

523593

EXHIBIT "A"

Situated in the County of Franklin, in the State of Ohio, and in the township of Jackson and bounded and described as follows:

FILED #3
FEB 28 2008
LAWRENCE A. BELSKIS
PROBATE JUDGE

Being part of an original tract of land containing 29.93 acres in Survey No. 1388, Virginia Military Lands and described in Deed Book 628, page 290, Recorder's Office, Franklin County, Ohio, reference to which is hereby made, and more particularly described as follows: Beginning at an iron pipe at the southeast corner of a tract of land, containing 4.037 acres, more or less, conveyed by Frank E. Smith and Emma Smith, his wife, to Hobart L. Bruckelmeyer and Marian J. Bruckelmeyer, by deed recorded in Deed Book 1265, page 95, Recorder's Office, Franklin County, Ohio, reference to which is hereby made, being 566.8 feet east from the center line of Demorest Road; Thence S. 89 deg. 05 min. E. 566.8 feet to an iron pipe; thence N. 21.08 feet to an iron pipe; thence S. 89 deg. -05 min. E. 357.5 feet to an iron pipe located on the alley line; thence N. 23 min. W. with the west line of the alley 288.92 feet to a point, being the northeast corner of said 29.93 acres tract; thence along the north line of said tract N. 83 deg. -05 min. W. 922.8 feet to a point, being the northeast corner of said tract conveyed to Hobart L. Bruckelmeyer and Marian J. Bruckelmeyer; thence south along the east line of said tract 310 feet to the place of beginning, containing 6.41 acres more or less.

Excepting, therefrom, however, the following:

031C
All of
(160)
971

Virginia Military Survey Number 1388, and being part of a 6.41 acre tract deed to Charles W. Fletcher in Deed Book 1403, Page 531, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at the intersection of the centerline of Demorest Road with the centerline of Grove City Road;

Thence along the centerline of said Demorest Road, North 1 degree 47 minutes East, a distance of 1,128.4 feet to the northwesterly corner of the Ohio Conference Association of Seventh Day Adventists 4.037 acre tract (Deed Book 2279, Page 187) and at the southwesterly corner of the Beulah Park Jockey Club, Inc. 8.12 acre tract (Deed Book 989, Page 263, Tract #2);

Thence along the northerly line of said 4.037 acre tract and along the southerly line of said 8.12 acre tract, South 89 degrees 05 minutes East, a distance of 566.8 feet to the northeasterly corner of said 4.037 acre tract and at the northwesterly corner of said 6.41 acre tract and the true point of beginning of this description;

Thence along the northerly line of said 5.41 acre tract and along the southerly line of said 8.12 acre tract and along the southerly line of the Beulah Park Jockey Club, Inc., 8.53 acre tract (Deed Book 989, Page 263, Tract #1), South 89 degrees 05 minutes East, a distance of 922.8 feet to the northeasterly corner of said 6.41 acre tract and in the westerly line of an alley 10 feet wide;

Thence along the easterly line of said 6.41 acre tract and along the westerly line of said 10 foot wide alley, South 1 degree 35 minutes West, a distance of 23.0 feet to an iron pin;

Thence across said 6.41 acre tract and parallel to the northerly line of said 6.41 acre tract, North 89 degrees 05 minutes West, a distance of 922.88 feet to an iron pin in the westerly line of said 6.41 acre tract and in the easterly line of said 4.037 acre tract;

Thence along the westerly line of said 6.41 acre tract and along the easterly line of said 4.037 acre tract, North 1 degree 47 minutes East, a distance of 23.0 feet to the place of beginning, containing 0.487 acres, subject however to all legal easements and restrictions and leases of record and of public records in respective utility offices and all bearings used are for the determination of angles only.

Parcel #160-000971-00

DESCRIPTION VERIFIED
DEAN C. RINGLE P.E.P.S.
BY: [Signature]
DATE: 2/23/08
4-2-08

Select Language 

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Summary

Parcel Info

Summary 

- New Tentative Value
- Property Profile
- Land

Building

Improvements

Interactive Map

MAP(GIS)

Sketch

Photo

Transfer History

BOR Status

CAUV Status

Area Sales Activity

Area Rentals

Tax/Payment Info

Current Levy Info

Assessment Payoff

Tax Distribution

Rental Contact

Tax Estimator

Property Reports

Recorder's Office
Document Search

Area Sex Offender
Inquiry

Parcel ID	Map Routing Number	Owner	Location
160-000971-00	160-0031C-059-00	HELWAGEN BARBARA, WARREN REBA D <small>Click owner name for additional records</small>	

Owner Information	
Owner	HELWAGEN BARBARA WARREN REBA D 3662 MIDLAND ST GROVE CITY OH 43123 <small>If the address above is incorrect - Click Here</small>
Tax Bill Mailing Info	REBA WARREN BARBARA HELWAGEN 3656 MIDLAND ST GROVE CITY OH 43123 <small>To change mailing information ONLY - Click Here</small>

Legal Description
WHITE RD 5.923 ACRES ENTRY 1388

Most Recent Transfer	
Sale Amount	\$0
Date of Transfer	04/02/2008
Conveyance Type	CT
Exempt Number	903695-N
Number of Parcels	1

Current Value		
	Market	Taxable
Land	\$75,600	\$26,460
Improvements	\$3,500	\$1,230
Total	\$79,100	\$27,690
CAUV	0	0

Building Data
Card 1 has no building entries

2013 Tax Status			
Land Use	[599] OTHER RESIDENTIAL		
Tax District	[160] JACKSON TOWNSHIP		
School District	[2511] SOUTH-WESTERN CSD		
Neighborhood	08201		
City			
Township	JACKSON	Zip	43123
Board of Revision	NO	CDQ	
Homestead Exemption	NO	Owner Occupied Reduction (2.5%)	NO

Site Data					
Frontage	0	Depth	0	Acres	0.000
Historic District					

RESOLUTION NO. CR-65-14

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 5.923 ACRES LOCATED NORTH OF GROVE CITY ROAD AND WEST OF ELM STREET IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 5.9234+ acres located North of Grove City Road and West of Elm Street, in Jackson Township to the City of Grove City and signed by Barbara Helwagen and Reba D. Warren, 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

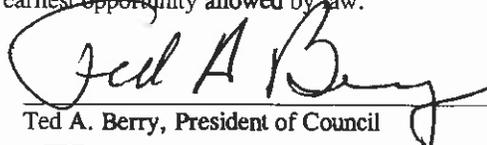
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

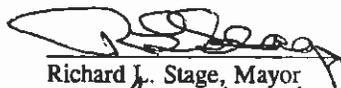
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

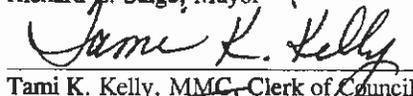
SECTION 1. Upon its annexation to the City of Grove City, the 5.9234+ acres located North of Grove City Road and West of Elm Street, proposed for annexation by Barbara Helwagen and Reba D. Warren, will receive the following municipal services from the City of Grove City:

- 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.

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


Ted A. Berry, President of Council


Richard J. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council

Passed: 11-03-14
Effective: 11-03-14

Attest:


Stephen J. Smith, Director of Law

I Certify that this resolution is correct as to form.

**PROPOSED ANNEXATION OF 5.923 ACRES MORE OR LESS
TO THE CITY OF GROVE CITY, OHIO FROM THE TOWNSHIP OF
JACKSON**

**LIST OF ALL TRACTS, LOTS OR PARCELS IN THE
TERRITORY PROPOSED FOR ANNEXATION AND
ADJACENT OR DIRECTLY ACROSS THE ROAD THEREFROM**

<u>PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>MAILING ADDRESS</u>
040-000612	Beulah Park Gaming Ventures, Inc.	PO Box 850 Grove City, OH 43123
040-000646	Smith, Timothy L. & Brenda J.	3939 Elm Street Grove City, OH 43123
040-000647	Casino, Stephanie R.	3925 Elm Street Grove City, OH 43123
160-000648	Roach, Berkley J., TR.	3980 Broadway Grove City, OH 43123
160-000892	Ohio Conference Assoc. of Seventh Day Adv.	PO Box 1230 Grove City, OH 43123
160-001271	Thomas, William C.	3156 Demorest Road Grove City, OH 43123
160-001290	Rowe, Donn A. & Barbara A.	3947 Elm Street Grove City, OH 43123

RECEIVED

OCT 28 2014

Franklin County Planning Department
Franklin County, OH

ANX - EXP 2

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