

ORDINANCE C-69-15

AN ORDINANCE AUTHORIZING THE ANNEXATION OF 7.1 ± ACRES OF PROPERTY LOCATED ON ORDERS ROAD FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, the City of Grove City desires to annex from Jackson Township 7.1 acres, more or less, of property located on Orders Road that is owned in fee simple by the City of Grove City as legally described in Exhibit A and depicted in the annexation plat attached hereto as Exhibit B; and

WHEREAS, the City of Grove City desires to annex this roadway property per the advice of Franklin County in order to maintain the significant improvements being made to the roadway by the City of Grove City as well as to regulate speed on the roadway; and

WHEREAS, pursuant to Ohio Revised Code Section 709.16, the City of Grove City has the authority to petition the Board of County Commissioners of Franklin County, State of Ohio, to annex this property as the property is contiguous to the corporation line of the City of Grove City, and the property is owned in fee simple by the City of Grove City; and

WHEREAS, upon receipt of an annexation petition from the City of Grove City for the annexation of the property, the Board of County Commissioners of Franklin County, State of Ohio, shall grant the annexation petition.

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

SECTION 1. The City of Grove City hereby authorizes the annexation from Jackson Township of 7.1 acres, more or less, of property located on Orders Road and owned in fee simple by the City of Grove City as legally described in Exhibit "A" and depicted in the annexation plat attached hereto as Exhibit "B".

SECTION 2. The City Law Director and the City Clerk are hereby vested with the authority to file an annexation petition for the annexation of this property with the Board of County Commissioners of Franklin County, State of Ohio.

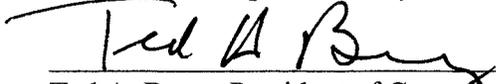
SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Passed: 09-21-15

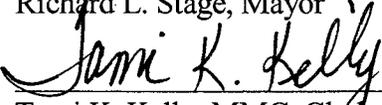
Effective: 10-21-15

Attest:

I certify that this ordinance is correct as to form.


Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

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

By DR Date 9/30/15

C-69-15
Exhibit A

PROPOSED ANNEXATION
7.1± ACRES

RECEIVED

SEP 30 2015

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

FROM: JACKSON TOWNSHIP

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Numbers 1371, 1383, and 1434, being part of Orders Road as shown in Plat Book 37, Page 85, Road Record 8, Page 11, Plat Book 102, Pages 88-91, Plat Book 103, Pages 91-92, and Road Record 7, Page 363, being part of Haughn Road as shown in Road Record 7, Page 363, and Plat Book 102, Pages 88-91, being all of that 0.896 acre tract conveyed to Franklin County Commissioners by deed of record in Instrument Number 200408170192072, and all of those 0.065, 0.069, 2.306, 0.069, 0.103, 0.103, 0.120, 0.113, 2.250, 0.473, 0.076, 0.103, 0.138, 0.062, 0.096, 0.204, 0.161, 0.080, 0.585, 0.080, 0.080, 0.096, and 0.080 acre tracts conveyed to City of Grove City, Ohio by deeds of record in Instrument Numbers 201505140062891, 201505200066037, 201508170113705, 201507270102549, 201505210067215, 201505140062870, 201505140062895, 201505140062898, 201410310144844, 201505180064433, 201505140062881, 201505210067216, 201506230084422, 201507600090398, 201508130112369, 201505140062886, 201505140062875, 201505140062884, 200510250224243, 201505140062889, 201505140062874, 201505140062877, and 201505140062890, respectively (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northwesterly corner of said 0.065 acre tract, the northeasterly corner of that 0.065 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201505200066039, the southwesterly corner of the remainder of that original 0.720 acre tract conveyed to Richard A. Smith and Karin M. Smith by deed of record in Instrument Number 199811040283378, the southeasterly corner of the remainder of that original 0.720 acre tract conveyed to Randell C. Forrest, Trustee by deed of record in Instrument Number 201111170150361, being in the northerly right-of-way line of said Orders Road, in the existing City of Grove City Corporation Line, as established by Ordinance Number C-31-02, of record in Instrument Number 200204260105091;

Thence South 87° 40' 21" East, with said northerly right-of-way line, the northerly lines of said 0.065, 0.069, 0.069, and 0.103 acre tracts, partially with the northerly line of said 0.103 acre tract, with the southerly lines of the remainder of said 0.720 acre tract, the remainder of that 0.987 acre tract conveyed to Matthew A. Watkins and Patricia A. Watkins by deed of record in Instrument Number 200903180037902, Lot 1 of that subdivision entitled "Southern Grove Estates", of record in Plat Book 37, Page 85, as conveyed to Fred R. Hammond, Jr. and Patricia J. Hammond by deed of record in Official Record 31774J17, Lot 2 of said "Southern Grove Estates", as conveyed to Nancy L. Summers by deed of record in Instrument Number 200805060069452, Lot 16 of said "Southern Grove Estates", as conveyed to Victor E. Leonard by deed of record in Instrument Number 200503040040065, the remainder of that 0.528 acre tract conveyed to Kevin S. Gangloff by deed of record in Instrument Number 200003020042148, and the remainder of that 1.554 acre tract conveyed to John W. Fowble and Ann B. Fowble by deed of record in Instrument Number 200205140120508, partially with the southerly line of the remainder of that 1.555 acre tract conveyed to Donald P. Casey and Bonnie J. Casey by deed of record in Instrument Number 201405280065726, across Southern Grove Drive, as shown in Plat Book 37, Page 85, a distance of 946.92 feet to a point;

Thence South 87° 05' 39" East, continuing with said northerly right-of-way line and partially with said 0.103 acre tract, with the northerly line of said 0.120 acre tract, continuing partially with the southerly line of the remainder of said original 1.555 acre tract, with the southerly line of the remainder of that original 1.584 acre tract conveyed to William L. Cain by deed of record in Instrument Number 200909010127657, a distance of 281.08 feet to the northwesterly corner of said 0.113 acre tract, the southwesterly corner of the remainder of that 0.867 acre tract conveyed to Roger L. Spillman and Donna J. Spillman by deed of record in Instrument Number 200301210020734, being in the existing City of Grove City Corporation Line, as established by Ordinance Number C-17-96, of record in Official Record 31719E10;

Thence South 01° 51' 04" West, with the line common to said 0.120 and 0.113 acre tracts, said Corporation Line, a distance of 10.00 feet to a point;

Thence South 87° 05' 39" East, across said 0.113 acre tract, continuing with said Corporation Line, with the old northerly right-of-way line of said Orders Road, a distance of 164.35 feet to a point in the westerly line of said 0.473 acre tract;

Thence North 02° 55' 55" East, with the line common to said 0.113 and 0.473 acre tracts, continuing with said Corporation Line, a distance of 10.00 feet to the southwesterly corner of that 0.506 acre tract conveyed to Ronald C. Kwast and Debra S. Kwast by deed of record in Official Record 12578J18, being in the northerly right-of-way line of said Orders Road;

Thence South 86° 59' 05" East, with said northerly right-of-way line, with the northerly lines of said 0.473, 0.076, 0.103, and 0.138 acre tracts, with the southerly lines of said 0.506 acre tract, that 0.505

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7.1± ACRES

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acre tract conveyed to Flossie Cutler, Kathy Slotter, and Terry Cutler by deed of record in Instrument Number 201402250023129, that 0.678 acre tract conveyed to Richard D. Wirtz and Terri L. Hayes by deed of record in Instrument Number 200808150125056, the remainder of that original 36.305 acre tract conveyed to Grand Communities, Ltd. by deed of record in Instrument Number 200801180009331, that 0.678 acre tract conveyed to Betty L. Sherrod by deeds of record in Deed Book 3675, Page 720, Instrument Number 200004050066592, and Instrument Number 200702270034041, that 0.505 acre tract conveyed to Richard C. Chaney and Dianna L. Chaney by deed of record in Instrument Number 201402180019761, the remainder of that 0.580 acre tract conveyed to Sean P. Adams by deed of record in Instrument Number 201209200140810, the remainder of that 1.4635 acre tract conveyed to Kyle S. Dupler and Mary J. Dupler by deed of record in Official Record 17752E03, the remainder of that 1.951 acre tract conveyed to Michael L. Haughn and Rochelle S. Haughn by deed of record in Instrument Number 200105040097323, partially with the existing City of Grove City Corporation Line, as established by Ordinance Number C-83-99, of record in Instrument Number 199912080302663 and as established by Ordinance Number C-29-02, of record in Instrument Number 200204260105091, partially across Haughn Road, as shown in Plat Book 102, Pages 88-91, a distance of 1321.51 feet to a point;

Thence South 86° 59' 34" East, partially across said Haughn Road, along said Orders Road with said Corporation Line, a distance of 1051.06 feet to a point;

Thence South 02° 57' 51" West, across said Orders Road, a distance of 60.00 feet to a point in the southerly right-of-way line of said Orders Road, the northerly line of Reserve "A" of that subdivision entitled "Haughn Heights", of record in Plat Book 37, Page 67, as conveyed to Joseph D. Brown and Marcia L. Brown by deed of record in Instrument Number 201209140136740;

Thence North 86° 59' 34" West, with said southerly right-of-way line, partially with the northerly line of said Reserve "A", with the northerly line of Lot 1 of said "Haughn Heights", as conveyed to Richard Carney and Christine Carney by deed of record in Instrument Number 2006081800164263, a distance of 80.95 feet to a point in the westerly line of said 0.080 acre tract;

Thence South 03° 00' 00" West, continuing with said southerly right-of-way line, with the line common to said 0.080 acre tract and said Lot 1, a distance of 5.00 feet to the northeasterly corner of the remainder of that 0.803 acre tract conveyed to Richard L. Greenway and Jayne R. Greenway by deed of record in Instrument Number 201303270050839;

Thence North 86° 59' 34" West, continuing with said southerly right-of-way line, with the southerly lines of said 0.080, 0.096, and 0.080 acre tracts, with the northerly line of said 0.803 acre tract, the remainder of that 0.689 acre tract conveyed to Dolores A. Sandine and Leonard E. Sandine by deed of record in Official Records 28566I08 and 35096B16, and Instrument Number 200104020066795, the remainder of that 0.574 acre tract conveyed to Donald G. Drummond and Marie K. Drummond by deed of record in Instrument Number 199912100304385, a distance of 320.15 feet to a point in the easterly line of that 0.574 acre tract conveyed to Bank of America, N.A. by deed of record in Instrument Number 201404280051710;

Thence North 03° 00' 20" East, with said easterly line, a distance of 35.00 feet to the northeasterly corner of said tract in the centerline of said Orders Road;

Thence North 86° 59' 34" West, with the northerly line of said 0.574 acre tract, a distance of 100.00 feet to the northwesterly corner of said tract and the northeasterly corner of said 0.080 acre tract;

Thence South 03° 00' 20" West, with the westerly line of said 0.574 acre tract, said easterly line, a distance of 35.00 feet to a point in said southerly right of way line;

Thence North 86° 59' 34" West, continuing with said southerly right-of-way line, with the southerly lines of said 0.080, 0.080, 0.161, and 0.204 acre tracts, with the northerly line of the remainder of that 0.574 acre tract conveyed to Robert P. Koehler by deed of record in Instrument Number 200804090054206, the remainder of that 0.574 acre tract conveyed to Frank E. Cordray by deeds of record in Deed Book 2353, Page 96, and Official Record 1123I16, the remainder of the 0.574 acre tract conveyed as Parcel I and the 0.574 acre tract conveyed as Parcel II to Carl A. Patzer and Nancy B. Patzer by deed of record in Deed Book 2375, Page 12, and the remainder of that 0.727 acre tract conveyed to Dorothy A. Miller by deeds of record in Instrument Numbers 199806170149850 and 201303220048045, a distance of 505.79 feet to a point;

Thence South 71° 09' 42" West, continuing with said southerly right-of-way line, the southerly line of said 0.204 acre tract, the northerly line of the remainder of said 0.727 acre tract, a distance of 25.75 feet to a point in the easterly line of said 0.204 acre tract, and a northwesterly corner of the remainder of said 0.727 acre tract, being the easterly right-of-way line of said Haughn Road;

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Thence South 02° 36' 56" West, with said easterly right-of-way line, with the easterly lines of said 0.204, 0.062, and 0.096 acre tracts, the westerly lines of said 0.727 acre tract, the remainder of that original 0.460 acre tract conveyed to Betty D. Gardner by deed of record in Official Record 26655J05 and the remainder of that original 4.422 acre tract conveyed to Rebecca L. Absten and Michael J. Absten by deed of record in Instrument Number 200406090133243, a distance of 510.32 feet to a point in the northerly line of the remainder of that original 86.388 acre tract conveyed to Joseph D. Brown and Marcia L. Brown by deed of record in Instrument Number 201209140136739;

Thence North 87° 08' 37" West, with the line common to said 0.096 acre tract and the remainder of said original 86.388 acre tract, a distance of 20.00 feet to a point in the centerline of said Haughn Road, and the easterly line of said 0.896 acre tract;

Thence South 02° 36' 56" West, with said centerline, the easterly line of said 0.896 acre tract, the westerly line of the remainder of said original 86.388 acre tract, a distance of 194.94 feet to a northeasterly corner of that 15.974 acre tract conveyed to Joseph D. Brown and Marcia L. Brown by deed of record in Instrument Number 201504220051137;

Thence North 87° 23' 04" West, with the southerly line of said 0.896 acre tract, and with a northerly line of said 15.974 acre tract, a distance of 50.00 feet to a point;

Thence North 02° 36' 56" East, with the westerly right-of-way line of said Haughn Road, with the line common to said 0.896 and 15.974 acre tracts, a distance of 371.54 feet to the southerly corner of said 2.250 acre tract;

Thence North 09° 55' 41" West, with the line common to said 2.250 and 15.974 acre tracts, a distance of 234.82 feet to a point;

Thence North 26° 06' 28" West, continuing with said common line, a distance of 114.30 feet to a point;

Thence North 86° 59' 05" West, with the southerly line of said 2.250 acre tract, the northerly lines of said 15.974 acre tract and the remainder of said original 86.388 acre tract, a distance of 1165.83 feet to a point;

Thence North 87° 05' 39" West, with the line common to said 2.250 acre tract and the remainder of said original 86.388 acre tract, a distance of 445.16 feet to a point;

Thence North 87° 40' 21" West, continuing with said common line, a distance of 0.78 feet to the southeasterly corner of said 2.306 acre tract, being in the existing City of Grove City Corporation Line, as established by Ordinance Number C-17-96, of record in Official Record 31719E10;

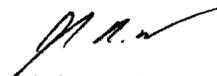
Thence North 03° 30' 23" East, with the line common to said 2.250 and 2.306 acre tracts, with said Corporation Line, a distance of 30.01 feet to a point;

Thence North 87° 40' 21" West, across said 2.306 acre tract, with said Corporation Line, a distance of 946.02 feet to a point;

Thence North 01° 56' 43" East, across said 2.306 acre tract, with the westerly line of said 0.065 acre tract, the easterly line of said 0.065 acre tract, said Corporation Line, a distance of 50.00 feet to the POINT OF BEGINNING containing 7.1 acres, more or less.

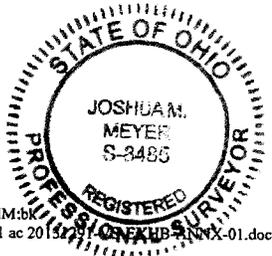
This description is for annexation purposes only and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Joshua M. Meyer
Professional Surveyor No. 8485

9-24-2015

Date



JMM:bl
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