

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

May 16, 2022

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: President Berry

Roll Call: Clerk of Council

Approval of Minutes

Welcome & Reading of Agenda: Pres. Berry

Presentation: National Public Works Week Proclamation

LANDS: Mr. Schottke

Ordinance C-28-22 Accept the Annexation of 295.7+ acres located East of Harrisburg Pike and North of State Route 665 in Jackson Township to the City of Grove City. First reading.

Ordinance C-29-22 Accept the Annexation of 63.02 acres located East of Haughn Road in Jackson Township to the City of Grove City. First reading.

Ordinance C-30-22 Accept the Annexation of 98.58+ acres located at 5316 Harrisburg Pike in Jackson Township to the City of Grove City. First reading.

Ordinance C-31-22 Accept the Annexation of 5.55 acres located at 5873 Haughn Rd. in Jackson Township to the City of Grove City. First reading.

Ordinance C-32-22 Accept the Annexation of 102.86+ acres located West of Hoover Road and South of S.R. 665 in Jackson Township to the City of Grove City. First reading.

Ordinance C-33-22 Approve a Special Use Permit for a Kennel for PetSuites Grove City located at 1260/1270/1280 Stringtown Rd. First reading.

Ordinance C-34-22 Approve the Rezoning of 0.550+ acres located at 4215 Gantz Road from C-2 (commercial) to D-1(Double/Twin Single). First reading.

Ordinance C-35-22 Approve the Rezoning of 0.1505 acres located at 3530 Sunshine Park Place from R-2 to PUD-R. First reading

Ordinance C-36-22 Approve the Rezoning of 0.17+ acres located at 4260 Broadway from PSO to R-2 and to declare an emergency. First reading.

Resolution CR-26-22 Approve the Development Plan for Hayes Intermediate School Addition located at 4436 Haughn Road.

Resolution CR-27-22 Approve the Preliminary Development Plan for the Hickory Creek Subdivision located North of Orders Road and West of Southern Grove Dr.

Resolution CR-28-22 Update the 2014 Ballard and King Community Center Study.

FINANCE: Mr. Holt

Resolution CR-29-22 Appointing Members to the Beulah Park New Community Authority.

Call for New Business: Call for Dept. Reports & Closing Comments; Adjourn

ON FILE: Minutes of: 04/18 Council; 04/25 BZA

Date: 05/10/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-28-22
1st Reading: 05/16/22
Public Notice: 05/17/22
2nd Reading: 06/06/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-28-22

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 295.7+ ACRES LOCATED EAST OF HARRISBURG PIKE AND NORTH OF STATE ROUTE 665 IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 295.7+ acres, more or less, in Jackson Township was duly filed by Louise Crago, Laura Signer and Elizabeth Ann Sidner; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on March 01, 2022; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on March 11, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of t Louise Crago, Laura Signer and Elizabeth Ann Sidner, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on February 01, 2022, and which said petition was approved for annexation to the City of Grove City by the County Commissioners on March 01, 2022, be and the same is hereby accepted.

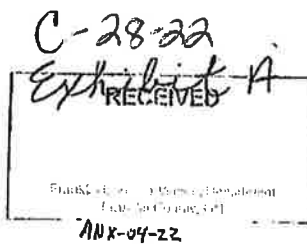
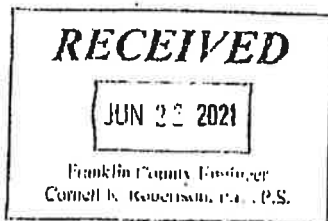
Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey Numbers 1371 and 6178. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be R-A (Rural) as approved by Ord. C-58-20, and shall be placed in Ward 3. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council



ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL & ROBERTSON, P.L.L.P.A.
FRANKLIN COUNTY, OHIO
By: *[Signature]* Date: 6/22/21

**PROPOSED ANNEXATION OF 295.7 +/- ACRES
FROM JACKSON TOWNSHIP AND PLEASANT TOWNSHIP
TO THE CITY OF GROVE CITY**

Situate in the State of Ohio, County of Franklin, Township of Jackson, being in Virginia Military Survey Numbers 1371 and 6178, being all of Tracts I and III, and the part of Tract IV which lies in Virginia Military Survey 1371, as conveyed to Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust Dated October 23, 2001 in Instrument number 200111140263753, also being all of the 68.146 acre tract as conveyed to Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust, Dated October 23, 2001, and Louise Crago and Laura J. Sidner (formerly known as Laura Vitano), Successor Co-Trustees of the Virgil H. Sidner Trust, Dated October 23, 2001, of record in Instrument Number 202105140086478, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

COMMENCING at the intersection of the centerline of right-of-way of London Groveport Road (S.R. 665) (60') and centerline of right-of-way of Harrisburg Pike (U.S. 62 & S.R. 3) (80'), also being the southwesterly corner of said 68.146 acre tract, said point being the TRUE POINT OF BEGINNING for the parcel herein described;

Thence along the centerline of right-of-way of said Harrisburg Pike and along the westerly line of said 68.146 acre tract and said Tract I, North 32°44'07" East, 3113.7 feet to a point, being the northwesterly corner of said Tract I;

Thence across said Harrisburg Pike right-of-way, along the northerly line of said Tract I, across the existing corporation line of Pleasant Township and Jackson Township, South 87°41'32" East, 3598.5 feet to a point, being the northeasterly corner of said Tract I;

Thence along the easterly lines of said Tract I and said Tract III, and across said London Groveport Road right-of-way, along the existing City of Grove City corporation line as established Ordinance Number C-32-13 as recorded in Instrument Number 201307010110206, South 02°49'10" West, 3124.9 feet to a point, being the southeasterly corner of said Tract III, also being the centerline of right-of-way of said London Groveport Road;

Thence along the southerly line of said Tract III, said Tract IV, said 68.146 acre tract, and along the centerline of right-of-way of said London Groveport Road, North 82°48'30" West, 5166.3 feet to the POINT OF BEGINNING, containing 295.7 acres, more or less in the proposed annexation.

The total acreage of the combined boundary described herein contains a net acreage of 295.7 acres, being 68.1 acres out of PID 230-003408-00 (68.1 acres total from Pleasant Township), being 75.0 acres out of PID 160-000085-00, being 76.0 acres out of PID 160-000120-00, and being 76.6 acres out of PID 160-000304 (227.6 acres total from Jackson Township).

This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.

Total perimeter of annexation is 15,003 feet of which 3,125 feet is contiguous with the City of Grove City by Ordinance Number C-32-13, giving 21% perimeter contiguity.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E.P. Ferris & Associates, Inc. in October of 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat 6/21/21

Matthew Lee Sloat, PS 8342

Date

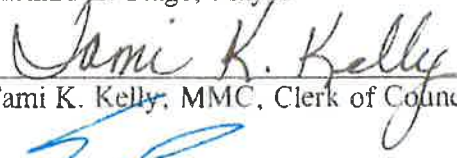
SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Passed: 02-07-2022
Effective: 02-07-2022 Attest:

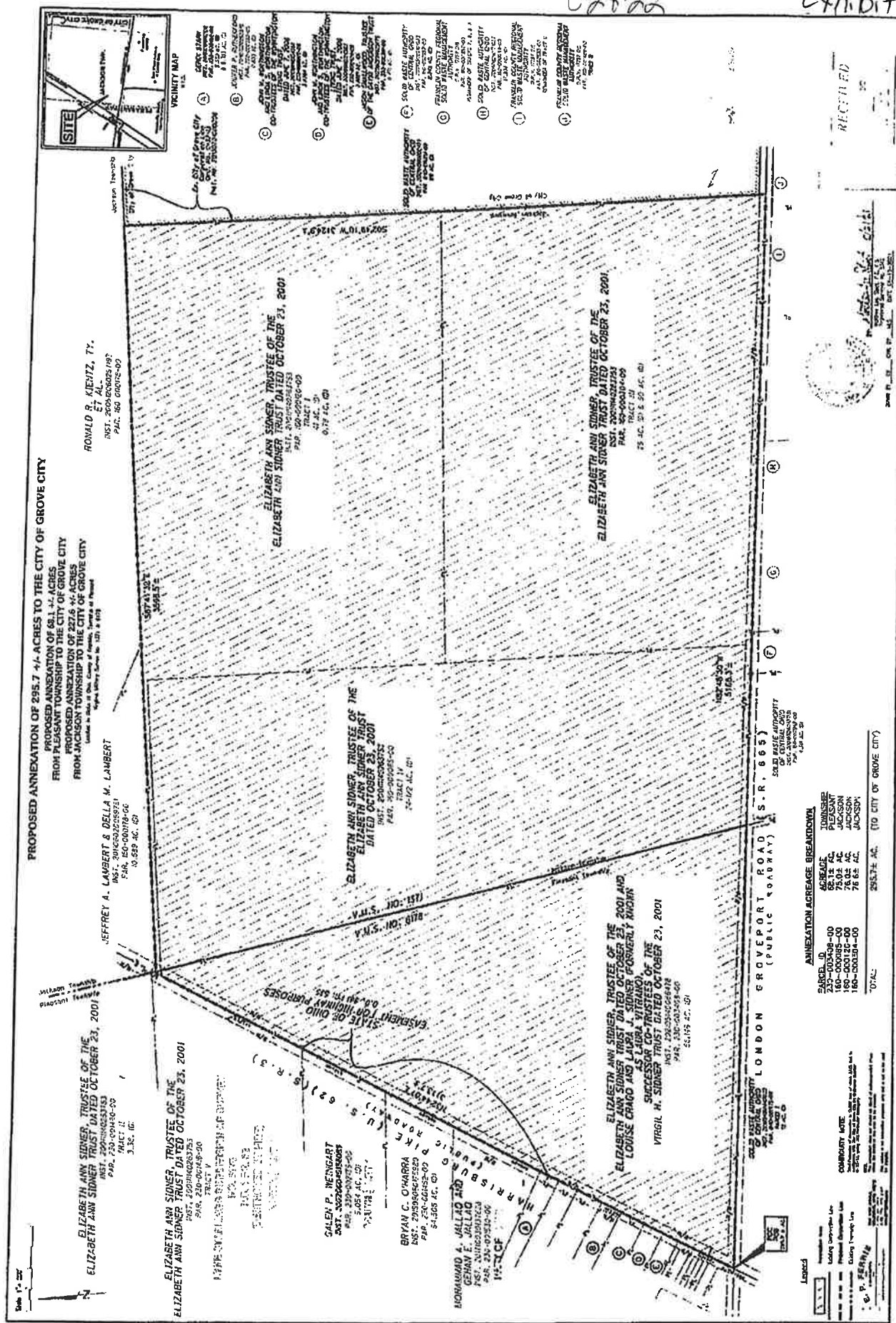
I Certify that this resolution
is correct as to form.


Ted A. Berry, President of Council


Richard L. Stage, Mayor

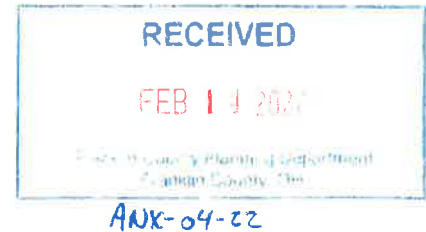

Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law



**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO**

In Re: Petition for Annexation of 295.7 acres
in Jackson and Pleasant Township, Franklin
County, Ohio to the City of Grove City,
Franklin County, Ohio
Utilizing the Special Procedure of
Ohio Revised Code Section 709.023, et seq.



**AFFIDAVIT ATTESTING TO SERVICE OF NOTICE OF FILING OF PETITION ON
THE MUNICIPAL CLERK AND THE TOWNSHIP FISCAL OFFICERS**

R.C. §709.023(B)

STATE OF OHIO :
: SS
COUNTY OF FRANKLIN :

The undersigned, having been first duly cautioned and sworn, deposes and says:

1. The undersigned is the petitioner's agent for a petition seeking annexation of 295.7 acres to the City of Grove City, Ohio.
2. The undersigned has been sworn and this Affidavit is based upon the Affiant's personal knowledge.
3. Within five (5) days of the filing of the Petition (filed January 24, 2022) with the Franklin County Board of County Commissioners, the petitioner served the City of Grove City Clerk by certified mail, return receipt requested, with a copy of the Application for Annexation Petition, notice of the filing of the Petition for Annexation, and the documents accompanying the Petition as filed. The return receipt is attached hereto.
4. Within five (5) days of the filing of the Petition (filed January 24, 2022) with the Franklin County Board of County Commissioners, the Pleasant Township Fiscal Officer was served by certified mail, return receipt requested, with a copy of the Application for Annexation Petition, notice of the filing of the Petition for Annexation, and the documents accompanying the Petition as filed. The certified mail receipt and proof of notice are attached hereto.
5. Within five (5) days of the filing of the Petition (filed January 24, 2022) with the Franklin County Board of County Commissioners, the Jackson Township Fiscal Officer was served by certified mail, return receipt requested, with a copy of the Application for Annexation Petition, notice of the filing of the Petition for Annexation, and the documents accompanying the Petition as filed. The return receipt is attached hereto.

Date: 05/10/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-29-22
1st Reading: 05/16/22
Public Notice: 05/17/22
2nd Reading: 06/06/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-29-22

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 63.02+ ACRES LOCATED EAST OF HAUGHN ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 63.02+ acres, more or less, in Jackson Township was duly filed by WM1 Corporation; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on March 08, 2022; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on March 11, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of WM1 Corporation (Floyd Wicks, John Hlahos, Mary Fallieras), being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on January 31, 2021, and which said petition was approved for annexation to the City of Grove City by the County Commissioners on March 08, 2022, be and the same is hereby accepted.

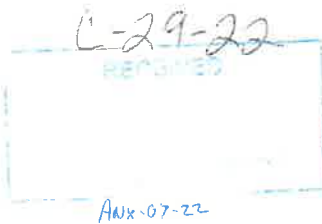
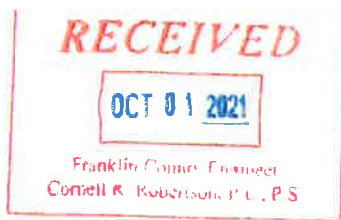
Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey Number 1434. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be: RA (Rural) for 45.665 acres located at 5460 Haughn Road; and IND-1 (Light Industry) for the remaining 17.863 acres, as approved by Ord. C-71-21, and shall be placed in Ward 3. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council



PROPOSED ANNEXATION

63.02± ACRES

Exhibit A

FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

Situate in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military District Survey Number 1434, being part of that 51.058 acre tract conveyed to Haughn Road Properties LLC by deed of record in Instrument Number 200211250300574, part of that 21.683 acre tract conveyed to WMI Corporation by deed of record in Instrument Number 201108160101865, and part of that 0.262 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 200010030200746. (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

BEGINNING in the westerly limited access right-of-way line of Interstate Route 71, at the common corner of said 51.058 acre tract and that 5.393 acre tract conveyed as Parcel 15-WL to State of Ohio by deed of record in Instrument Number 201407230094843, being in the southerly line of that 30.000 acre tract conveyed to First Baptist Church of Grove City by deed of record in Instrument Number 200212270333608, and being in the existing City of Grove City Corporation line as established by Ordinance Number C-16-75, of record in Miscellaneous Record 164, Page 545:

Thence with said westerly limited access right-of-way line, the easterly line of said 51.058 and 21.683 acre tracts, the westerly line of said 5.393 acre tract, that 3.820 acre tract conveyed as Parcel 14-WL and 14.859 acre tract conveyed as Parcel 18-WL to State of Ohio by deed of record in Instrument Number 201407230094843, the following courses and distances:

Southwesterly, a distance of approximately 32 feet to a point of curvature:

Southwesterly, with a curve, a chord distance of approximately 1252.7 feet to a point;

Southwesterly, a distance of approximately 53 feet to a point of curvature;

Southwesterly, with a curve, a chord distance of approximately 861.6 feet to a point;

Southwesterly, a distance of approximately 102 feet to a point of curvature: and

Southwesterly, with a curve, a chord distance of approximately 364.8 feet to a point at the common corner of said 21.683 acre tract and that tract conveyed to Richard H. McCall by deeds of record in Instrument Numbers 200712030207795 and 200712030207796:

Thence Northwesterly, with the line common to said 21.683 acre tract and said McCall tract, a distance of approximately 340 feet to a point;

Thence Northwesterly, with said common line, partially across said 0.262 acre tract, a distance of approximately 438 feet to a point in the existing City of Grove City Corporation Line as established in Ordinance Number C-61-99, of record in Instrument Number 199909200237661:

Thence Northerly, with said Corporation line (C-61-99), across said 0.262 acre tract, a distance of approximately 332 feet to a point in the northerly line of said 0.262 acre tract:

Thence Easterly, across the right-of-way of said Haughn Road, partially with the northerly line of said 0.262 acre tract, partially across said 21.683 acre tract, a distance of approximately 40 feet to a point in the easterly right-of-way line thereof;

Thence Northerly, with said easterly right-of-way line, across said 21.683 and 51.058 acre tracts, a distance of approximately 1418 feet to a point in the southerly line of that 10.564 acre tract conveyed to Ronald A. McClure by deed of record in Instrument Number 201109280122549:

PROPOSED ANNEXATION

63.02± ACRES

-2-

Thence Easterly, with the line common to said 51.058 and 10.564 acre tracts, a distance of approximately 1102 feet to a point;

Thence Northerly, with said common line, a distance of approximately 118 feet to a point in the southerly line of said 30.000 acre tract, said existing Corporation Line (C-16-75):

Thence Easterly, with the line common to said 51.058 and 30.000 acre tracts, said Corporation Line, a distance of approximately 1143 feet to the POINT OF BEGINNING, containing 63.02 acres, more or less.

Total perimeter of annexation area is 7595.12 feet, of which 1474.33 feet is contiguous with the City of Grove City by Ordinance Number C-16-75 and Ordinance Number C-61-99, giving 19.4% perimeter contiguity.

This description is for annexation purposes only and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

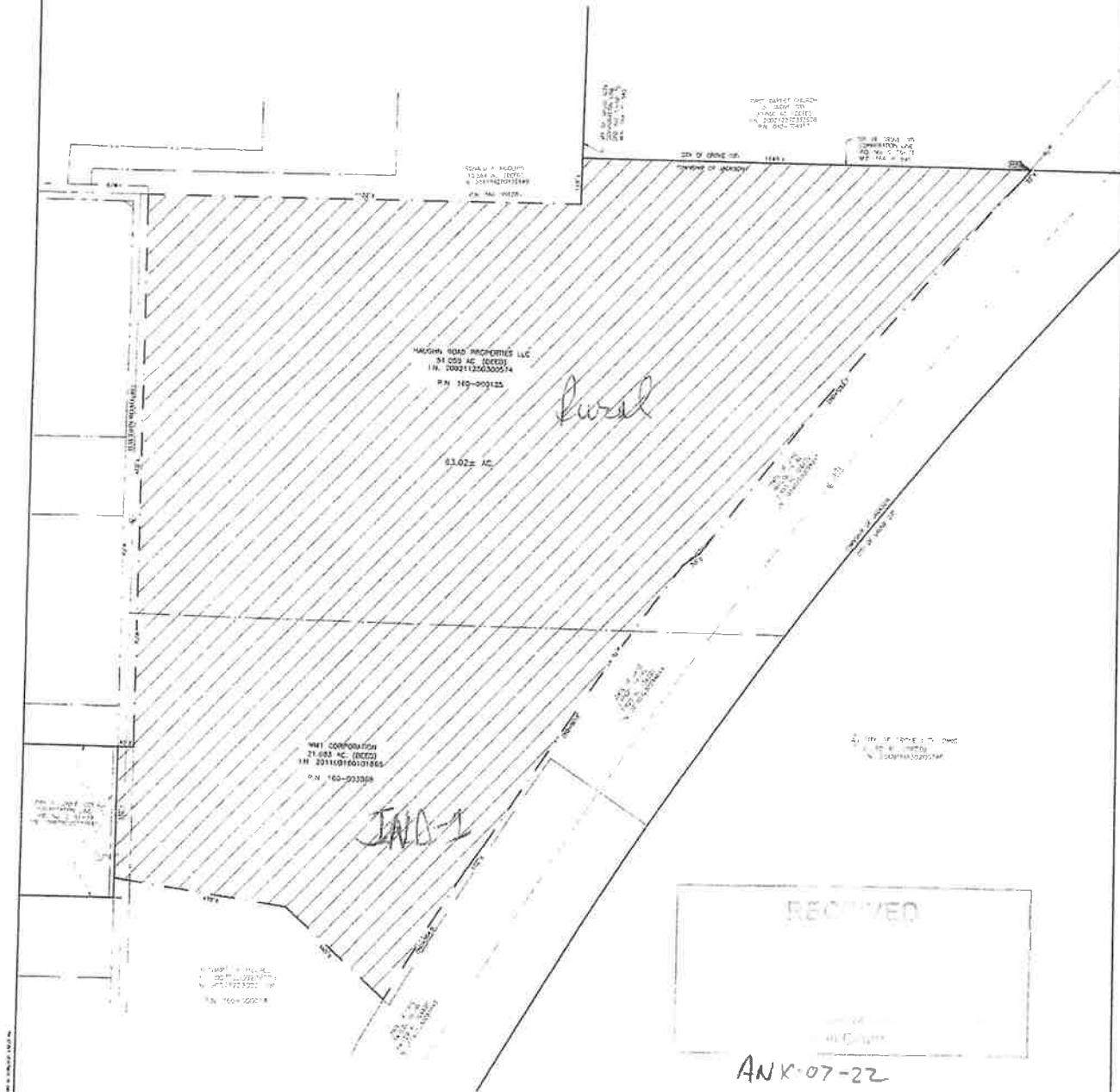
Heather L. King
Heather L. King
Professional Surveyor No. 8307

9/30/21
Date

C-29-22

EXHIBIT B

PROPOSED ANNEXATION OF 63.02± ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1434 TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO



AREA TO BE ANNEXED
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

PROPOSED CITY OF GROVE CITY CORPORATION LINE
EXISTING CITY OF GROVE CITY CORPORATION LINE

Comptroller Note:
Total percentage of annexation area is 79.12% (63.02± acres of which 43.12± acres is annexed to the City of Grove City by Ordinance Number 1434-01 and the balance Number 1434-02, giving 79.12% percentage annexation).

Note:
This annexation does not create or amend an incorporated area within the limits of the territory annexed.



ASSETS
DATE: 10/16/2021
BY: [Signature]
FOR: [Signature]
BY: [Signature]

RECEIVED
OCT 01 2021
Franklin County Auditor
Christa B. Edmonson, P.E., P.S.

RECEIVED
Nathan [Signature]
Date: 10/16/2021

EMHT		Date	August 16 2021
ELECTRICITY, HEATING, WATER & SEWER		Page	128
CITY OF GROVE CITY		Job No.	2021-0550
Project Name		Project	1. 1. 1
Project No.		Project	1. 1. 1
Project Description		Project	1. 1. 1
Project Location		Project	1. 1. 1
Project Status		Project	1. 1. 1
Project Owner		Project	1. 1. 1
Project Manager		Project	1. 1. 1
Project Engineer		Project	1. 1. 1
Project Designer		Project	1. 1. 1
Project Checker		Project	1. 1. 1
Project Approver		Project	1. 1. 1

ANK-07-22



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

2 of 2

Application for Annexation Petition

Expedited Type 2

Pursuant to CIRC § 109.023



Property Information

Site Address:
5460 Haughn Road, Grove City, Ohio 43123

Parcel ID(s):
160-000125

Total Acreage:

63.02 (total)

From Township:
Jackson Township

To Municipality:
Grove City

Property Owner Information *In the event of multiple owners, please attach separate sheet

Name:
Haughn Road Properties LLC

Address:
76 Cressingham Lane
Powell, Ohio 43065

Phone #
614-537-4475

Fax #

Email:
fallieras1@gmail.com

Attorney/Authorized Agent Information

Name:
Donal Plank, Plank Law Firm, LPA

Address:
Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus,
Ohio 43215

Phone # (614) 947-8600

Fax # (614) 228-1790

Email
dtp@planklaw.com

Staff Use Only

Case # ANX- 07-22

Hearing Date:

Date Filed:

Fee Paid:

Receipt #:

Received By:

Notification Deadline (5 days):

Svc Statement Deadline (20 days):

Document Submission

The following documents must
accompany this application on letter-sized
8 1/2" x 11" paper:

Legal description of the property

Fee Payment (checks only)

Map/plot of property

List of adjacent properties

Petitioners Signature

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.

Property Owner

Date

Property Owner

Date

Attorney or Authorized Agent

Date

Attorney or Authorized Agent

Date

Date: 05/10/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-30-22
1st Reading: 05/16/22
Public Notice: 05/17/22
2nd Reading: 06/06/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-30-22

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 98.58+ ACRES LOCATED AT 5316 HARRISBURG PIKE IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 98.58+ acres, more or less, in Jackson Township was duly filed by Richard Barbee, Jr.; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on March 08, 2022; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on March 11, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of Richard Barbee, Jr., being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on February 08, 2022, and which said petition was approved for annexation to the City of Grove City by the County Commissioners on March 08, 2022, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey Numbers 1371. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be R-A (Rural) as approved by Ord. C-71-21, and shall be placed in Ward 3. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

RECEIVED

JUL 11 2021

CP 02 22
EXHIBIT A
PROPOSED ANNEXATION
98.58± ACRES

Page 14

7/1/2021

FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military District Survey Number 1371, being part of that 100 acre tract conveyed to Richard T. Barbee Jr., by deed of record in Official Record 13526C16, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Harrisburg Pike (S.R. 62, 80 feet wide) with the southerly line of said 100 acre tract, the northerly line of that 89.25 acre tract conveyed to Thomas W. Kientz, Ronald R. Kientz, Carole J. Tully and Brian E. Kientz by deeds of record in Instrument Number 200512060257197 and Instrument Number 201405029054546;

Thence northeasterly with said easterly right-of-way line, across said 100 acre tract, a distance of approximately 1429 feet to a point in the southerly line of that 1.042 acre tract conveyed to Sharon C. Prater by deeds of record in Deed Book 3794, Page 62 and Instrument Number 201906120070076;

Thence easterly with the northerly line of said 100 acre tract, the southerly line of said 1.042 acre tract that 21.659 acre tract conveyed to Sharon C. Prater, Julie A. Prater and Nathan J. Prater by deeds of record in Instrument Number 200109120211635 and Instrument Number 201905300063368, and that tract conveyed to Roger L. Spillman and Donna L. Spillman by deed of record in Official Record 26381C04, a distance of approximately 2953 feet to an angle point in the westerly line of that 109.00 acre tract conveyed to City of Grove City by deed of record in Official Record 28297A07, being in the existing City of Grove City Corporation line as established by Ordinance Number C-17-96, of record in Official Record 31719F10;

Thence easterly with the northerly line of said 100 acre tract, a southerly line of said 109.00 acre tract, with said existing Corporation line, a distance of approximately 340 feet to the northeasterly corner of said 100 acre tract;

Thence southerly with the easterly line of said 100 acre tract, a westerly line of said 109.00 acre tract, with said existing Corporation line, a distance of approximately 1040 feet to a southeasterly corner of said 100 acre tract, a northeasterly corner of that 60.000 acre tract conveyed to Rebecca L. Priwer by deed of record in Instrument Number 200807310116550;

Thence westerly with the southerly line of said 100 acre tract, the northerly line of said 60.000 acre tract, a distance of approximately 1097 feet to a point;

Thence southerly with the easterly line of said 100 acre tract, the westerly line of said 60.000 acre tract, a distance of approximately 194 feet to a southeasterly corner of said 100 acre tract, the northeasterly corner of said 89.25 acre tract;

Thence westerly with the southerly line of said 100 acre tract, the northerly line of said 89.25 acre tract, a distance of approximately 2909 feet to the POINT OF BEGINNING, containing 100 acres, more or less;

The total perimeter of the annexation area is 9962 feet, of which 1380 feet is contiguous with the City of Grove City by Ordinance Number C-17-96, giving 13.8% perimeter contiguity.

This description is for annexation purposes only and is not to be used for transfer.



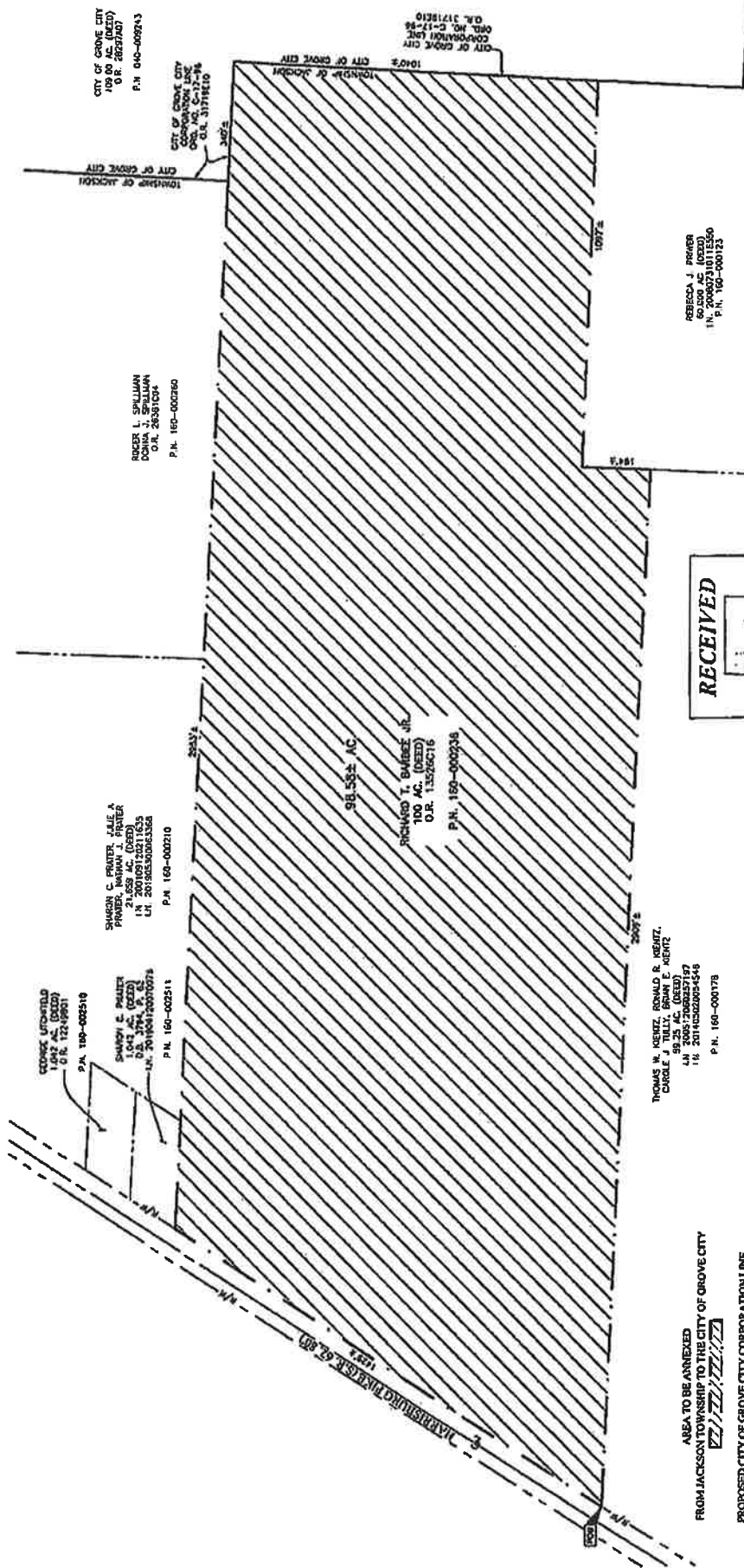
EVANS, MECHWART, HAMBLETON & TILTON, INC

Heather L. King
Professional Surveyor No. 8307

Date

**PROPOSED ANNEXATION OF 98.58± ACRES
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY**

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1371
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO



AREA TO BE ANNEXED
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

Contiguity Note:
total perimeter of unenclosed area is 9962 feet, of which 1300 feet is contiguous with the City of Grove City by Ordinance Number C-17-96, giving 13.8% perimeter contiguity.

Note: This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



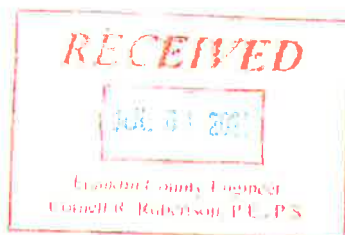
RECEIVED

Franklin County Superior Court
 Council Bluffs, Iowa, P. L. 15

CDR ¹⁰⁰
FR ¹⁰⁰
By frackh 7/6/2024

STATE OF OHIO
COUNTY OF CUYAHOGA
JAN 10 1907
RECEIVED

EMHT	Print: Macquart, Jennifer L. BSN, RN Unit: Emergency Room Phone: 21.075.4235 Email: jennifer.mquart@cityofmontgomery.com	DOB: June 23, 2021	Scale: 1" = 200'	Job No: 2021-03549	Sheet: 1 of 1	REVISIONS			
						<table border="1"> <tr> <td>mark</td> <td>coll</td> <td>035526700</td> </tr> </table>	mark	coll	035526700
mark	coll	035526700							



ANX-05-22
PROPOSED ANNEXATION
98.58± ACRES

Franklin 7/1/2021

FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military District Survey Number 1371, being part of that 100 acre tract conveyed to Richard T. Barbee Jr. by deed of record in Official Record 13526C16. (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Harrisburg Pike (S.R. 62. 80 feet wide) with the southerly line of said 100 acre tract, the northerly line of that 89.25 acre tract conveyed to Thomas W. Kientz, Ronald R. Kientz, Carole J. Tully, and Brian E. Kientz by deeds of record in Instrument Number 200512060257197 and Instrument Number 201405020054546;

Thence northeasterly, with said easterly right-of-way line, across said 100 acre tract, a distance of approximately 1429 feet a point in the southerly line of that 1.042 acre tract conveyed to Sharon C. Prater by deeds of record in Deed Book 3794, Page 62 and Instrument Number 201906120070076;

Thence easterly, with the northerly line of said 100 acre tract, the southerly line of said 1.042 acre tract, that 21.659 acre tract conveyed to Sharon C. Prater, Julie A. Prater and Nathan J. Prater by deeds of record in Instrument Number 200109120211635 and Instrument Number 201905300063368, and that tract conveyed to Roger L. Spillman and Donna J. Spillman by deed of record in Official Record 26381C04, a distance of approximately 2953 feet to an angle point in the westerly line of that 109.00 acre tract conveyed to City of Grove City by deed of record in Official Record 28297A07, being in the existing City of Grove City Corporation line as established by Ordinance Number C-17-96, of record in Official Record 31719E10;

Thence easterly, with the northerly line of said 100 acre tract, a southerly line of said 109.00 acre tract, with said existing Corporation line, a distance of approximately 340 feet to the northeasterly corner of said 100 acre tract;

Thence southerly, with the easterly line of said 100 acre tract, a westerly line of said 109.00 acre tract, with said existing Corporation line, a distance of approximately 1040 feet to a southeasterly corner of said 100 acre tract, a northeasterly corner of that 60.000 acre tract conveyed to Rebecca J. Priwer by deed of record in Instrument Number 200807310116550;

Thence westerly, with the southerly line of said 100 acre tract, the northerly line of said 60.000 acre tract, a distance of approximately 1097 feet to a point;

Thence southerly, with the easterly line of said 100 acre tract, the westerly line of said 60.000 acre tract, a distance of approximately 194 feet to a southeasterly corner of said 100 acre tract, the northeasterly corner of said 89.25 acre tract;

Thence westerly, with the southerly line of said 100 acre tract, the northerly line of said 89.25 acre tract, a distance of approximately 2909 feet to the POINT OF BEGINNING, containing 100 acres, more or less.

The total perimeter of the annexation area is 9962 feet, of which 1380 feet is contiguous with the City of Grove City by Ordinance Number C-17-96, giving 13.8% perimeter contiguity.

This description is for annexation purposes only and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

Date: 05/10/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-31-22
1st Reading: 05/16/22
Public Notice: 05/17/22
2nd Reading: 06/06/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-31-22

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 5.55+ ACRES LOCATED AT 5873 HAUGHN ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 5.55+ acres, more or less, in Jackson Township was duly filed by James Meadows and Mark Meadows; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on March 08, 2022; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on March 11, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of James Meadows and Mark Meadows, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on February 08, 2022, and which said petition was approved for annexation to the City of Grove City by the County Commissioners on March 08, 2022, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey Numbers 1434. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be R-A (Rural) as approved by Ord. C-71-21, and shall be placed in Ward 3. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:



C-31-22
Exhibit A
PROPOSED ANNEXATION
5.55± ACRES

FAR/LH

7/1/20

FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military District Survey Number 1434, being all of that 5.3218 acre tract conveyed to Builtrite Properties LLC by deed of record in Instrument Number 202010140158330, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

BEGINNING in the westerly right-of-way line of Haughn Road (40 feet wide), in the northerly line of said 5.3218 acre, the northerly line of that 5.3329 acre tract conveyed to Gardenia Properties LLC by deed of record in Instrument Number 202002190024751, being an angle point in the existing City of Grove City Corporation line as established by Ordinance Number C-6-00, of record in Instrument Number 200005240102320;

Thence westerly, with the line common to said 5.3218 and 5.3329 acre tracts, with said existing Corporation line, a distance of approximately 1138 feet to a point in the easterly line of that 225.674 acre tract conveyed to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 200406160138975, being in an existing City of Grove City Corporation line as established by Ordinance C-61-99, of record in Instrument Number 199909200237661;

Thence northerly, with line common to said 5.3218 and 225.6674 acre tracts, said existing Corporation line (C-61-99), a distance of approximately 200 feet to the common corner of said 5.3218 acre tract and that 5.3107 acre tract conveyed to John E. Remmenga, Trustee, by deed of record in Instrument Number 201108310109185;

Thence easterly, with the line common to said 5.3218 and 5.3107 acre tracts, a distance of approximately 1157 feet to a point in the centerline of said Haughn Road, the westerly line of that 21.369 acre tract conveyed to Richard W. McCall by deed of record in Instrument Numbers 200712030207795 and 200712030207796;

Thence southerly, with the centerline of said Haughn Road, said westerly line, a distance of approximately 90 feet to a point in the northerly line of that 5.52 acre tract conveyed to The State of Ohio by deed of record in Deed Book 3286, Page 677, in a northerly line of an existing City of Grove City Corporation line as established by Ordinance C-61-99, of record in Instrument Number 199909200237661;

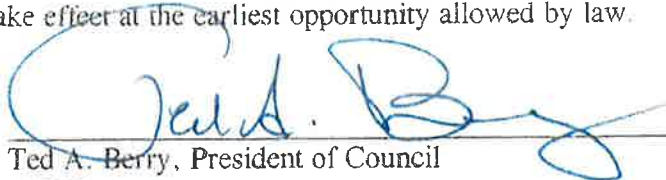
Thence easterly, across said Haughn Road, with the line common to said 21.369 and 5.52 acre tracts, a distance of approximately 20 feet to a point in the easterly right-of-way line of said Haughn Road, being a northwesterly corner of said existing City of Grove City Corporation line (C-61-99);

Thence southerly, with the said easterly right-of-way line, across said 5.52 acre tract, with the westerly line of said existing City of Grove City Corporation line, a distance of approximately 432 feet to a point;

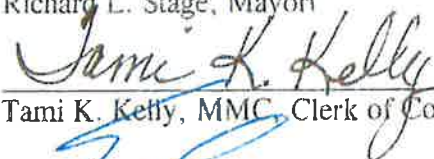
Thence westerly, across said Haughn Road, across said 5.52 acre tract and partially with the southerly line of that 1.873 acre tract conveyed to Capital City Mechanical Inc. by deed of record in Instrument Number 200907170104785, with an existing City of Grove City Corporation line as established by Ordinance C-69-00, of record in Instrument Number 200010190212978, a distance of approximately 40 feet to a point in said westerly right-of-way line, being in said City of Grove City Corporation line (C-6-00);

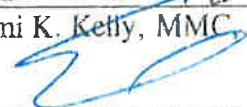
Thence northerly, with said westerly right-of-way line, across said 1.873 and 5.3329 acre tracts, a distance of approximately 201 feet to the POINT OF BEGINNING, containing 5.55 acres, more or less.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.


Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

Passed: 02-07-2022
Effective: 02-07-2022 Attest:

I Certify that this resolution
is correct as to form.

PROPOSED ANNEXATION
5.55± ACRES

-2-

The total perimeter of annexation area is 3277 feet, of which 2011 feet is contiguous with the City of Grove City by Ordinance Number C-61-99, Ordinance Number C-69-00 and Ordinance Number C-6-00, giving 61% perimeter contiguity

This description is for annexation purposes only and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

10/30/21

Date



**PROPOSED ANNEXATION OF 5.55± ACRES
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY**
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1434
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 23, 2021
Scale: 1" = 100'
Job No: 2021-0558
Sheet No: 1 of 1



JOHN E. REMMERS TR.
S-3107 AC. (DEED)
I.N. 201108310109185
P.N. 160-002607

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-61-99
I.N. 198909200237661
P.N. 040-010224

BUILTITE PROPERTIES LLC
5.3218 AC. (DEED)
I.N. 202010140158330
P.N. 160-002611

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-6-00
I.N. 200005240102320

GARDENIA PROPERTIES LLC
5.3329 AC. (DEED)
I.N. 202002190024751
P.N. 040-010580

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-6-00
I.N. 200005240102320

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-61-99
I.N. 198909200237661

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-69-00
I.N. 200010190212978

CAPITAL CITY MECHANICAL INC.
1.873 AC. (DEED)
I.N. 200907170104785
P.N. 040-011074

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-69-00
I.N. 200010190212978

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-6-00
I.N. 200005240102320

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-61-99
I.N. 198909200237661

THE STATE OF OHIO
5.52 AC. (DEED)
D.B. 2286, P. 677
P.N. 040-010227

RICHARD H. McCALL
21.365 AC. (DEED)
I.N. 200712030207795
I.N. 200712030207796
P.N. 160-000014



By: *Heather L. King*
Heather L. King
Professional Surveyor No. 8307
hking@emhit.com
Date: *6/23/21*

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

AREA TO BE ANNEXED
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

PROPOSED CITY OF GROVE CITY CORPORATION LINE
EXISTING CITY OF GROVE CITY CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 3277 feet, of which 2011 feet is contiguous with the City of Grove City by Ordinance Number C-6-00, Ordinance Number C-69-00 and Ordinance Number C-61-99, giving 61% perimeter contiguity.

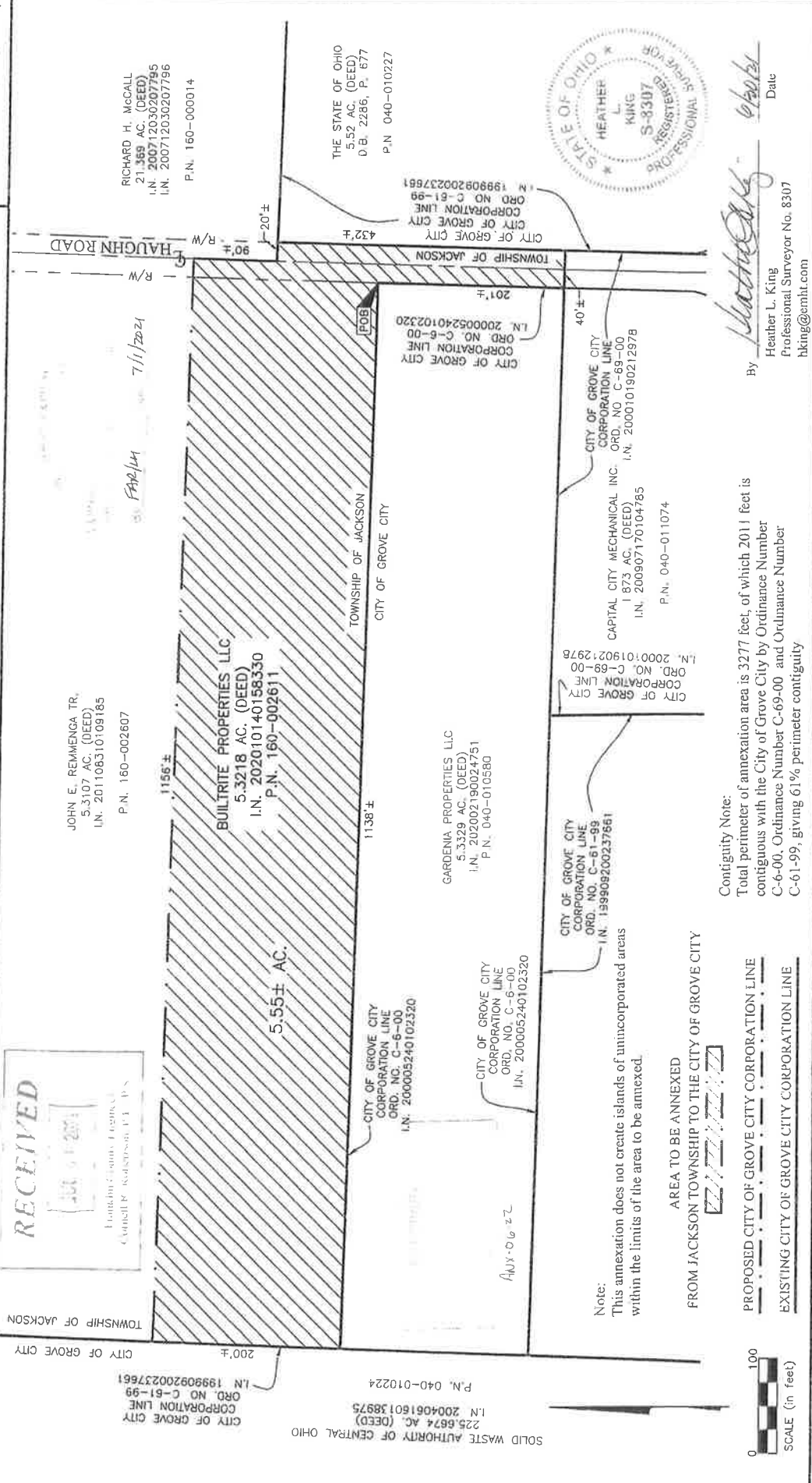




EMH&T
Engineering, Mapping & Technology, Inc.
1500 New Albany Road, Columbus, OH 43206
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

PROPOSED ANNEXATION OF 5.55± ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1434 TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 23, 2021
Scale: 1" = 100'
Job No: 2021-0559
Sheet No: 1 of 1



By: *Heather L. King*
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date: 6/23/21

Contiguity Note:
Total perimeter of annexation area is 3277 feet, of which 2011 feet is contiguous with the City of Grove City by Ordinance Number C-6-00, Ordinance Number C-69-00 and Ordinance Number C-61-99, giving 61% perimeter contiguity



FAH/CH

7/1/2021

**PROPOSED ANNEXATION
5.55± ACRES**

FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military District Survey Number 1434, being all of that 5.3218 acre tract conveyed to Builtrite Properties LLC by deed of record in Instrument Number 202010140158330. (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

BEGINNING in the westerly right-of-way line of Haughn Road (40 feet wide), in the northerly line of said 5.3218 acre, the northerly line of that 5.3329 acre tract conveyed to Gardenia Properties LLC by deed of record in Instrument Number 202002190024751, being an angle point in the existing City of Grove City Corporation line as established by Ordinance Number C-6-00, of record in Instrument Number 200005240102320;

Thence westerly, with the line common to said 5.3218 and 5.3329 acre tracts, with said existing Corporation line, a distance of approximately 1138 feet to a point in the easterly line of that 225.674 acre tract conveyed to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 200406160138975, being in an existing City of Grove City Corporation line as established by Ordinance C-61-99, of record in Instrument Number 199909200237661;

Thence northerly, with line common to said 5.3218 and 225.6674 acre tracts, said existing Corporation line (C-61-99), a distance of approximately 200 feet to the common corner of said 5.3218 acre tract and that 5.3107 acre tract conveyed to John E. Remmenga, Trustee, by deed of record in Instrument Number 201108310109185;

Thence easterly, with the line common to said 5.3218 and 5.3107 acre tracts, a distance of approximately 1157 feet to a point in the centerline of said Haughn Road, the westerly line of that 21.369 acre tract conveyed to Richard H. McCall by deed of record in Instrument Numbers 200712030207795 and 200712030207796;

Thence southerly, with the centerline of said Haughn Road, said westerly line, a distance of approximately 90 feet to a point in the northerly line of that 5.52 acre tract conveyed to The State of Ohio by deed of record in Deed Book 2286, Page 677, in a northerly line of an existing City of Grove City Corporation line as established by Ordinance C-61-99, of record in Instrument Number 199909200237661;

Thence easterly, across said Haughn Road, with the line common to said 21.369 and 5.52 acre tracts, a distance of approximately 20 feet to a point in the easterly right-of-way line of said Haughn Road, being a northwesterly corner of said existing City of Grove City Corporation line (C-61-99);

Thence southerly, with the said easterly right-of-way line, across said 5.52 acre tract, with the westerly line of said existing City of Grove City Corporation line, a distance of approximately 432 feet to a point;

Thence westerly, across said Haughn Road, across said 5.52 acre tract and partially with the southerly line of that 1.873 acre tract conveyed to Capital City Mechanical Inc. by deed of record in Instrument Number 200907170104785, with an existing City of Grove City Corporation line as established by Ordinance C-69-00, of record in Instrument Number 200010190212978, a distance of approximately 40 feet to a point in said westerly right-of-way line, being in said City of Grove City Corporation line (C-6-00);

Thence northerly, with said westerly right-of-way line, across said 1.873 and 5.3329 acre tracts, a distance of approximately 201 feet to the POINT OF BEGINNING, containing 5.55 acres, more or less.

Date: 05/10/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-32-22
1st Reading: 05/16/22
Public Notice: 05/17/22
2nd Reading: 06/06/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-32-22

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 102.86+ ACRES LOCATED AT WEST OF HOOVER RD. AND SOUTH OF S.R. 665 IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 102.86+ acres, more or less, in Jackson Township was duly filed by William Wilkins, Allen Bausch & Roberta Bausch; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on March 08, 2022; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on March 11, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of William Wilkins, Allen Bausch & Roberta Bausch, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on February 08, 2022, and which said petition was approved for annexation to the City of Grove City by the County Commissioners on March 08, 2022, be and the same is hereby accepted.

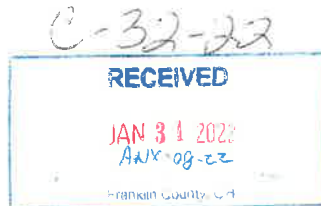
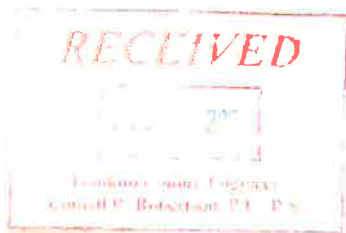
Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey Numbers 6115. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be R-A (Rural) as approved by Ord. C-71-21, and shall be placed in Ward 3. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council



PAR/CA

7/1/2024

PROPOSED ANNEXATION
102.86± ACRES

Exhibit A

FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military District Survey Number 6115, being all of that 50.625 acre conveyed as Parcel II and that 50.624 acre tract conveyed as Parcel II to Allen E. Bausch and William Wilkins by deeds of record in Instrument Number 201112130162048 and Instrument Number 201112130162049 and to Roberta J. Bausch by deed of record in Instrument Number 201302260031970, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

BEGINNING in the westerly right-of-way line Hoover Road (50 feet wide), in the line common to said 50.624 acre tract and that 8.44 acre tract conveyed to John Hartig and Rosina Hartig by deeds of record in Deed Book 3157, Page 482 and Instrument Number 201905140056343;

Thence westerly, with the southerly line of said 50.624 acre tract, the northerly line of said 8.44 acre tract and that 26.832 acre tract conveyed to John Hartig and Rosina Hartig by deeds of record in Deed Book 3157, Page 482 and Instrument Number 201905140056343, a distance of approximately 2567 feet to a point in the easterly line of that 81.635 acre tract conveyed to Zuber Crossing LLC by deed of record in Instrument Number 200404270094235, being in the existing City of Grove City Corporation established by Ordinance Number C-51-98, of record in Instrument Number 199808140206906;

Thence northerly, with the westerly line of said 50.624 acre, 50.625 acre tracts the easterly line of said 81.635 acre tract and that 14.280 acre tract conveyed as Parcel 2 and 42.269 acre tract conveyed as Parcel 1 to MW 6524 Seeds Road LLC by deed of record in Instrument Number 201802090018755, with said existing Corporation line (C-51-98) and that existing Corporation line established by Ordinance Number C-7-91, of record in Official Record 16503G20, a distance of approximately 1767 feet to a point at the common corner of said 5.625 acre tract, said 42.269 acre tract, that 68.042 acre tract conveyed to Fedex Ground Package System, Inc. by deeds of record in Official Record 11996C14 and Instrument Number 201804040043933, and that 26.225 acre tract conveyed to FedEx Ground Package System, Inc. by deed of record in Instrument Number 200409200218323, being the intersection of said existing Corporation line (C-7-91), the existing Corporation line established by C-16-75, of record in Miscellaneous Record 164, Page 545, and the existing Corporation line established by C-36-93, of record in Official Record 22652C16;

Thence easterly, with the northerly line of said 50.625 acre tract, the southerly line of said 26.225 acre tract and that 17.550 acre tract conveyed as Parcel 2 and that 0.861 acre tract conveyed as Parcel 1 to MW Hoover RD., LLC by deed of record in Instrument Number 202010210164403, partially with said existing Corporation line (C-36-93), a distance of approximately 2535 feet to a point in said westerly right-of-way line;

Thence southerly, with said westerly right-of-way line, across said 50.625 acre, 50.624 acre tracts, a distance of approximately 1746 feet to the POINT OF BEGINNING, containing 102.86 acres, more or less.

The total perimeter of the annexation area is 8615 feet, of which 3107 feet is contiguous with the City of Grove City by Ordinance Number C-7-91, Ordinance Number C-36-93 and Ordinance Number C-51-98, giving 36.1% perimeter contiguity.

This description is for annexation purposes only and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

6/30/24
Date

RESOLUTION NO. CR-04-22

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 102.86+ ACRES LOCATED WEST OF HOOVER ROAD AND SOUTH OF S.R. 665 IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY, OHIO

WHEREAS, a petition to annex 102.86+ acres located West of Hoover Road and South of State Route 665, in Jackson Township to the City of Grove City and signed by William Wilkins, Allen Bausch & Roberta Bausch, was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Upon its annexation to the City of Grove City, the 102.86+ acres located West of Hoover Road and South of S.R. 665, proposed for annexation by William Wilkins, Allen Bausch & Roberta Bausch, will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.
Zoning:	In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

RECEIVED

FEB 09 2022

Franklin County Planning Department
Franklin County OH

ANX-08-22

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6115
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

RECEIVED

By *Patricia A. ...*

RECEIVED

JAN 31 2022
ANX-08-22

Franklin County, OH

2025 RELEASE UNDER E.O. 14176

Curiosity Note: Total perimeter of excavation area is 365.5 feet, in which 310.7 feet is contiguous with the City of Grosse Pointe by Ordinance Number C-149, Ordinance Number C-26-03, and Ordinance Number C-3198, giving 36.1% perimeter contiguous.

Note: This enumeration does not create a hierarchy of unincorporated areas within the limits of the area to be annexed.

[illegible]

Under the Sky
Teacher: L. Kelly
Hydrothermal vents are fun #1387

上

Sale	June 23, 2021
------	---------------

1998	1° - 120°
1999	200.1-100.2°

2008	1	1
------	---	---

15 JULY 2004

1000

67. $\frac{1}{2} \log 100 + \frac{1}{2} \log 100 = 1 + 1 = 2$

Exhibit A

Property Owner Information

Property Owner: Roberta Bausch
2220 Ravine Woods Drive
Grove City, Ohio 43123
(614) 875-1739
rbausch@sbcglobal.net

Property Owner: Allen Bausch
3439 Independence Drive
Grove City, Ohio 43123
(614) 8753045
cbausch@columbus.rr.com

Property Owner: William Wilkins
1288 Powell Avenue
Salem, Ohio 44460
(330) 332-2149
wmwilkins@att.net



ANX-08-22

Date: 05/10/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: C-33-22
1st Reading: 05/16/22
Public Notice: 5/17/22
2nd Reading: 06/06/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-33-22

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A KENNEL FOR PETSUITES GROVE CITY LOCATED AT 1260/1270/1280 STRINGTOWN ROAD

WHEREAS, PetSuites Grove City, applicant, has submitted a request for a Special Use Permit for a Kennel located at 1260, 1270, 1280 Stringtown Road; and

WHEREAS, on May 03, 2022, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1 is hereby issued to PetSuites Grove City, located at 1260, 1270, 1280 Stringtown Road, as submitted.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/10/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-34-22
1st Reading: 05/16/22
Public Notice: 05/17/22
2nd Reading: 06/20/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-34-22

AN ORDINANCE FOR THE REZONING OF 0.550+ ACRES LOCATED AT 4215 GANTZ ROAD FROM C-2 TO D-1

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission DENIAL of the rezoning on May 3, 2022; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from C-2 to D-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 8231 and being part of a 2.863 acre tract conveyed to Jim Poesnisch Enterprises Inc. by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-34-22

Exhibit A

3/22

Received By:

Grove City Development

Date: 04/07/2022

TRANSFERRED

MAR 14 2011

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

Conveyance
Mandatory- 245.00
Permissive- 245.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

201103140035342
 Pgs: 2 \$28.00 T20110017410
 03/14/2011 3:34PM MEPPFIRST AMER
 Daphne Hawk
 Franklin County Recorder

GENERAL WARRANTY DEED

EDDY GOMER, married, dba JJASE Family LTD, for valuable consideration paid, grant with general warranty covenants, to GULAM J. MUKHDOMI and ABIDA T. MUKHDOMI, husband and wife, for their joint lives, with the remainder to the survivor of them, whose tax-mailing address is 4315 Gantz Rd., Grove City, OH 43123 the following described real property:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 8231, AND BEING A PART OF A 2.863 ACRE TRACT CONVEYED BY DEED TO JIM POESNISCH ENTERPRISES, INC., AS RECORDED IN DEED BOOK 3375, PAGE 322, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF SAID 2.863 ACRE TRACT SAID IRON PIN ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF STRINGTOWN ROAD, A DISTANCE OF 45 FEET FROM THE CENTERLINE OF SAID STRINGTOWN ROAD;

THE NEXT THREE (3) COURSES BORDER WITH SAID 2.863 ACRE TRACT:

THENCE SOUTH 6 DEG. 06' 55" WEST, A DISTANCE OF 755.21 FEET TO AN IRON PIN;

THENCE SOUTH 8 DEG. 26' 20" WEST, A DISTANCE OF 10 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID 2.863 ACRE TRACT;

THENCE NORTH 81 DEG. 23' 40" WEST, A DISTANCE OF 50.04 FEET TO AN IRON PIN, THIS BEING THE TRUE PLACE OF BEGINNING FOR THIS DESCRIPTION;

THE NEXT TWO (2) COURSES BORDER WITH SAID 2.863 ACRE TRACT:

THENCE NORTH 81 DEG. 33' 40" WEST, A DISTANCE OF 178.90 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID 2.863 ACRE TRACT;

THENCE NORTH 7 DEG. 12' 53" EAST, A DISTANCE OF 135.00 FEET TO AN IRON PIN;

THENCE CROSSING SAID 2.863 ACRE TRACT SOUTH 81 DEG. 33' 40" EAST, A DISTANCE OF 176.31 FEET TO AN IRON PIN;

040-002098
1989 STRINGTOWN RD
ENTRY 8231
1.688 ACRES

040-002099
4215 KATHRYN PLACE
ENTRY 8231 LOT 4-5

040-001278
GANTZ RD
ENTRY 8231
1.471 ACRES

040-015808
GANTZ RD
ENTRY 8231 LOT 4-5
1.872 ACRES

040-004536
GANTZ RD
ENTRY 8231 LOT 4-5
0.770 ACRES

040-002099
4215 KATHRYN PLACE
ENTRY 8231 LOT 4-5
550 ACRE

Rumfield Drive

040-001284
1913-923 KENDALL PL
ENTRY 8231
7.147 AC LOT 4-5

040-001280
1993 STRINGTOWN PK
ENTRY 8231 LOT 4-5

Gantz Road

Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

4215 Gantz Road



0 20 40 80 Feet

Date: 05/10/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-35-22
1st Reading: 05/16/22
Public Notice: 05/17/22
2nd Reading: 06/20/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-35-22

AN ORDINANCE FOR THE REZONING OF 0.1505 ACRES LOCATED AT 3530 SUNSHINE PARK PLACE FROM R-2 TO PUD-R

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approval of the rezoning on May 3, 2022; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from R-2 to PUD-R:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and being all of Lots 2, 3, and 4 of Grossman Place Addition conveyed to Redbrook Development, LLC, by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-35-22
Exhibit A

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.1505 Acre Tract

Surveyed for Will Sharp

The following described 0.1505 acre tract is situated in the State of Ohio, Franklin County, City of Grove City, VMS 1383, being all of the southwesterly portion Lots 2, 3 and 4 of Grossman Place Addition, as recorded in Plat Book 17 page 236, (Parcel #04-000890-00), as conveyed to Redbrook Development, LLC, by Instrument Number 201910230140971, and being more particularly described as follows:

Beginning at a drill hole in concrete sidewalk set at the intersection of the Southeast line of Franklin Street (40 feet wide) with the Northeast line of Sunshine Part Place (40 feet wide) as dedicated in said Grossman Place Addition and being the West corner of said Lot 4;

Thence, with the Southeast line of Franklin Street, **North 33° 18' 01" East**, passing an iron pin and cap set at 24.92 feet, a total distance of **58.66 feet** to the West corner of the 60 feet mid-portion of said Lots 2, 3 and 4 of Grossman Place Addition, conveyed to Megan S Robertson by Instrument Number 201503110029543 and 201202130020545, from said corner a 3/4 inch diameter iron pipe found bears North 56° 18' 28" West a distance of 0.96 feet;

Thence, with the Southwest line of said Robertson tract, **South 56° 28' 28" East**, passing the Northwest line of Lot 3 at 37.10 feet, passing the Northwest line of Lot 2 at 74.51 feet, a total distance of **111.92 feet** to a 3/4 inch diameter iron pipe found in the Northwest line of Lot 1 of said Addition as conveyed to Jordan M Abbruzzese by Instrument Number 201904220045771;

Thence, with the Northwest line of said Lot 1, **South 33° 30' 11" West** a distance of **58.59 feet** to an iron pin and cap set in the Northeast line of Sunshine Park Place;

Thence, with the Northeast line of said Sunshine Park Place, **North 56° 30' 31" West**, passing the South corner of said Lot 3 at 37.45 feet, passing the South corner of said Lot 4 at 74.90 feet, passing an iron pin and cap set at 86.80 feet, a total distance of **111.72 feet** returning to the **Point of Beginning**, containing **0.1505 Acres** more or less.

Bearings are based on a GPS observation on April 14, 2022, WGS 1984 Geodetic North, the Southwest line of Franklin Street is North 33° 18' 01" East.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed April 14, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220328-0.1505)

All of
(040)
890




Nathan L. Cottrill, PS #8821



BEARINGS ARE BASED ON A
GRASSMAN PLACE ADDITION
PB 17 PG 236
THE SOUTHWEST LINE OF
FRANKLIN STREET IS
N 33°16'01" E

MECHAN S. ROBERTSON
INSR No. 20190230140971

FRANKLIN STREET (40' WIDE)

GROSSMAN PLACE ADDITION
PB 17 PG 236

SUNSHINE PARK PLACE (40' WIDE)

PARK

POB

LOT 4
0.0486± ACRES

LOT 3
0.0564± ACRES

LOT 2
0.0504± ACRES

LOT 1
0.1505± ACRES

NEW
3.00" WIDE
SEGMENT

JORDAN M. ASBROUZESSE
INSR No. 20160422045771

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

○ 3/4" P IRON PIPE (FOUND)

● DRILL HOLE IN SIDEWALK (SET)

○ 5/8" P REBAR & YELLOW PLASTIC CAP

○ STAMPED "COTTRILL SURVEYING" (SET)

1. HEREBY CERTIFY THAT THIS PLAT DEPicts
AN ACCURATE FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. 88891
DATE: 11/6/24

COTTRILL SURVEYING, INC.
Nathan Cottrill, P.S.
15500 S. St. Clair, Mt. Sterling, Ohio 43143
Office: (740) 888-1911 www.cottrillsurveying.com

0.1505± ACRES
VMS 1383, CITY OF GROVE CITY,
FRANKLIN COUNTY, STATE OF OHIO.
SURVEYED FOR WILL SWAPP

DEED REFERENCE
REDBROOK DEVELOPMENT LLC
INSR No. 20190230140971
PARTS OF LOTS 2, 3 & 4 OF
GROSSMAN PLACE ADDITION
PB 17 PG 236

SCALE: 1" = 50'
10' 5' 0' 10'

JOB No. 22201208
DATE: 05/14/25
OWNER: NCJAM
SURVEYED BY: JLS
DRAWN BY: NCJ

Date: 05/10/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-36-22
1st Reading: 05/16/22
Public Notice: 05/17/22
2nd Reading: 06/20/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-36-22

AN ORDINANCE FOR THE REZONING OF 0.17+ ACRES LOCATED AT 4620 BROADWAY FROM PSO TO R-2 AND TO DECLARE AN EMERGENCY

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approval of the rezoning on May 3, 2022; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection; and

WHEREAS, the zoning for this parcel was changed with the adoption of the 1975 Zoning Map taking it from AROC (apartment, residential, office, commercial) to PSO (Professional Services); and

WHEREAS, this parcel has remained a residential home and desires to have the proper zoning classification in order to sell the property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from PSO to R-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Lot No. 7 of Woodlawn Addition, *by deed, as recorded in Official Records Plat Book 13, pages 11 and 12, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. For reasons stated in the preamble, this ordinance is hereby declared an emergency measure for the health, safety and general welfare of the community and shall go into immediate effect.

Ted A. Berry, President of Council

C36-22
TitlePro Box

Instr: 200204150094326 04/15/2002
Pages: 1 F: \$14.00 10:01AM
Robert G. Montgomery T20020043821
Franklin County Recorder BXTITLE PR

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Gene W. Beavers, not married, of the County of Franklin in the State of Ohio, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain and convey in fee simple with general warranty covenants to **Jennifer C. Hall**, not married, the following described real property:

Situated in the County of Franklin, in the state of Ohio, and Grove City:

Being Lot No. 7 of WOODLAWN ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book NO. 13, Pages 11 and 12, Recorder's Office, Franklin County, Ohio.

to have and to hold, together with all successors and assigns.

Prior Instrument Reference: 200108080182509

Parcel No.: 040-666

Commonly known as: 4260-4264 S. Broadway, Grove City, Ohio 43123

Tax Mailing Address: 4260-4264 S. Broadway, Grove City, Ohio 43123

Dated: April 12, 2002

BY EXECUTION HEREOF, the Grantor(s) release(s) all rights of dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, rights of way and restrictions of record affecting said property, and is further subject to all taxes and assessments, now and hereafter to become a lien on the property.

IN WITNESS WHEREOF, the Grantor(s) have signed and sealed this deed, the day and year above written.


Gene W. Beavers (Seal)

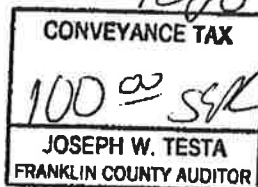
(Seal)

State of Ohio
County of Franklin

Before me, a notary public, in and for said County, personally appeared the above named Gene W. Beavers who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed on April 12, 2002.

This instrument prepared by:

Lowell A. Hedlund
Attorney at Law
2020 Brice Road
Reynoldsburg, OH 43068



TRANSFERRED

APR 15 2002

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO


NOTARY PUBLIC
My commission expires:

LOWELL A. HEDLUND

Attorney at Law
Notary Public
State of Ohio

My Commission has no expiration date
Section 147.03 R.C.

C-36-22

040-001043
4271 BROADWAY ACRES
.639 ENTRY 1383 LOT
8-9

WOODLAWN AVENUE

040-000672
4252 S BROADWAY/ISBRG
COLUMBUS & HRRSBRG
PK WOODLWN 5

040-000673
4258 S BROADWAY
WOODLAWN HRRSBRG PK
LOT 6

040-000666
4260 S BROADWAY
WOODLAWN
LOT 7

040-000670
270 S BROADWAY
WOODLAWN
LOT 8

040-000664
4276 S BROADWAY
COLS & HRRSBRG PK
WOODLAWN LOT 9

040-000667
4282 S BROADWAY
COLS & HRRSBRG PK
WOODLAWN LOT 10

040-000674
3515 WOODLAWN AVENUE
WOODLAWN 12
WOODLAWN AVENUE

44.65

174.70

150

150

150

150

150

50

50

205

BROADWAY

50

50

50

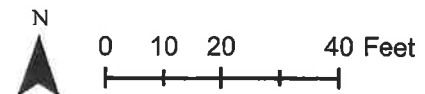
150

150

150

Disclaimer **4260 Broadway**

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.



Date: 05/11/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-26-22
1st Reading: 05/16/22
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-26-22

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR HAYES INTERMEDIATE SCHOOL ADDITION LOCATED AT 4436 HAUGHN ROAD

WHEREAS, on May 03 2022 the Planning Commission recommended approval of the Development Plan for the Hayes Intermediate School Addition, as submitted.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for the Hayes Intermediate School Addition, as submitted.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 05/11/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-27-22
1st Reading: 05/16/22
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-27-22

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR HICKORY CREEK SUBDIVISION LOCATED NORTH OF ORDERS ROAD AND WEST OF SOUTHERN GROVE DRIVE

WHEREAS, on May 03, 2022, the Planning Commission recommended approval of the preliminary development plan for the Hickory Creek subdivision, as submitted.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY,
STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Preliminary Development Plan for the Hickory Creek subdivision located North of Orders Rd. and West of Southern Grove Dr., as submitted.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/11/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Schottke
Sponsor _____
Emergency: 30 Days
Current Expense: _____

No.: CR-28-22
1st Reading: 05/16/22
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION CR-28-22

A RESOLUTION TO UPDATE THE 2014 BALLARD AND KING COMMUNITY CENTER STUDY

WHEREAS, in 2014, the City contracted with Ballard and King to provide a study on a new community center; and

WHEREAS, in March, 2020, the Final Report of the Citizens Financial Review Task Force recommended further exploration of an indoor community center; and

WHEREAS, the Community Attitude Survey, conducted by Sapperstein & Associates, consistently shows interest for a community recreation/aquatic center; and

WHEREAS, an update to the estimated size and construction costs of the 2014 Ballard & King Study is needed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The 2014 Ballard & King Community Center Survey shall be updated to include the facilities, costs, potential revenue source for construction, and site consideration on city-owned property. The cost of the update will be provided by the Parks and Recreation Department.

SECTION 2. This Resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/11/22
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Berry
Sponsored:
Emergency: 30 Days:
Current Expense:

No.: CR-29-22
1st Reading: 05/16/22
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-29-22

A RESOLUTION APPOINTING MEMBERS TO THE BEULAH PARK NEW COMMUNITY AUTHORITY

WHEREAS, Council established the Beulah Park New Community Authority by Resolution CR-27-19, on June 17, 2019; and

WHEREAS, under the provisions of this Resolution, City Council must appoint four (4) members to said Committee; and

WHEREAS, the following members have agreed to be appointed as follows:

Scott Perry	Two Year Term	2022 – 2024
Scott Blue	Two Year Term	2022 – 2024

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. There are hereby appointed to the Beulah Park New Community Authority, the members outlined in the preamble.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

Stephen J. Smith, Director of Law