

ORDINANCE NO. C-67-12

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 1.864+ ACRES LOCATED AT 5260 HOOVER ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 1.864+ acres, more or less, in Jackson Township was duly filed by Ruoff, Ruoff, and Morbitzer, L.L.C.; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on September 18, 2012; 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 September 19, 2012.

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 Ruoff, Ruoff, and Morbitzer, LLC being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on August 21, 2012 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on September 18, 2012, 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 1.856 acres of land partly out of a 3.011 acre tract. 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.

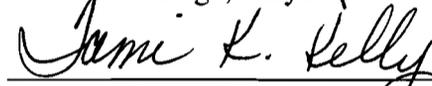
SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.



Ted A. Berry, President of Council



Richard L. Stage, Mayor



Tami K. Kelly, MMC, Clerk of Council



Stephen J. Smith, Director of Law

Passed: 12-03-12
Effective: 01-02-13

Attest:

I Certify that this ordinance is correct as to form.

C-67-12
Exhibit "A"

Legal description of 1.856 Acres of Land more or less for Purposes of Annexation.

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being 1.856 acres of land partly out of a 3.011 acre tract with a 1.147 acre tract (exception) leaving a 1.864 acre tract (Parcel 2) belonging to Ruoff, Ruoff and Morbitzer Properties, L.L.C., of record in Instrument No. 201006290080988 at the Franklin County Recorder's Office, Franklin County, Ohio and said 1.856 acre tract of land also being partly out of the right-of-way of Holton Road (width varies);

Beginning at a point, said point being located at the most northwesterly corner of the herein described 1.856 acre Annexation tract of land, said point also being located in the northerly property line of said 1.864 acre tract, said point also being located at the easterly right-of-way line of Hoover Road (width varies), said point also being located at an easterly City of Grove City Corporation Limits as established by Ordinance No. C-33-85 O.R. 5805 B02;

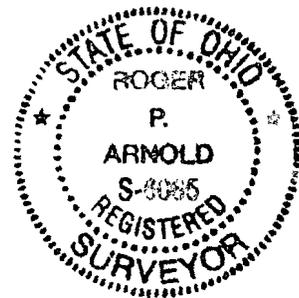
Thence along the northerly property line of said 1.864 acre tract of land, and also along the said City of Grove City Corporation Limits; C- 33-85 O.R. 5805 B02, S 86° - 27' - 00" E, a distance of 305.6 feet to a point, said point being located at the most northeasterly property corner of said 1.864 acre tract, said point also being located at the most northwesterly property corner of a 1.147 acre tract of land belonging to Bruce M. and Amy M. Bowman of record in Instrument No. 200711130196157 at said Recorder's Office;

Thence along a Proposed Grove City Corporation Limit, and also along the most easterly property line of said 1.864 acre tract, and also along the most westerly property line of said 1.147 acre tract, and also across the right-of-way of Holton Road (width varies), S 03° - 34' - 00" W, a distance of 264.6 feet to a point, said point also being located at the northerly City of Grove City Corporation Limits as established by Ordinance No. C-70-75, M.R 165-584;

Thence along the said northerly City of Grove City Corporation Limits, N 86° - 27' - 00" W, a distance of 305.6 feet to a point, said point being located at the intersection of the said northerly City of Grove City Corporation Limits, and the said easterly City of Grove City Corporation Limits,

Thence along the said easterly right-of-way line, also along the said easterly City of Grove City Corporation Limits, C -33-85 O.R. 5805 B 02, N 03° - 34' - 00" E, a distance of 264.6 feet to the point of beginning and containing 1.856 acres of land more or less.


Professional Surveyor No. 6065



Note: The attached Legal Description was prepared from Franklin County Court House documents, and not from an actual Survey of the premises.

Basis of bearing being the centerline of Hoover Road, N 03° - 34' - 00" E, as shown within instrument No. 201006290080988 at the Franklin County Recorder's Office, Franklin County, Ohio.

RECEIVED

AUG 01 2012

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

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

By bb/ra Date 8/1/2012

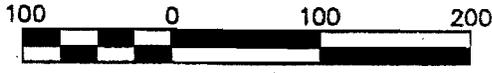
Arnold Survey Company

C-67-12
EXHIBIT "B"

3911 BROADWAY STREET · SUITE C · GROVE CITY, OHIO 43123 · TEL. (614)875-7684

ANNEXATION PLAT OF 1.856 Acres TO CITY OF GROVE CITY

VIRGINIA MILITARY SURVEY NUMBERS 14081 AND 6840
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO



SCALE IN FEET

SCALE: 1 INCH = 100 FEET

RIGHT-OF-WAY ACQUISITION
INST. NO. 200408090184666
POINT OF BEGINNING

RIGHT-OF-WAY



City of Grove City CORP. LIMITS

RUOFF RUOFF & MORBITZER
PROPERTIES L L C
C - 33 - 85 O.R. 5805 B02 City of Grove City CORP. LIMITS
I.N. 201006290080988
PARCEL 1

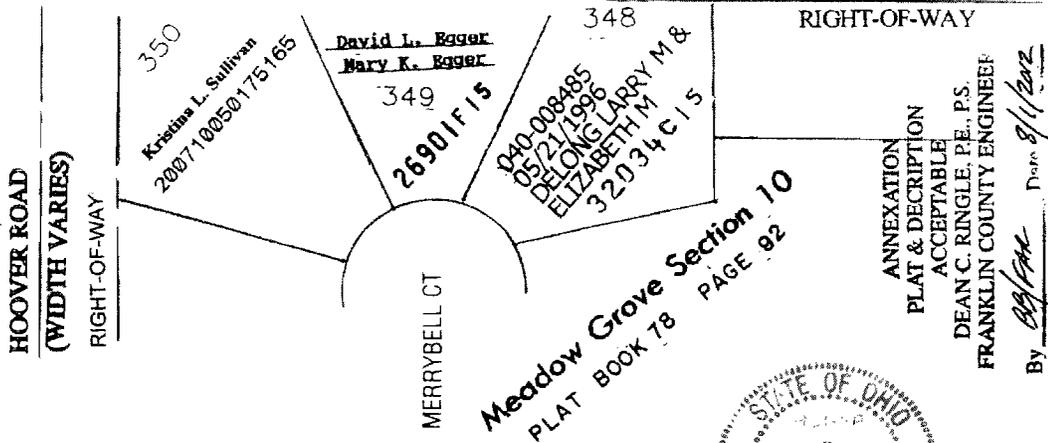
LOCATION
MAP

City of Grove City CORP. LIMITS
C - 33 - 85 O.R. 5805 B02
S 86 27' E 305.6'
RUOFF, RUOFF
AND MORBITZER
PROPERTIES, L.L.C.
PARCEL 2
1.864 AC. (DEED)
I.N. 201006290080988
P.N. 160-000252
N 03° - 34' E 264.6'
S 03° - 34' W 264.6'
N 86 27' W 305.6'
C - 70 - 75 M.R. 165 - 584

PROPOSED CORPORATION LINE
160-001777
11/13/2007
BOWMAN BRUCE M.
BOWMAN AMY M.
1.147 AC. (DEED)
I.N. 200711130196157
HOLTAN ROAD (WIDTH VARIES)
City of Grove City CORP. LIMITS

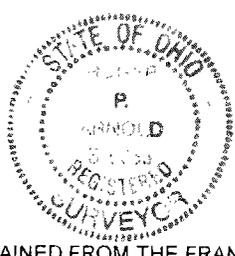
AUG 01 2012

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



LEGEND

Proposed Corporation Line
Existing Corporation Line



THE ATTACHED PLAT WAS PREPARED FROM RECORDS OBTAINED FROM THE FRANKLIN COUNTY RECORDER'S OFFICE, AND NOT FROM AN ACTUAL SURVEY OF THE PREMISES. THE COURSES SHOWN UPON THE ATTACHED PLAT ARE CONTIGUOUS AT ALL INTERSECTIONS

Roger P. Arnold
PROFESSIONAL SURVEYOR NO. 6065
ROGER P. ARNOLD

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: *DRG/AM* Date: 8/1/2012