20-25
 Scale: 1" = 60'
 Date: 04.17.2025
 Street: ANNEXATION PLAT
 Sheet No: 1 of 2

EXHIBIT C

List of adjacent property owners in Montgomery County

1. Miami Valley Chautauqua Association
c/o Jason Smith
PO Box 8262
Carlisle, OH 45005
Parcel No: K50 18421 0056
Parcel No: K50 18421 0062

2. Karen Baker
6039 Franklin Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0068

3. Leroy F. Lehman Jr. & Amy Beth
7930 Hetzler Rd
Germantown, OH 45327
Parcel No: K50 18421 0074

4. Erika L. & Brent Williams
6051 Hill Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0085

5. Zachary W. Allen
6078 First Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0086

6. Willie Mae Porter Irrevocable Trust,
Gwendolyn Gamble Rouzan Coleman, Trustee
355 W Central Ave
Springboro, OH 45066
Parcel No: K50 18421 0097

7. Raymond J. Shumard
6077 First Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0007

8. Darrell S. & Jesse D. Adkins
6075 First St
Miamisburg, OH 45342
Parcel No: K50 18421 0008

9. Garrett Broughton Jr.
9139 Deardoff Rd
Franklin, OH 45005
Parcel No: K50 18421 0009

10. MOBRO Properties
726 E Main St
Lebanon, OH 45036
Parcel No: K50 18421 0010

11. Breanna L Puckett
1355 Willow Way
Pinole, CA 94564
Parcel No: K50 18421 0011

12. Miami Township
2700 Lyons Rd
Miamisburg, OH 45342
Parcel No: K50 18421 0177

13. Judy Jane Skudlarek
921 E Central Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0021

14. Stephen Leonard & Sarah Elizabeth Ewry
6066 4th Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0022
15. Mary A. & Robert J Hobbs
6042 5th Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0033
Parcel No: K50 19421 0034
16. Rose Ann McGhee
6020 Sixth Ave
Miamisburg, OH 45342
Parcel No: K50 19421 0045
17. Great Miami River (Ownership Unknown)
Parcel No: K50 02509W0000

List of adjacent property owners in Warren County

18. Miami Conservancy District
38 E Monument Ave
Dayton, OH 45402
Parcel No: 0134354001
19. City of Springboro, Ohio
320 W Central Ave
Springboro, OH 45066
Parcel No: 0127477017
20. Joseph & Askley N Stratton
9192 Heritage Rd
Franklin, OH 45005
Parcel No: 0127477007
21. Forest A & Judy K Freeze
9212 Heritage Dr

Franklin, OH 45005
Parcel No: 0127477006

22. Florentino A Plata
9230 Heritage Dr
Franklin, OH 45005
Parcel No: 0127477005

23. James M Jr. & Patty S Kidwell
5109 Montgomery Ave
Carlisle, OH 45005
Parcel No: 0127477003

24. Leroy B Jr. & Christina G Butler
5104 Montgomery Ave
Carlisle, OH 45005
Parcel No: 0127426013

**RESOLUTION NO. 25-1727
NOVEMBER 18, 2025**

RESOLUTION ACCEPTING AND APPROVING THE ANNEXATION OF 36.073 ACRES, MORE OR LESS, WITH 23.893 ACRES BEING FROM MIAMI TOWNSHIP, MONTGOMERY COUNTY AND 12.18 ACRES BEING FROM FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO TO THE CITY OF FRANKLIN, OHIO UTILIZING THE SPECIAL PROCEDURE "EXPEDITED TYPE 2 ANNEXATION" IN ACCORDANCE WITH O.R.C. SECTION 709.023 ET SEQ.

WHEREAS, the Commissioners of Montgomery County, State of Ohio, received a petition for the annexation of 36.073 acres, more or less, with 23.893 acres being from Miami Township, Montgomery County and 12.18 acres being from Franklin Township, Warren County, Ohio to the City of Franklin, Ohio utilizing the special procedure "Expedited Type 2 Annexation," in accordance with O.R.C. Section 709.023 et seq. on October 8, 2025, which was entered upon the Board's Journal on October 14, 2025; and

WHEREAS, within five (5) days of the filing of the petition with the Montgomery County Board of County Commissioners, the Agent notified the Clerk of the City of Franklin, Ohio, Franklin Township Fiscal Officer, Warren County, Miami Township Fiscal Officer, Montgomery County, Clerk of the Board of County Commissioners of Warren County and the owners of property adjacent to the territory proposed for annexation or adjacent to a road that is adjacent to that territory and located directly across that road from that territory of the filing of said petition for annexation; and

WHEREAS, the legislative authority of the City of Franklin, Ohio, filed with this board on October 21, 2025 Resolution 2025-74, dated October 8, 2025, indicating the services the city will provide to the annexation territory; and

WHEREAS, the Commissioners find that all seven conditions required by Ohio Revised Code §709.023(E) have been met.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Montgomery County, Ohio that the Petition be approved, and the territory sought to be annexed by the petition filed herein shall be annexed to the City of Franklin, Ohio, that the orders and proceedings of this board relating to the petition, and map and description attached hereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, City of Franklin, Ohio.

BE IT FURTHER RESOLVED that the Clerk of Commission certify a copy of this resolution to the Montgomery County Planning Commission, Montgomery County Engineer, Montgomery County Auditor, Montgomery County Environmental Services Department, Montgomery County Board of Elections, Franklin Township Trustees, Warren County Board of County Commissioners, Miami Township Trustees and Agent, Amy Blankenship, 2 East Mulberry Street, Lebanon, OH 45036, and make an imaged copy of this resolution available on the Montgomery County, Ohio, website at <http://www.mcohio.org/>.

**RESOLUTION NO. 25-1727
NOVEMBER 18, 2025**

CERTIFICATE

Mrs. Rice moved the adoption of the foregoing resolution. It was seconded by Ms. McDonald, and upon call of the roll the following vote resulted:

Mrs. Rice, aye; Ms. McDonald, aye; Ms. Dodge, aye: Carried.

I hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Board of County Commissioners of Montgomery County, Ohio, on the 18th day of November, 2025.

THE BOARD OF COUNTY COMMISSIONERS HEREBY FINDS AND DETERMINES THAT ALL FORMAL ACTIONS RELATIVE TO THE ADOPTION OF THIS RESOLUTION WERE TAKEN IN AN OPEN MEETING OF THIS BOARD OF COUNTY COMMISSIONERS, AND THAT ALL DELIBERATIONS OF THIS BOARD OF COUNTY COMMISSIONERS, AND OF ITS COMMITTEES, IF ANY WHICH RESULTED IN FORMAL ACTION, WERE TAKEN IN MEETINGS OPEN TO THE PUBLIC, IN FULL COMPLIANCE WITH APPLICABLE LEGAL REQUIREMENTS, INCLUDING SECTION 121.22 OF THE REVISED CODE.

Emily Bradford

Emily Bradford, Clerk
Board of County Commissioners
Montgomery County, Ohio



**EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF FRANKLIN, OF 36.073 ACRES TOTAL, MORE OR LESS, WITH 23.893
ACRES BEING FROM MIAMI TOWNSHIP, MONTGOMERY COUNTY AND 12.18
ACRES BEING FROM FRANKLIN TOWNSHIP, WARREN COUNTY**

*TO THE BOARD OF COUNTY COMMISSIONERS
OF MONTGOMERY COUNTY, OHIO*

The undersigned is THE SOLE OWNER OF REAL ESTATE in the territory described, consisting of 36.073 acres, more or less, with 23.893 acres being located in Miami Township, Montgomery County and 12.18 acres being located in Franklin Township, Warren County. The total length of the annexation territory perimeter is 6,572.40 feet, more or less, with 1,200.29 feet, more or less, contiguous to the existing boundary of the City of Franklin, such that approximately 18.3% of the perimeter of the annexation territory is contiguous to the City of Franklin. The undersigned does hereby pray that said territory be annexed to the City of Franklin, according to the statutes of the State of Ohio


No island of unincorporated area will be created by this annexation.

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

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

Amelia Blankenship, whose address is 2 E. Mulberry St.; Lebanon, Ohio, 45036, is hereby appointed Agent for the undersigned petitioners as required by Ohio Revised Code section 709.02. Said agent is hereby authorized to make any amendment and/or deletion which in her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Montgomery County Engineer in his or her examination of a plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

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

RECEIVED
OCT - 8 2025
BY: 

PARCELS: Montgomery County Parcel Nos. K50 02509 0010; K50 02509 0042 and Warren County Parcel No. 0127477004

Owned by Camp Chautauqua Inc.

By: _____

Name: Jason Harmeyer

Title: President/CEO

Date:

EXHIBITS

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

Legal Description of a 36.073 Acre Tract of Land

Situate in Fractional Sections 26 and 27, Town 2, Range 5E, Miami Township, Montgomery County, Ohio, and Franklin Township, Warren County Ohio and being all of the lands conveyed to Camp Chautauqua Inc by deed recorded in I.R. Deed #2013-00063261 of the Montgomery County Deed Records and Official Record 5906, Page 608 of the Warren County Deed Records; said tract being more particularly described as follows:

Beginning at the northeast corner of lot 417 of Fairview Subdivision No. 5 as recorded in Plat Book 5, Page 68 of the Warren County Recorder's Office and lying on the line between Warren County and Montgomery County, said corner also being at the True Place of Beginning for the herein described tract;

Thence from said True Place of Beginning, along said common county line, S 89° 30' 00" E for a distance of 50.00 feet to a point lying at the intersection of the common line of Montgomery County and Warren County and the east right-of-way of Western Avenue;

Thence departing said county line along the eastern right-of-way of Western Avenue, N 00° 52' 00" E for a distance of 534.80 feet to a point at the intersection of the south right-of-way line of First Avenue and east right-of-way line of Western Avenue as recorded in the Plat of the Miami Valley Chautauqua Grounds as recorded in Plat Book G, Page 1 of the Montgomery County Plat records;

Thence departing the east right-of-way of Western Avenue along the south right-of-way line of First Avenue, S 89° 08' 00" E for a distance of 205.87 feet to a point at the intersection of the east right-of-way line of Cromer Boulevard and the south line of First Avenue;

Thence with the east right-of-way line of Cromer Boulevard for the following three (3) courses:

1. Thence N 27° 18' 12" E for a distance of 204.28 feet to a point;
2. Thence N 14° 54' 31" E for a distance of 237.66 feet to a point;
3. Thence N 01° 00' 00" E for a distance of 361.81 feet to a point;

Thence departing said east right-of-way line of Cromer Boulevard with the north line of Camp Chautauqua Inc., S 89° 08' 00" E for a distance of 65.21 feet to a point on the west bank of the Great Miami River;

Thence with the west bank of the Great Miami River for the following thirteen (13) courses:

1. Thence S 52° 32' 00" E for a distance of 113.13 feet to a point;
2. Thence S 41° 57' 00" E for a distance of 100.43 feet to a point;
3. Thence S 49° 19' 00" E for a distance of 99.47 feet to a point;
4. Thence S 45° 17' 00" E for a distance of 100.00 feet to a point;
5. Thence S 46° 29' 00" E for a distance of 100.00 feet to a point;
6. Thence S 53° 24' 00" E for a distance of 200.00 feet to a point;
7. Thence S 41° 55' 00" E for a distance of 100.00 feet to a point;
8. Thence S 35° 20' 00" E for a distance of 100.00 feet to a point;
9. Thence S 30° 16' 00" E for a distance of 100.00 feet to a point;
10. Thence S 18° 52' 00" E for a distance of 200.00 feet to a point;
11. Thence S 08° 00' 00" E for a distance of 100.00 feet to a point;
12. Thence S 09° 07' 00" W for a distance of 100.00 feet to a point;
13. Thence S 22° 20' 20" W for a distance of 234.53 feet to a point on the common line between Montgomery County and Warren County;

Thence departing the common county line along the east line of a 12.18 Acre Tract conveyed to Camp Chautauqua Inc. by deed recorded in Official Record 5906 Page 608 and continuing along the west bank of the Great Miami River (see D.B. 133, Pg. 178), S 35° 19' 20" W for a distance of 389.22 feet to a point;

Thence N 65° 44' 00" W for a distance of 341.00 feet to a point;

Thence S 23° 41' 30" W for a distance of 859.29 feet to a point;

Thence N 66° 15' 00" W for a distance of 33.00 feet to a point

Thence N 23° 45' 00" E for a distance of 222.50 feet to a point;

Thence N 84° 34' 20" W for a distance of 511.63 feet to a point, said point lying in the easterly line of said Fairview Subdivision No. 5;

Thence along the easterly line of said subdivision, N 21° 37' 20" E for a distance of 399.23 feet to a point;

Thence N 01° 59' 00" E for a distance of 118.49 feet to a point;

Thence S 89° 25' 00" E for a distance of 133.71 feet a point;

Thence N 00° 52' 00" E for a distance of 219.89 feet to a point;

Thence N 89° 30' 00" W for a distance of 83.06 feet to the true place of beginning, containing 36.075 acres total, more or less, subject however to all highways, easements, and restrictions of record. Breakdown of acreage as follows:

- Warren County 12.18 Acres
 - o 5.19 acres in Section 26
 - o 6.99 acres in Section 27
- Montgomery County 23.893 Acres
 - o 18.982 acres in Section 26
 - o 4.911 acres in Section 27

The above legal description was prepared using existing deeds and other recorded documents and is not the result of a field survey. Legal description prepared under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101.

Basis of Bearing: Bearings are based on the county line taken from the existing deed recorded as noted below (Bearing N 89° 30' 00" W).

Prior Deed Reference: L.R. Deed #2013-00063261, Montgomery County Deed Records and in O.R. 5906, Page 608 and Deed Book 133, Page 178 of the Warren County Record of Deeds

Michael A. Novean
PLS No. 8101

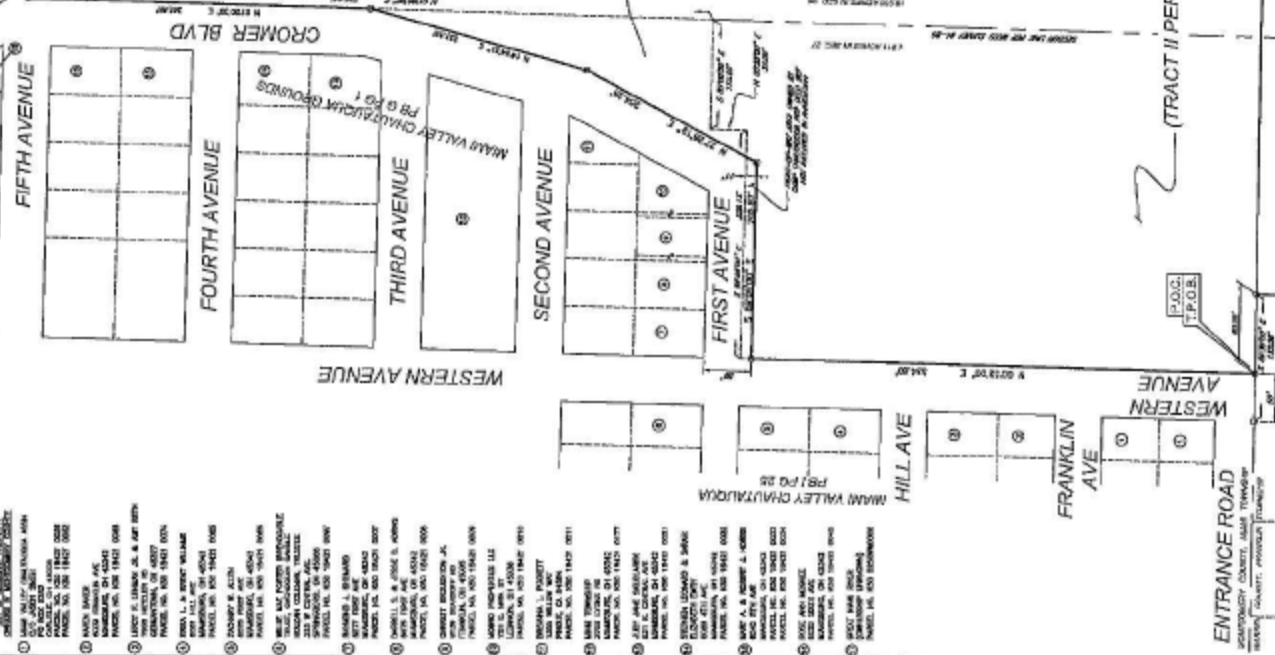
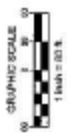
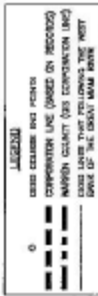
Burkhardt Engineering Company 937-388-0060
Burkhardt Project # 18.249

Exhibit B

PLAT OF ANNEXATION
CITY OF FRANKLIN CAMP CHAUTAUQUA
 FRACTIONAL SECTIONS 28 & 27, TOWN 12, RANGE 8 E
 MAHON TOWNSHIP, SEVENTEENTH COUNTY, OHIO
 FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO
 23,893 ACRES TOTAL
 (12,118 ACRES WARREN)



NOTE: THE BOUNDARY BETWEEN THE CITIES OF FRANKLIN CAMP CHAUTAUQUA AND WARREN IS SHOWN BY A DASHED LINE. THE BOUNDARY BETWEEN WARREN COUNTY AND SEVENTEENTH COUNTY IS SHOWN BY A DOTTED LINE.



REFERENCED:

- DEEDS CAMP CHAUTAUQUA, INC. U.S. CORNER #17-140-141 (HAMILTON COUNTY 0200) OFFICIAL RECORDS 1986 PAGE 808 (WARREN COUNTY 1825)
- PLAT OF MAHON VALLEY CONSOLIDATED ORDINANCE PLAT BOOK 10, PG 1 (HAMILTON COUNTY)
- ANNEXATION ORDINANCE NO. 5, PLAT BOOK 9 PG 86 (WARREN COUNTY)

CERTIFICATION:

I CERTIFY THAT THE TERRITORY TO BE ANNEXED IS LESS THAN THE TOTAL AREA OF THE TERRITORY TO BE ANNEXED. THE TERRITORY TO BE ANNEXED IS LESS THAN THE TOTAL AREA OF THE TERRITORY TO BE ANNEXED. THE TERRITORY TO BE ANNEXED IS LESS THAN THE TOTAL AREA OF THE TERRITORY TO BE ANNEXED.

MYNELL A. JOHNSON
 Ohio Professional Surveyor No. 9101

SURVEY NOTES:

1. THE SURVEY WAS MADE USING THE FOLLOWING INSTRUMENTS: A SULLY SURVEYING INSTRUMENT, A SULLY SURVEYING INSTRUMENT, A SULLY SURVEYING INSTRUMENT.
2. ALL DISTANCES WERE MEASURED IN FEET AND INCHES.
3. ALL DISTANCES WERE MEASURED IN FEET AND INCHES.
4. ALL DISTANCES WERE MEASURED IN FEET AND INCHES.

Date:	04.17.2025
Drawn by:	MyNell A. Johnson
Checked by:	MyNell A. Johnson
Scale:	As Shown
Sheet:	1 of 2



2 (TRACT II PER DEED)

PAID T.P.O.B.

EXHIBIT C

List of adjacent property owners in Montgomery County

1. Miami Valley Chautauqua Association
c/o Jason Smith
PO Box 8262
Carlisle, OH 45005
Parcel No: K50 18421 0056
Parcel No: K50 18421 0062

2. Karen Baker
6039 Franklin Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0068

3. Leroy F. Lehman Jr. & Amy Beth
7930 Hetzler Rd
Germantown, OH 45327
Parcel No: K50 18421 0074

4. Erika L. & Brent Williams
6051 Hill Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0085

5. Zachary W. Allen
6078 First Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0086

6. Willie Mae Porter Irrevocable Trust,
Gwendolyn Gamble Rouzan Coleman, Trustee
355 W Central Ave
Springboro, OH 45066
Parcel No: K50 18421 0097

7. Raymond J. Shumard
6077 First Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0007

8. Darrell S. & Jesse D. Adkins
6075 First St
Miamisburg, OH 45342
Parcel No: K50 18421 0008

9. Garrett Broughton Jr.
9139 Deardoff Rd
Franklin, OH 45005
Parcel No: K50 18421 0009

10. MOBRO Properties
726 E Main St
Lebanon, OH 45036
Parcel No: K50 18421 0010

11. Breanna L Puckett
1355 Willow Way
Pinole, CA 94564
Parcel No: K50 18421 0011

12. Miami Township
2700 Lyons Rd
Miamisburg, OH 45342
Parcel No: K50 18421 0177

13. Judy Jane Skudlarek
921 E Central Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0021

14. Stephen Leonard & Sarah Elizabeth Ewry
6066 4th Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0022
15. Mary A. & Robert J Hobbs
6042 5th Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0033
Parcel No: K50 19421 0034
16. Rose Ann McGhee
6020 Sixth Ave
Miamisburg, OH 45342
Parcel No: K50 19421 0045
17. Great Miami River (Ownership Unknown)
Parcel No: K50 02509W0000

List of adjacent property owners in Warren County

18. Miami Conservancy District
38 E Monument Ave
Dayton, OH 45402
Parcel No: 0134354001
19. City of Springboro, Ohio
320 W Central Ave
Springboro, OH 45066
Parcel No: 0127477017
20. Joseph & Askley N Stratton
9192 Heritage Rd
Franklin, OH 45005
Parcel No: 0127477007
21. Forest A & Judy K Freeze
9212 Heritage Dr

Franklin, OH 45005
Parcel No: 0127477006

22. Florentino A Plata
9230 Heritage Dr
Franklin, OH 45005
Parcel No: 0127477005

23. James M Jr. & Patty S Kidwell
5109 Montgomery Ave
Carlisle, OH 45005
Parcel No: 0127477003

24. Leroy B Jr. & Christina G Butler
5104 Montgomery Ave
Carlisle, OH 45005
Parcel No: 0127426013

CITY OF FRANKLIN, OHIO
RESOLUTION 2025-73

**A RESOLUTION CONSENTING TO THE PROPOSED ANNEXATION OF 36.073 ACRES,
MORE OR LESS, FROM FRANKLIN TOWNSHIP, WARREN COUNTY AND MIAMI
TOWNSHIP, MONTGOMERY COUNTY TO THE CITY OF FRANKLIN, OHIO**

Whereas an annexation petition for 36.073 acres, more or less, from Franklin Township, Warren County and Miami Township, Montgomery County to the City of Franklin was filed in the offices of the Montgomery County Commissioners by Camp Chautauqua, using the law director's office as Attorney/Agent for Petitioner; and,

Whereas Section 709.023 (D) of the Ohio Revised Code allows, within twenty-five days after the annexation petition is filed, for the City to adopt and file with the Board of County Commissioners a resolution consenting to the proposed annexation;

Whereas the area proposed for annexation will remain within Franklin Township and Miami Township under R.C. 709.023.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, Ohio, a majority of members present concurring, that:

Section 1. The City of Franklin hereby consents to the proposed annexation as applied for in the petition filed with the Montgomery County Commissioners and as attached hereto as Exhibit A.

Section 2. The Clerk of Council is authorized to provide this resolution to the Board of County Commissioners of Montgomery County.

Section 3. This Resolution shall become effective immediately upon its passage.

ADOPTED: October 20, 2025

ATTEST: Khrusti Dunn
Khrusti Dunn, Clerk of Council

APPROVED: Brent Centers
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on October 20, 2025.

Khrusti Dunn
Khrusti Dunn, Clerk of Council

***EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF FRANKLIN, OF 36.073 ACRES TOTAL, MORE OR LESS, WITH 23.893
ACRES BEING FROM MIAMI TOWNSHIP, MONTGOMERY COUNTY AND 12.18
ACRES BEING FROM FRANKLIN TOWNSHIP, WARREN COUNTY***

*TO THE BOARD OF COUNTY COMMISSIONERS
OF MONTGOMERY COUNTY, OHIO*

The undersigned is THE SOLE OWNER OF REAL ESTATE in the territory described, consisting of 36.073 acres, more or less, with 23.893 acres being located in Miami Township, Montgomery County and 12.18 acres being located in Franklin Township, Warren County. The total length of the annexation territory perimeter is 6,572.40 feet, more or less, with 1,200.29 feet, more or less, contiguous to the existing boundary of the City of Franklin, such that approximately 18.3% of the perimeter of the annexation territory is contiguous to the City of Franklin. The undersigned does hereby pray that said territory be annexed to the City of Franklin, according to the statutes of the State of Ohio

No island of unincorporated area will be created by this annexation.

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

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

Amelia Blankenship, whose address is 2 E. Mulberry St.; Lebanon, Ohio, 45036, is hereby appointed Agent for the undersigned petitioners as required by Ohio Revised Code section 709.02. Said agent is hereby authorized to make any amendment and/or deletion which in her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Montgomery County Engineer in his or her examination of a plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

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

RECEIVED
OCT - 8 2025

BY: *EJ*

PARCELS: Montgomery County Parcel No. K50 02509 0042 and Warren County Parcel No. 0127477004

Owned by Camp Chautauqua Inc.

By:  _____

Name: Jason Worneyer

Title: President/CEO

Date: 10/06/2025

EXHIBITS

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



Legal Description of a 36.073 Acre Tract of Land

Situate in Fractional Sections 26 and 27, Town 2, Range 5E, Miami Township, Montgomery County, Ohio, and Franklin Township, Warren County Ohio and being all of the lands conveyed to Camp Chautauqua Inc by deed recorded in I.R. Deed #2013-00063261 of the Montgomery County Deed Records and Official Record 5906, Page 608 of the Warren County Deed Records; said tract being more particularly described as follows:

Beginning at the northeast corner of lot 417 of Fairview Subdivision No. 5 as recorded in Plat Book 5, Page 68 of the Warren County Recorder's Office and lying on the line between Warren County and Montgomery County, said corner also being at the True Place of Beginning for the herein described tract;

Thence from said True Place of Beginning, along said common county line, S 89° 30' 00" E for a distance of 50.00 feet to a point lying at the intersection of the common line of Montgomery County and Warren County and the east right-of-way of Western Avenue;

Thence departing said county line along the eastern right-of-way of Western Avenue, N 00° 52' 00" E for a distance of 534.80 feet to a point at the intersection of the south right-of-way line of First Avenue and east right-of-way line of Western Avenue as recorded in the Plat of the Miami Valley Chautauqua Grounds as recorded in Plat Book G, Page 1 of the Montgomery County Plat records;

Thence departing the east right-of-way of Western Avenue along the south right-of-way line of First Avenue, S 89° 08' 00" E for a distance of 205.87 feet to a point at the intersection of the east right-of-way line of Cromer Boulevard and the south line of First Avenue;

Thence with the east right-of-way line of Cromer Boulevard for the following three (3) courses:

1. Thence N 27° 18' 12" E for a distance of 204.28 feet to a point;
2. Thence N 14° 54' 31" E for a distance of 237.66 feet to a point;
3. Thence N 01° 00' 00" E for a distance of 361.81 feet to a point;

Thence departing said east right-of-way line of Cromer Boulevard with the north line of Camp Chautauqua Inc., S 89° 08' 00" E for a distance of 65.21 feet to a point on the west bank of the Great Miami River;

Thence with the west bank of the Great Miami River for the following thirteen (13) courses:

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3. Thence S 49° 19' 00" E for a distance of 99.47 feet to a point;
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5. Thence S 46° 29' 00" E for a distance of 100.00 feet to a point;
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7. Thence S 41° 55' 00" E for a distance of 100.00 feet to a point;
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9. Thence S 30° 16' 00" E for a distance of 100.00 feet to a point;
10. Thence S 18° 52' 00" E for a distance of 200.00 feet to a point;
11. Thence S 08° 00' 00" E for a distance of 100.00 feet to a point;
12. Thence S 09° 07' 00" W for a distance of 100.00 feet to a point;
13. Thence S 22° 20' 20" W for a distance of 234.53 feet to a point on the common line between Montgomery County and Warren County;

Thence departing the common county line along the east line of a 12.18 Acre Tract conveyed to Camp Chautauqua Inc. by deed recorded in Official Record 5906 Page 608 and continuing along the west bank of the Great Miami River (see D.B. 133, Pg. 178), S 35° 19' 20" W for a distance of 389.22 feet to a point;

Thence N 65° 44' 00" W for a distance of 341.00 feet to a point;

Thence S 23° 41' 30" W for a distance of 859.29 feet to a point;

Thence N 66° 15' 00" W for a distance of 33.00 feet to a point

Thence N 23° 45' 00" E for a distance of 222.50 feet to a point;

Thence N 84° 34' 20" W for a distance of 511.63 feet to a point, said point lying in the easterly line of said Fairview Subdivision No. 5;

Thence along the easterly line of said subdivision, N 21° 37' 20" E for a distance of 399.23 feet to a point;

Thence N 01° 59' 00" E for a distance of 118.49 feet to a point;

Thence S 89° 25' 00" E for a distance of 133.71 feet a point;

Thence N 00° 52' 00" E for a distance of 219.89 feet to a point;

Thence N 89° 30' 00" W for a distance of 83.06 feet to the true place of beginning, containing 36.075 acres total, more or less, subject however to all highways, easements, and restrictions of record. Breakdown of acreage as follows:

- Warren County 12.18 Acres
 - 5.19 acres in Section 26
 - 6.99 acres in Section 27
- Montgomery County 23.893 Acres
 - 18.982 acres in Section 26
 - 4.911 acres in Section 27

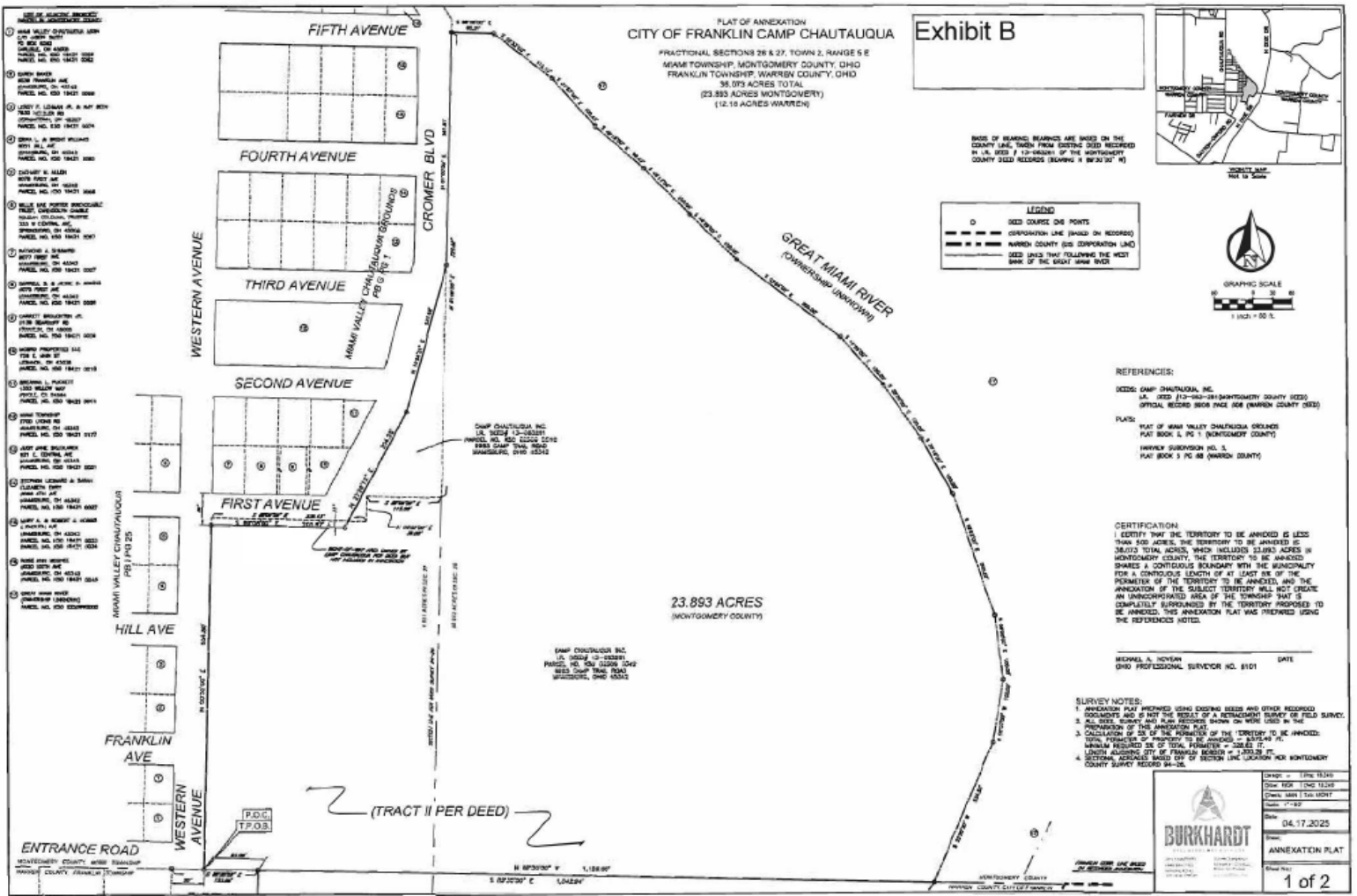
The above legal description was prepared using existing deeds and other recorded documents and is not the result of a field survey. Legal description prepared under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101.

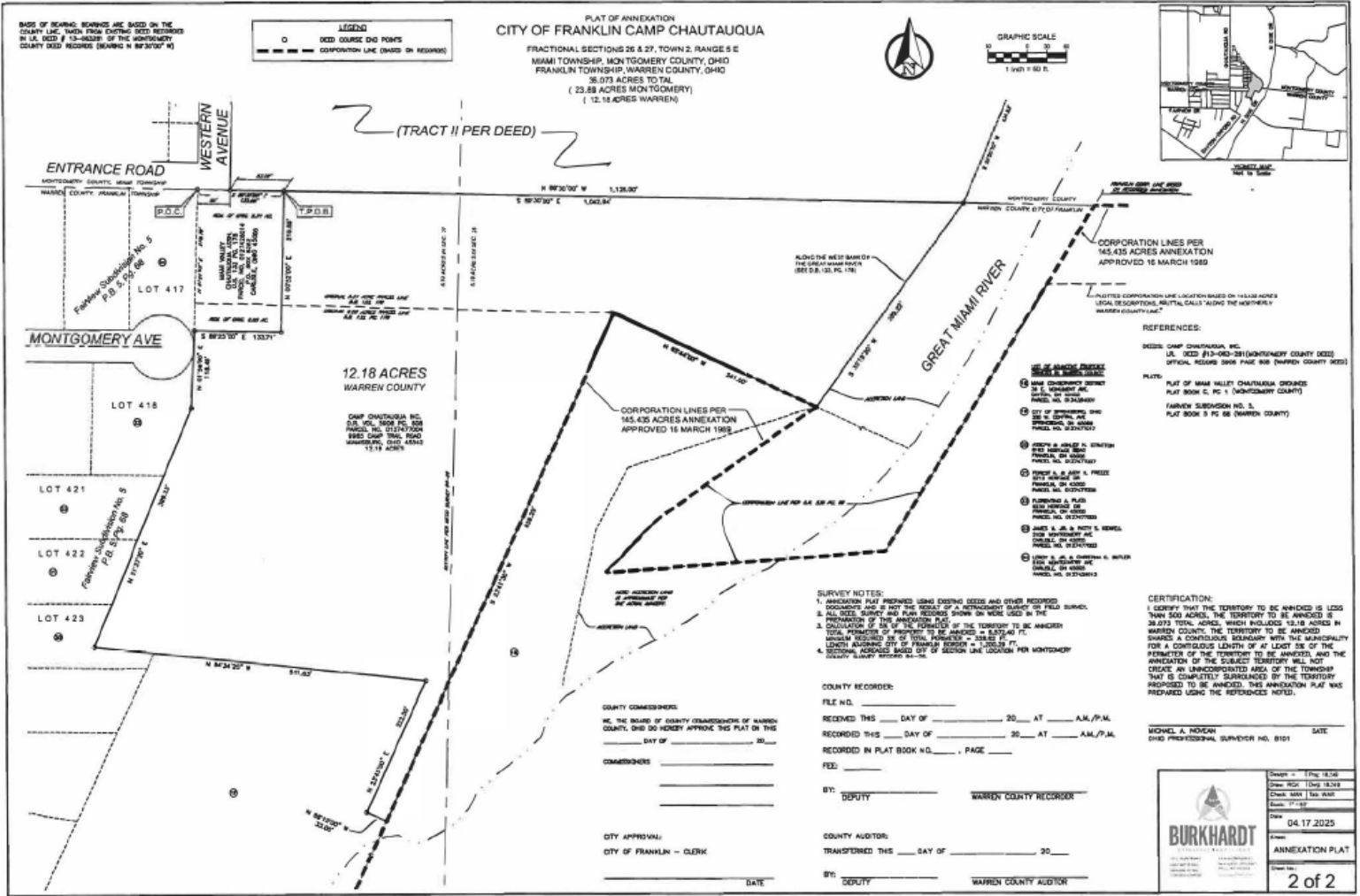
Basis of Bearing: Bearings are based on the county line taken from the existing deed recorded as noted below (Bearing N 89° 30' 00" W).

Prior Deed Reference: I.R. Deed #2013-00063261, Montgomery County Deed Records and in O.R. 5906, Page 608 and Deed Book 133, Page 178 of the Warren County Record of Deeds

Michael A. Novean
PLS No. 8101

Burkhardt Engineering Company 937-388-0060
Burkhardt Project # 18.249





PLAT OF ANNEXATION
CITY OF FRANKLIN CAMP CHAUTAUQUA
FRACTIONAL SECTIONS 26 & 27, TOWN 2, RANGE 5 E
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO
FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO
36.073 ACRES TOTAL
(23.88 ACRES MONTGOMERY)
(12.18 ACRES WARREN)

LEGEND
○ DEED COURSE DED POINTS
--- CORPORATION LINE (BASED ON RESOURCES)



(TRACT II PER DEED)

12.18 ACRES
WARREN COUNTY

CORPORATION LINES PER
145.435 ACRES ANNEXATION
APPROVED 16 MARCH 1988

CORPORATION LINES PER
145.435 ACRES ANNEXATION
APPROVED 16 MARCH 1988

...VALIDATES CORPORATION LINE LOCATION BASED ON 145.435 ACRES
LEGAL DESCRIPTIONS, ABUTAL CALLS ALONG THE WESTERN
WARREN COUNTY LINE.

REFERENCES:

- DEEDS: CAMP CHAUTAUQUA, INC.
LA DEED #13-963-28 (MONTGOMERY COUNTY DEEDS)
OFFICIAL RECORDS 2608 PAGE 808 (WARREN COUNTY DEEDS)
- PLATS: PLAT OF MIAMI VALLEY CHAUTAUQUA DISTRICTS
PLAT BOOK C, PG. 1 (MONTGOMERY COUNTY)
FAIRVIEW SUBDIVISION NO. 5,
PLAT BOOK 3 PG. 68 (WARREN COUNTY)

- 1. MIAMI COUNTY DISTRICT
2. S. T. MONTGOMERY, JR.
3. CITY OF FRANKLIN, OHIO
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SURVEY NOTES:

1. ANNEXATION PLAT PREPARED USING EXISTING DEEDS AND OTHER RECORDS
FOUNDED AND IS NOT THE RESULT OF A RETROSPECTIVE SURVEY OR FIELD SURVEY.
2. ALL DEED SURVEY AND PLAT RECORDS SHOWN ON WERE USED IN THE
PREPARATION OF THIS ANNEXATION PLAT.
3. CALCULATION OF 50% OF THE PERIMETER OF THE TERRITORY TO BE ANNEXED
TOTAL PERIMETER OF TERRITORY TO BE ANNEXED IS 8,320.00 FT.
MINIMUM REQUIRED BY OHIO PERMITS - 3,826.00 FT.
4. DISTANCE MEASURED ALONG CITY OF FRANKLIN BORDER = 3,320.00 FT.

CERTIFICATION:
I CERTIFY THAT THE TERRITORY TO BE ANNEXED IS LESS
THAN 500 ACRES, THE TERRITORY TO BE ANNEXED IS
36.073 TOTAL ACRES, WHICH INCLUDES 12.18 ACRES IN
WARREN COUNTY, THE TERRITORY TO BE ANNEXED
SHARES A CONTIGUOUS BOUNDARY WITH THE MUNICIPALITY
FOR A CONTIGUOUS LENGTH OF AT LEAST 5% OF THE
PERIMETER OF THE TERRITORY TO BE ANNEXED, AND THE
ANNEXATION OF THE SUBJECT TERRITORY WILL NOT
CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP
THAT IS COMPLETELY SURROUNDED BY THE TERRITORY
PROPOSED TO BE ANNEXED. THIS ANNEXATION PLAT WAS
PREPARED USING THE REFERENCES NOTED.

COUNTY COMMISSIONERS:
WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN
COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS
____ DAY OF _____, 20____.

COMMISSIONERS: _____

CITY APPROVAL:
CITY OF FRANKLIN - CLERK

DATE _____

COUNTY RECORDER:
FILE NO. _____
RECORDED THIS ____ DAY OF _____, 20____, AT _____ A.M./P.M.
RECORDED THIS ____ DAY OF _____, 20____, AT _____ A.M./P.M.
RECORDED IN PLAT BOOK NO. _____, PAGE _____
FEE: _____

BY: _____ DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR:
TRANSFERRED THIS ____ DAY OF _____, 20____
BY: _____ DEPUTY WARREN COUNTY AUDITOR

MICHAEL A. HONAN SATE
OHIO PROFESSIONAL SURVEYOR NO. 8191

	Sheets - 1 of 10
	Drawn RCL 10/13/24
	Check MARK 1/24/25
	Date 04.17.2025
ANNEXATION PLAT	
2 of 2	

EXHIBIT C

List of adjacent property owners in Montgomery County

1. Miami Valley Chautauqua Association
c/o Jason Smith
PO Box 8262
Carlisle, OH 45005
Parcel No: K50 18421 0056
Parcel No: K50 18421 0062

2. Karen Baker
6039 Franklin Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0068

3. Leroy F. Lehman Jr. & Amy Beth
7930 Hetzler Rd
Germantown, OH 45327
Parcel No: K50 18421 0074

4. Erika L. & Brent Williams
6051 Hill Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0085

5. Zachary W. Allen
6078 First Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0086

6. Willie Mae Porter Irrevocable Trust,
Gwendolyn Gamble Rouzan Coleman, Trustee
355 W Central Ave
Springboro, OH 45066
Parcel No: K50 18421 0097

7. Raymond J. Shumard
6077 First Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0007

8. Darrell S. & Jesse D. Adkins
6075 First St
Miamisburg, OH 45342
Parcel No: K50 18421 0008

9. Garrett Broughton Jr.
9139 Deardoff Rd
Franklin, OH 45005
Parcel No: K50 18421 0009

10. MOBRO Properties
726 E Main St
Lebanon, OH 45036
Parcel No: K50 18421 0010

11. Breanna L Puckett
1355 Willow Way
Pinole, CA 94564
Parcel No: K50 18421 0011

12. Miami Township
2700 Lyons Rd
Miamisburg, OH 45342
Parcel No: K50 18421 0177

13. Judy Jane Skudlarek
921 E Central Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0021

14. Stephen Leonard & Sarah Elizabeth Ewry
6066 4th Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0022
15. Mary A. & Robert J Hobbs
6042 5th Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0033
Parcel No: K50 19421 0034
16. Rose Ann McGhee
6020 Sixth Ave
Miamisburg, OH 45342
Parcel No: K50 19421 0045
17. Great Miami River (Ownership Unknown)
Parcel No: K50 02509W0000

List of adjacent property owners in Warren County

18. Miami Conservancy District
38 E Monument Ave
Dayton, OH 45402
Parcel No: 0134354001
19. City of Springboro, Ohio
320 W Central Ave
Springboro, OH 45066
Parcel No: 0127477017
20. Joseph & Askley N Stratton
9192 Heritage Rd
Franklin, OH 45005
Parcel No: 0127477007
21. Forest A & Judy K Freeze
9212 Heritage Dr

Franklin, OH 45005
Parcel No: 0127477006

22. Florentino A Plata
9230 Heritage Dr
Franklin, OH 45005
Parcel No: 0127477005

23. James M Jr. & Patty S Kidwell
5109 Montgomery Ave
Carlisle, OH 45005
Parcel No: 0127477003

24. Leroy B Jr. & Christina G Butler
5104 Montgomery Ave
Carlisle, OH 45005
Parcel No: 0127426013

CITY OF FRANKLIN, OHIO
RESOLUTION 2025-74

A RESOLUTION ADOPTING A STATEMENT OF SERVICES AND ZONING BUFFER REQUIREMENT FOR A PROPOSED ANNEXATION OF 36.073 ACRES, MORE OR LESS, FROM FRANKLIN TOWNSHIP, WARREN COUNTY AND MIAMI TOWNSHIP, MONTGOMERY COUNTY TO THE CITY OF FRANKLIN, OHIO

Whereas, on October 8, 2025, an expedited type 2 annexation petition for 36.073 acres, more or less, was filed in the offices of the Montgomery County Commissioners by Camp Chautauqua, using the law director's office as Attorney/Agent for Petitioner; and,

Whereas, the annexation territory includes 12.18 acres from Franklin Township, Warren County to the City of Franklin ("the City") and 23.893 acres from Miami Township, Montgomery County to the City; and

Whereas, per Ohio Revised Code Section 709.11, where territory for annexation is located in more than one county, the annexation proceedings shall be in the county in which the majority of acreage of territory proposed for annexation is situated therefore this annexation was filed in Montgomery County; and,

Whereas, Section 709.023 (C) of the Ohio Revised Code requires that, within twenty days after the annexation petition is filed, the municipal corporation to which annexation is proposed shall adopt a resolution stating what services the municipal corporation will provide to the territory proposed for annexation and an approximate date by which it will provide services to the territory proposed for annexation, upon annexation; and,

WHEREAS, Ohio Revised Code Section 709.023(C) requires that a municipal corporation, by ordinance or resolution, require buffers separating any new uses in the annexed territory that the legislative authority determines are clearly incompatible with the uses permitted under current township or county zoning regulations in the adjacent land remaining within the township from which the territory was annexed; and

WHEREAS, the City will provide the services set forth in this Resolution to the territory proposed for annexation, upon annexation taking effect; and,

WHEREAS, the City will require zoning buffer if deemed necessary;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, Ohio, a majority of members present concurring, that:

Section 1. The City will provide the following municipal services for the annexation territory once the City's resolution or ordinance accepting the annexation becomes final as provided by law. The property owners and/or their designee(s) are responsible, at their sole expense, for any and all necessary connection(s) to the City's water main and/or sanitary sewer main, as set forth below. Said services will be provided by the City on the terms and conditions, and shall be subject to the rates, rules and regulations, established by City ordinances, to the same extent as such are provided to other territory and properties located within the City:

- a. Sanitary Sewer Service and Potable Water Service

- b. Solid Waste Collection
- c. Wastewater Services
- c. Police Services
- d. Zoning Services
- e. Fire & EMS Services

Section 2. Upon annexation, the Property will be zoned PAR Parks and Recreation, as that is the zoning classification of land already within the City and adjacent to the annexation territory. Planning Commission will then recommend the appropriate permanent zoning district in accordance with Section 1115.03 of the Franklin Codified Ordinances. If City zoning permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under Franklin Township or Miami Township zoning regulations, in effect at the time of the filing of the petition, in the adjacent land remaining within the Townships, the City will require, in the zoning ordinance permitting the incompatible uses, that the owner(s) of the annexed territory provide a buffer separating the use of the annexed territory and the adjacent land remaining within Franklin and Miami Townships. "Buffer" may include open space, landscaping, fences, walls, and other structured elements, streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

Section 3. The Clerk of Council shall file a certified copy of this Resolution with the Montgomery County Board of County Commissioners within twenty (20) days of the filing of the annexation petition.

Section 4. This Resolution shall become effective immediately upon its passage.

ADOPTED: October 20, 2025

ATTEST: Khristi Dunn
Khristi Dunn, Clerk of Council

APPROVED: Brent Centers
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on October 20, 2025.

Khristi Dunn
Khristi Dunn, Clerk of Council



Bricker Graydon LLP
2 East Mulberry Street
Lebanon, OH 45036
513.870.6700 Office
www.brickergraydon.com

Amy Blankenship
Of Counsel
513 870 6579 Direct Phone
ablankenship@brickergraydon.com

October 9, 2025

Montgomery County Board of County Commissioners
ATTN: Emily Bradford, Clerk
451 West Third Street
Dayton, Ohio 45422

Sent Via Regular and Electronic Mail to BradfordE@mcoho.org

**Re: Expedited Type 2 Annexation- Camp Chautauqua Property into City of Franklin-
Filed 10/8/25**

Dear Ms. Bradford,

By this notarized letter, I am certifying that, in my capacity as Agent for Petitioner in the above-referenced matter, I sent the notices required in R.C. 709.023(B) on this date, October 9, 2025, to: (1) the Clerk of the City of Franklin, Ohio (via certified mail; return-receipt requested); (2) the Fiscal Officer of Franklin Township, Warren County (via certified mail; return-receipt requested); (3) the Fiscal Officer of Miami Township, Montgomery County (via certified mail; return-receipt requested); (4) the Clerk of the Board of County Commissioners of Warren County (via certified mail; return-receipt requested); and (5) the owners of property adjacent to the territory proposed for annexation or adjacent to a road that is adjacent to that territory and located directly across that road from that territory (via regular U.S. mail).

Once I receive back the proof of certified mail service on the Clerk of the City of Franklin, Ohio, the Fiscal Officer of Franklin Township, the Fiscal Officer of Miami Township, and the Clerk of the Board of County Commissioners of Warren County, I will submit such proofs of service to your office, per R.C. 709.023(B).

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

Very truly yours,

Amelia (Amy) Blankenship
Attorney and Agent for the Petitioner

Sworn and subscribed to in my presence this 9th day of October 2025.

Nicole Bauman
Notary Public



NICOLE BAUMAN
NOTARY PUBLIC - STATE OF OHIO
Comm. No. 2021-RE-841862
My Commission Expires 12/19/2026

My Commission Expires: 12/19/2026