

ORDINANCE NO. C-38-15

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 5.46+ ACRES LOCATED SOUTH AND EAST OF BORROR ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 5.46+ acres, more or less, in Jackson Township was duly filed by Christopher and Melanie Flaum; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on April 14, 2015; 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 April 22, 2015.

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 Christopher & Melanie Flaum being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on March 09, 2015 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on April 14, 2015, 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. 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 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: 07-20-15
Effective: 08-19-15

Attest:

I Certify that this ordinance is correct as to form.

C-38-15
Exhibit A
ANNEXATION DESCRIPTION
5.46 acres

From: Jackson Township

To: The City of Grove City

Situated in the State of Ohio, County of Franklin and Township of Jackson, in Virginia Military Survey No. 6115, and being all of that **5.25** acre tract conveyed to Christopher E. Flaum and Melanie A. Flaum by deed of record in Instrument No. 201308220143620, out of that 55 acre tract of land conveyed to Michael J. and Tressa L. Baer by the deed recorded in Deed Book 1250, page 454, Recorder's Office, Franklin County Ohio, along with approximately **0.21** acres within Borrer Road and the right of Way of Borrer Road being in a tract of land known as "RESERVE B" of Meadow Grove South Section 3 conveyed to the City of Grove City, Ohio by Deed of record as Instrument No. 200310280344240, Recorder's Office Franklin County, Ohio, and more particularly described as follows:

Beginning at the northeasterly corner of the said 5.25 acre Flaum tract in common with the northwesterly corner of a 5.9769 acre tract of land conveyed to Steven R. Isaac and Debra S. Isaac, Trustees by deed of record as Instrument No. 201104290056238, and said beginning being at an iron pipe in the present location of Borrer Road, which bears South 68 deg. 04' East a distance of 400.25 feet from the Northeast corner of the above mentioned 55 acre tract;

Thence in a South Easterly (predominately southerly) direction a distance of approximately 410.8 feet along the east line of the said 5.25 acre Flaum tract and in common with the west boundary line of the said 5.9769 acre tract of land conveyed to Steven R. Isaac and Debra S. Isaac, Trustees by deed of record as Instrument No. 201104290056238, Recorder's Office, Franklin County, Ohio, to a point;

Thence in a South Easterly (predominantly Easterly) direction a distance of approximately 50.0 feet along the same common east line of the said 5.25 acre Flaum tract and the west boundary line of the previously mentioned 5.9769 Isaac tract of land to a point;

Thence in a South Westerly (predominately southerly) direction a distance of approximately 394.0 feet along the same common east line of the said 5.25 acre Flaum tract and the west boundary line of the previously mentioned 5.9769 Isaac tract to the southeast corner of the said 5.25 acre Flaum tract and being the southwest corner of the previously mentioned 5.969 acre Isaac tract;

Thence in a North Westerly (predominantly westerly) direction a distance of approximately 331.18 feet along the south line of the said 5.25 acre Flaum tract being in common with the north boundary line of the 17.791 acre tract of land conveyed to Andrew M. Sweigart by deed of record as Instrument No. 200504080066065, Recorder's Office, Franklin County, Ohio, passed the northwest corner of the said Sweigart tract to a point in the north boundary line of a 2.6565 acre tract of land conveyed to Raymond M. Baer and Victoria Baer by deed of record as Instrument No. 200504080066064, Recorder's Office, Franklin County, Ohio, to the southwest corner of the said 5.25 acre Flaum tract;

Thence in a North Easterly (predominately northerly) direction a distance of approximately 287.7 feet along the west line of the said 5.25 acre Flaum tract in common with the entire east line of and passed the 3.276 acre tract of land conveyed to Raymond M. Baer and Victoria Baer by deed of record in Deed

Book 2601 page 667, Recorder's Office, Franklin County, Ohio, thence continuing to a point along the common east line of the 5.0 acre tract of land conveyed to Robert L. Bennett and Constance E. Bennett by deed of record in Deed Book 2483 page 423, Recorder's Office, Franklin County, Ohio;

Thence in a North Westerly (predominately northerly) direction a distance of approximately 394.0 feet along the west line of the said 5.25 acre Flaum tract in common with the east line of the aforementioned 5.0 Bennett tract to an iron pipe in the center of the present location of Borrer Road and being the northwest corner of the said 5.25 acre Flaum tract and point in common with the northeast corner of the said 5.0 Bennett tract;

Thence from said northwest corner of the 5.25 acre Flaum tract in a North Westerly (predominately northerly) direction across said Borrer Road and continuing across the right of way of Borrer Road a distance of approximately 68 feet to the northerly right of way line of Borrer Road and to the existing corporation line of the City of Grove City as established by Ordinance Number C-70-75 of record in Record Book 165-584;

Thence in a North Easterly (predominately easterly) direction continuing along the said existing Corporation Line (C-70-75) a distance of approximately 135 feet to the east boundary line of a tract of land known as "RESERVE B" of Meadow Grove South Section 3 conveyed to the City of Grove City, Ohio by Deed of record as Instrument No. 200310280344240, Recorder's Office Franklin County, Ohio also being the west boundary line of a tract of land conveyed to Brian A. Clouser and Katrina L. Clouser by Deed of record as Instrument No. 200500113008504, Recorder's Office, Franklin County, Ohio;

Thence in a South Easterly (predominantly southerly) direction from said right of way line a distance of approximately 68 feet to the center of the present location of Borrer Road to a point in the north boundary line of said 5.25 acre Flaum tract;

Thence, continuing in a North Easterly (predominately easterly) direction along the center line of Borrer Rd. and also the north line of the said 5,25 acre Flaum a distance of approximately 148.40 feet to the northeast corner of the said 5.25 acre tract, and being the place of beginning.

Containing 5.46 acres of land, more or less, subject to all legal highways and easements of record in previous instruments.

The above description was prepared for annexation purposes only by Attorney Stephen J. Bowshier, 4030 Broadway, Grove City, OH 43123 in December 2014, from the best available County Records. This information was not derived from an actual field survey. The above 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.

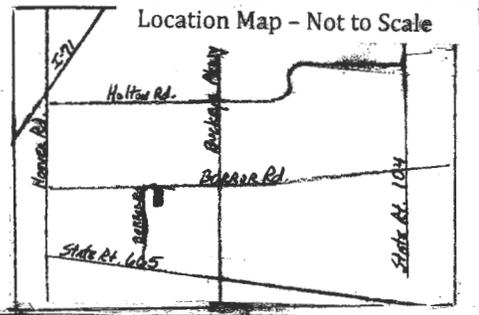
PROPOSED ANNEXATION of 5.46 +/- Acres FROM: JACKSON TOWNSHIP TO: City of GROVE CITY

Legend

EXISTING CITY OF GROVE CITY CORP. LINE

PROPOSED CITY OF GROVE CITY CORP. LINE

AREA TO BE ANNEXED



Total Length of Perimeter	+/-	2,287.08 ft.
Total Length of Contiguity	+/-	135.00 ft.
Percentage of Contiguity	+/-	5.902 %

Scale 1" = 175'
Grid North

Drawing Prepared By:
Stephen J. Bowshier, Esq.
4030 Broadway, Suite 100
Grove City, OH 43123
(614) 875-1777

ANNEX. NO. _____ ORD No. C-38-15
Proposed ANNEXATION OF 5.46 +/- Acres
To The
CITY OF GROVE CITY
From
JACKSON TOWNSHIP
DATE: _____ SCALE 1" = 175'