

ORDINANCE NO. C-107-05

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 208± ACRES  
LOCATED EAST AND WEST OF STATE ROUTE 104 AND SOUTH OF  
WHITE ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

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WHEREAS, a petition for the annexation of 208± acres, more or less, in Jackson Township was duly filed by Deerfield Lands Inc. et al.; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on July 05, 2005; 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 August 08, 2005.

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

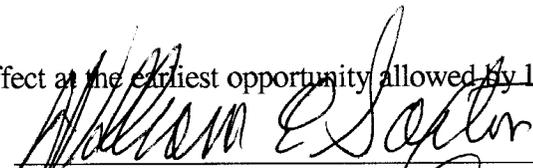
SECTION 1. The proposed annexation, as applied for in the petition of Deerfield Lands, Inc. et al., being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on June 1, 2005 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on July 05, 2005, 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 No. 478. 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 SF-1, Single Family Residential, 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.

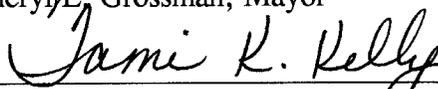
SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

  
\_\_\_\_\_  
William E. Saxton, President of Council

Passed: 11-07-05  
Effective: 12-07-05

  
\_\_\_\_\_  
Cheryl L. Grossman, Mayor

Attest:

  
\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

  
\_\_\_\_\_  
Thomas Clark, Director of Law

**ANNEXATION  
208.0 ACRES**

*C-107-05  
Exhibit "A"*

TO: CITY OF GROVE CITY

FROM: JACKSON TOWNSHIP

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 478 and being all of those tracts as conveyed to Davidson Phillips, Inc. by deed of record in Instrument Number 200406140136254, Deerfield Lands, Inc. et al by deed of record in Official Record 27416E16, Allen C. and Anna K. Keil by deed of record in Official Record 26635D06, C.J. Mahan Construction Company by deed of record in Official Record 09117H11, all of that subdivision entitled "B.M.R. Farms" of record in Plat Book 38, Page 55, a portion of Holton Road, Jackson Pike, and Melynda Lane, and all of Kathleen Court, Susanne Court and Melynda Court (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a point at the intersection of the centerline of Pinnacle Club Drive with an existing City of Grove City corporation line as established by Ordinance Number C-79-03 of record in Instrument Number 200312240402634;

thence northerly, with said corporation line, a distance of approximately 727 feet, to a point in the west right-of-way line of Jackson Pike (State Route 104);

thence easterly, across Jackson Pike, a distance of approximately 60 feet to the proposed easterly right-of-way line of said Jackson Pike;

thence southerly, with the proposed easterly right-of-way line of said Jackson Pike and through a 3.586 acre tract conveyed to Sandra M. Fabyan, a 5.253 acre tract conveyed to Larry E. Conkel, a 5.2093 acre tract conveyed to Wendell R. and Diana K. Smith, a 5.8540 acre tract conveyed to Donald L. and Susan L. Atkinson, Trustees, and a 7.7084 acre tract conveyed to Thomas A. and Connie S. McAlister, a distance of approximately 728 feet, to a point in the northerly line of said Davidson Phillips, Inc. tract;

thence easterly, with the line common to said Davidson Phillips, Inc. tract and said McAlister tract, a distance of approximately 1994 feet, to a point in the center of the Scioto River, in a line common to Jackson Township and the City of Columbus corporation line as established by Ordinance Number 1740-78 of record in Deed Book 170, Page 789;

thence with the center of the Scioto River, and said line common to Jackson Township and the City of Columbus, the following courses and distances:

southerly, a distance of approximately 86 feet;

easterly, a distance of approximately 831 feet;

easterly, a distance of approximately 236 feet;

southerly, a distance of approximately 76 feet;

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**208.0 ACRES**

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southerly, a distance of approximately 235 feet;

southerly, a distance of approximately 268 feet;

southerly a distance of approximately 302 feet;

southerly, a distance of approximately 291 feet;

southerly, a distance of approximately 343 feet;

southerly, a distance of approximately 766 feet;

southerly, a distance of approximately 409 feet;

southerly, a distance of approximately 239 feet, to a point in the extended line common to said Mahan tract and a 155.104 acre tract conveyed to John Falter Enterprises Inc.;

thence westerly, with the line common to said Mahan tract and John Falter Enterprises tract, a distance of approximately 2484 feet, to a point in the centerline of Jackson Pike and at a corner of a 124.333 acre tract conveyed to Southeast Conservation Club Inc.;

thence westerly, with a line common to said Mahan tract and Southeast Conservation Club tract, a distance of approximately 788 feet, to a point;

thence northerly, with a line common to said Mahan tract, Southeast Conservation Club tract, and a 15.7322 acre tract conveyed to Donald P. Hickman, Trustee, and across Holton Road, a distance of approximately 1478 feet to a point in the northerly right-of-way line of Holton Road and in a southerly line of a 1.179 acre tract conveyed to Buelah A. Aurentz;

thence easterly, with the northerly right-of-way line of Holton Road and a southerly line of said Aurentz tract and a 2.317 acre tract conveyed to Malcolm C. Mogren and Barbara J. MacEwen-Mogren, and across Jackson Pike, a distance of approximately 526 feet, to a point in a easterly right-of-way line of Jackson Pike and in the westerly line of Lot 1 of that subdivision entitled "Jahn Estates" as recorded in Plat Book 32, Page 17-B and conveyed to Daniel E. and Penelope F. Specht by deed of record in Official Record 28415J20;

thence southerly, with the easterly right-of-way line of said Jackson Pike and the easterly line of said Lot 1, a distance of approximately 31 feet, to a point in the northerly line of said C.J. Mahan Construction Company tract;

thence easterly, with the southerly line of said Lot 1 and the northerly line of said C.J. Mahan Construction Company tract, a distance of approximately 204 feet, to a point at the southeasterly corner of Lot 15 of that subdivision entitled "B.M.R. Farms" as recorded in Plat Book 38, Page 55 and conveyed to Deerfield Lands Inc., et al by deed of record in Official Record 27416E16;

thence northerly, with the easterly line said Lot 1 through Lot 9 of "Jahn Estates" (Lot 2 conveyed to Susan J. Wilson by deed of record in Instrument Number 200003300061577, Lot 3 conveyed to

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**208.0 ACRES**

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Clifford H. and Joyce I. Hackworth by deed of record in Instrument Number 199707150047242, Lot 4 conveyed to Carl R. and Beverly J. Noland by deed of record in Official Record 13453E03, Lot 5 conveyed to Shayne P. and Ericka L. Yokum by deed of record in Instrument Number 200404300097907, Lot 6 conveyed to Benjamin Leo and Patricia Ann Wolfe by deed of record in Deed Book 3710, Page 110, Lot 7 conveyed to Lois E. Still by deed of record in Instrument Number 199906250161586, Lots 8 and 9 conveyed to Ronald G. and Teresa Maxson by deed of record in Instrument Number 200307020201947), the westerly line of said Lot 15 through 17 of "B.M.R. Farms" (Lots 15, 16 and 17 conveyed to Deerfield Lands Inc, et al by deed of record in Official Record 27416E16), across said Melynda Land, and with the westerly line of that tract conveyed to Deerfield Lands Inc, et al by Official Record 27416E16, a distance of approximately 1052 feet, to a point in the southerly line of said Davidson Phillips, Inc. tract;

thence westerly, with the northerly line of said Lot 9 of "Jahn Estates" and the southerly line of said Davidson Phillips, Inc. tract, a distance of approximately 205 feet, to a point in the easterly right-of-way line of said Jackson Pike;

thence southerly, with the easterly right-of-way line of said Jackson Pike, a distance of approximately 901 feet;

thence westerly, across said Jackson Pike to the westerly right-of-way line of said Jackson Pike, a distance of approximately 86 feet;

thence northerly, with the westerly right-of-way line of said Jackson Pike, a distance of approximately 333 feet;

thence westerly, with the westerly right-of-way line of said Jackson Pike, a distance of approximately 25 feet;

thence northerly, with the westerly right-of-way line of said Jackson Pike, a distance of approximately 592 feet, to a point in said City of Grove City corporation line;

thence easterly, with said corporation line, the westerly right-of-way line of said Jackson Pike, a distance of approximately 28 feet;

thence northerly, with said corporation line, the westerly right-of-way line of said Jackson Pike, a distance of approximately 299 feet, to the Point of Beginning, containing approximately 208.0 acres of land, more or less.

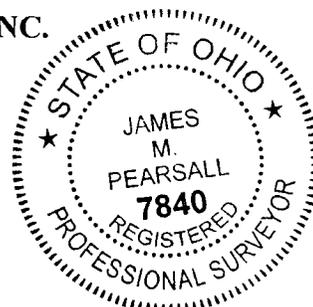
This description was prepared from existing records and is not to be used for deed transfer.

**EVANS, MECHWART, HAMBLETON AND TILTON, INC.**

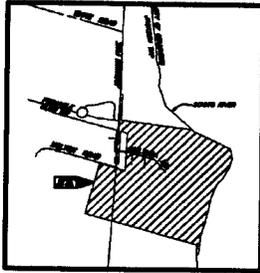
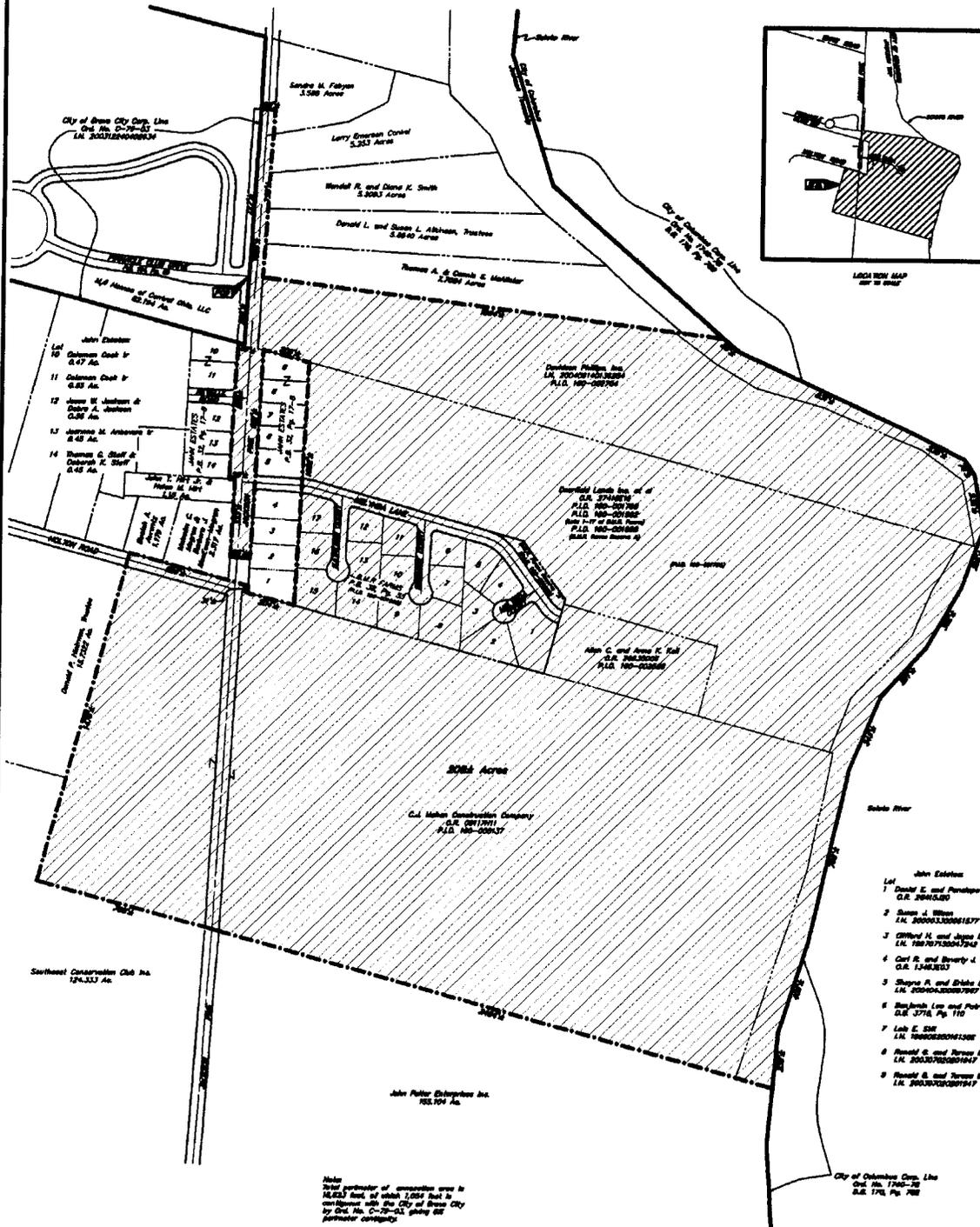
*James M. Pearsall*  
James M. Pearsall

Registered Surveyor No. 7840

5/2/05  
Date



**PROPOSED ANNEXATION OF 208.4 ACRES TO THE CITY OF GROVE CITY  
FROM JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY NO. 478  
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO**



- John Estelton
- 1 Daniel E. and Penelope F. Specht  
O.R. 2641620
- 2 James J. Wilson  
I.L. 20040330061577
- 3 Clifford H. and Joyce J. Handwerth  
O.R. 18070730047262
- 4 Carl R. and Beverly J. Heland  
O.R. 1346353
- 5 Sherry A. and Ethel L. Nelson  
I.L. 20040430087907
- 6 Douglas Lee and Portia Ann Burt  
O.R. 0776, Pg. 110
- 7 Lois E. SM  
I.L. 19980220041208
- 8 Ronald G. and Teresa Moore  
I.L. 20030702091617
- 9 Ronald B. and Teresa Moore  
I.L. 20030702091617

Note:  
Total percentage of annexation area is 10.2% of total 208.4 acres to be annexed to the City of Grove City by Ord. No. C-79-01, giving 8% preference category.



**LEGEND**  
 DASHED CITY OF GROVE CITY CORP. LINE  
 DOTTED CITY OF COLUMBUS CORP. LINE  
 (SEE NOTE HEREON)  
 PROPOSED CITY OF GROVE CITY CORP. LINE  
 AREA TO BE ANNEXED

Proposed Survey No. 100

<b>EMHT</b> ENGINEERING & SURVEYING		Date: March 21, 2025
FRANKLIN COUNTY, OHIO		Scale: 1" = 200'
PROJECT: PROPOSED ANNEXATION		Sheet: 2024-1025
DRAWN BY: [Name]		Sheet: 1 of 1
REVISIONS		
NO.	DATE	DESCRIPTION