

ORDINANCE NO. C-57-08

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 1.125± ACRES LOCATED AT 2517 LONDON-GROVEPORT ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 1.125± acres, more or less, in Jackson Township was duly filed by Little White Church Adventure Group, LLC; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on February 28, 2008; 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 12, 2008.

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

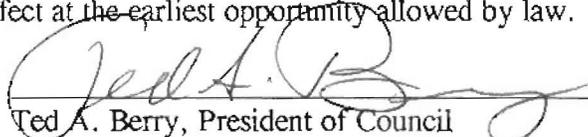
SECTION 1. The proposed annexation, as applied for in the petition of Trinity United Methodist Church being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on January 16, 2008 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on February 28, 2008 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 0.8329 acres of the remaining 0.9357 acre parcel conveyed to the Concord United Methodist Church. 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.*

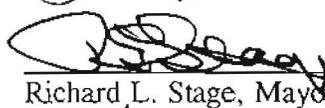
SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 3. A map is attached as "Exhibit B" and made a part hereof.

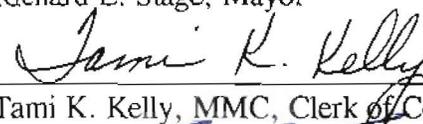
SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating 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.

  
Ted A. Berry, President of Council

Passed: 06-02-08  
Effective: 07-02-08

  
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

**RECEIVED**

JAN 10 2008

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

C-57-08  
Exhibit "A"  
1.1255 +/- Acre Tract

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER

By BR Date 1/10/08

FROM: JACKSON TOWNSHIP

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being 0.8329 acres of the remaining 0.9357 acre parcel conveyed to the Concord United Methodist Church (Auditor's Tax Parcel 160-003066) by Deed recorded in Deed Book 40, page 349 and thereafter to the Little White Church Adventure Group, LLC by Deed recorded as Instrument No. 200710120179304, plus 0.2926 ac. +/- of the public roadway known as Hoover Road; and

Beginning at the northwest corner of said 0.9357 acre tract of land at the intersection of the centerline of Hoover Road (50 ft. right of way) with the old centerline of London-Groveport Road (State Route 665) a distance of 699.22 ft. from Franklin County monument # 5539, thence in a southeasterly direction along the northerly line of said 0.9357 acre tract, a distance of approximately 148.39 ft. to the northeast corner of said tract; thence in a southeasterly direction along the easterly line of said tract a distance of approximately 30 ft. to the southerly line of the existing Grove City Corporation line, being the place of beginning of this description.

Thence, continuing in a southeasterly direction along the easterly line of said 0.9357 acre tract a distance of approximately 179.90 ft. to a point in the centerline of a small stream;

Thence, with the centerline of said small stream the following three courses

- 1) In a southwesterly direction a distance of approximately 80.06 ft. to a point from which a mag nail set in a concrete headwall bears South 16 deg. 08 minutes 03 seconds West a distance of 15.00 ft;
- 2) In a southwesterly direction a distance of approximately 189.51 ft. to a point from which an iron pin and cap bears South 10 deg. 41 minutes 41 seconds East a distance of 17.00 ft.;
- 3) In a southwesterly direction a distance of approximately 33.42 ft. to a mag nail set in the centerline of Hoover Road;

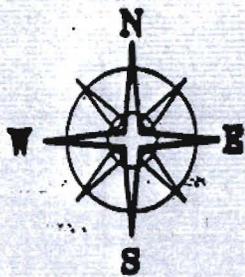
Thence, in a northwesterly direction a distance of approximately 25 ft. to the existing Grove City Corporation Line at the westerly line of the Hoover Road right of way, and also being the easterly line of the CVS property, being Auditor's Tax Parcel No. 040-11798;

Thence, in a northeasterly direction following along the existing Grove City Corporation line and westerly line of the Hoover Road right of way, a distance of approximately 422.34 ft. to a point in the southerly right of way of London-Groveport Road;

Thence, in a southeasterly direction a distance of approximately 25 ft. to the centerline of said Hoover Road right of way;

Thence, continuing in a southeasterly direction following along the existing Grove City Corporation line and southerly line of the London-Groveport Road right of way, a distance of approximately 148.39 ft. to the place of beginning, containing approximately 1.1255 acres, more or less, to be annexed; of which 0.8329 acres is part of the said 0.9357 acre tract (parcel No. 160-003066) and the balance of .2926 acres, more or less, is City of Grove City right of way property from the centerline of Hoover Road to the westerly line of said right of way and being the easterly line of parcel 040-011798.

The above description was prepared by applicant's attorney Stephen J. Bowshier, 4030 Broadway, Grove City, Ohio 43123 in March 2007, from the best available descriptions and prior surveys. The information displayed was not derived from an actual field survey. This description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.



# PROPOSED ANNEXATION OF 1.1255 ± ACRES

LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 6115

JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

TO

THE CITY OF GROVE CITY

# RECEIVED

JAN 10 2008

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

### LEGEND

EXISTING CITY OF GROVE CITY CORP. LINE

PROPOSED CITY OF GROVE CITY CORP. LINE

AREA TO BE ANNEXED

Total: 1.1255 +/- Acres

Being: .8329 Church Property

≈ .2926 Grove City R/W

Buckeye Grove Shopping Center, LLC  
040-10042

Buckeye Grove Shopping Center, LLC  
040-10046

EXISTING CENTERLINE

## LONDON GROVEPORT ROAD (S.R. 665)

R/W EXISTING

CVS 5458 OH LLC  
2.210 acs. +/-  
040-11798

OR 19980511004206

HOOVER ROAD (50' R/W)

EXISTING GROVE CITY CORPORATION LINE JACKSON TOWNSHIP

1.1255 ± ACRES

Trinity United Methodist Church  
160-003066

Board of Trustees of Jackson Twp.

0.9525 ± ACRES

160-1303

Later Conveyed  
To Little White Church Group LLC  
No. 200710120179304

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER

By **BB**

Date 1/10/08

TRUSTEES OF CONCORD CEMETERY  
ASSOCIATION OF JACKSON TOWNSHIP

Solomon Swagler, et. al.

160-277

ANNEX. NO. \_\_\_\_\_ ORD. NO. \_\_\_\_\_

PROPOSED ANNEXATION OF 1.1255 +/- acres  
TO THE CITY OF

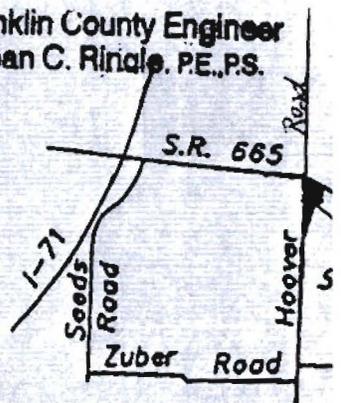
CITY OF GROVE CITY, OHIO

Jackson Township, Franklin County, Ohio

DATE: \_\_\_\_\_ Not to Scale

Drawing Prepared By:  
Stephen J. Bowsher, Esq.  
4030 Broadway  
Grove City, OH 43123  
(614) 875-1777

*Handwritten signature and date*  
3/8/07



LOCATION MAP  
No Scale

OR 19980511004206

GROVE CITY CORPORATION LINE  
JACKSON TOWNSHIP