

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

September 6, 2016

6:30 Caucus

7:00 – Reg. Meet.

Presentations: Auditor Dave Yost

FINANCE: Mr. Davis

- Ordinance C-72-16 Appropriate \$128,300.00 from the General Fund for the Current Expense of Extending the Bike Path that will connect the Town Center with Fryer Park and the YMCA safely. First reading.
- Ordinance C-73-16 Appropriate \$93,100.00 from the Rockford Tax Increment Equivalent Fund for the Current Expense of making payments in accordance with the Infrastructure Agreement with Rockford Homes. First reading.
- Ordinance C-74-16 Appropriate \$75,000.00 from the Convention Bureau Fund for Current Expenses. First reading.
- Resolution CR-50-16 Authorize the City Administrator to Apply for Local Government Efficiency Program Funding through LeanOhio and the Ohio Department of Administrative Services.
-

LANDS: Mr. Bennett

- Ordinance C-62-16 Rezone 2121 Sonora Drive from IND-1 to C-1. Second reading and public hearing.
- Ordinance C-63-16 Rezone 4132 Broadway from PSO to PUD-R. Second reading and public hearing.
- Ordinance C-64-16 Approve a PSO Zoning Classification for 0.654 acres located at 4178 Hoover Road upon its Annexation to the City. Second reading and public hearing.
- Ordinance C-68-16 Approve a Special Use Permit for Automotive Services for Premier Audio located at 3194 Broadway. Second reading and public hearing.
- Ordinance C-69-16 Approve a Special Use Permit for a Drive-Thru Window for Marco's Pizza located at 3057 Turnberry Court. Second reading and public hearing.
- Ordinance C-70-16 Accept the Plat of the Re-subdivision of The Pinnacle Club, Section 2, Phase 9, Part A. Second reading and public hearing.
- Ordinance C-75-16 Amend Section 1135.09(B)(8) of the Codified Ordinances titled SD-3 Recreational Facilities. First reading.
- Ordinance C-76-16 Accept the Annexation of 2.6015 acres located at 1401 Borrer Road. First reading.
- Ordinance C-77-16 Accept the Annexation of 0.654 acres located at 4178 Hoover Road. First reading.
-

ON FILE: Minutes of: 08/15 - Council Meeting; 8/22 - BZA

Date: 08-29-16
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Davis
Approved: _____
Emergency: 30 Days: _____
Current Expense: XX

No. : C-72-16
1st Reading: 09/06/16
Public Notice: 09/08/16
2nd Reading: 09/19/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-72-16

AN ORDINANCE TO APPROPRIATE \$128,300.00 FROM THE GENERAL FUND
FOR THE CURRENT EXPENSE OF EXTENDING THE BIKE PATH THAT WILL CONNECT
THE TOWN CENTER AREA WITH FRYER PARK AND THE YMCA SAFELY

WHEREAS, the City of Grove City has approximately 25 miles of paved, well-maintained trails, bicycle routes and bicycle boulevards that provide safe, direct access to the city for walkers, inline skaters and bicyclists; and

WHEREAS, the City has been working on key connections to the City's trail and bike path network including the connection that will link the Town Center Area with Fryer Park and the YMCA; and

WHEREAS, the funding approved herein will pay for the pedestrian and bicycle connection through the Southern Grove subdivision.

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

SECTION 1. There is hereby appropriated \$128,300.00 from the unappropriated monies of the General Fund to be transferred to the Capital Improvement Fund and appropriated to account number 305000.603157 for the Current Expense of funding the extension of a bike path that will help connect the Town Center Area with Fryer Park and the YMCA.

SECTION 2. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

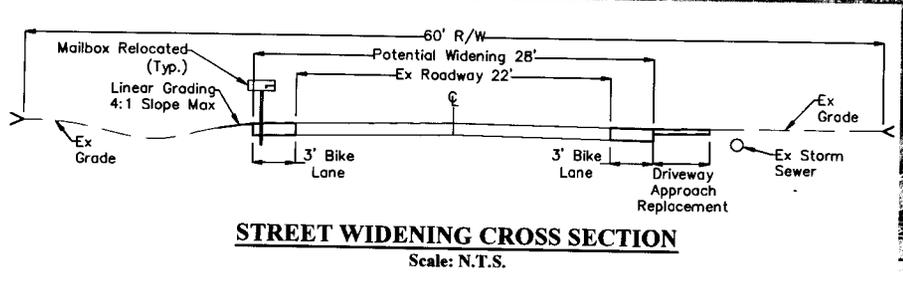
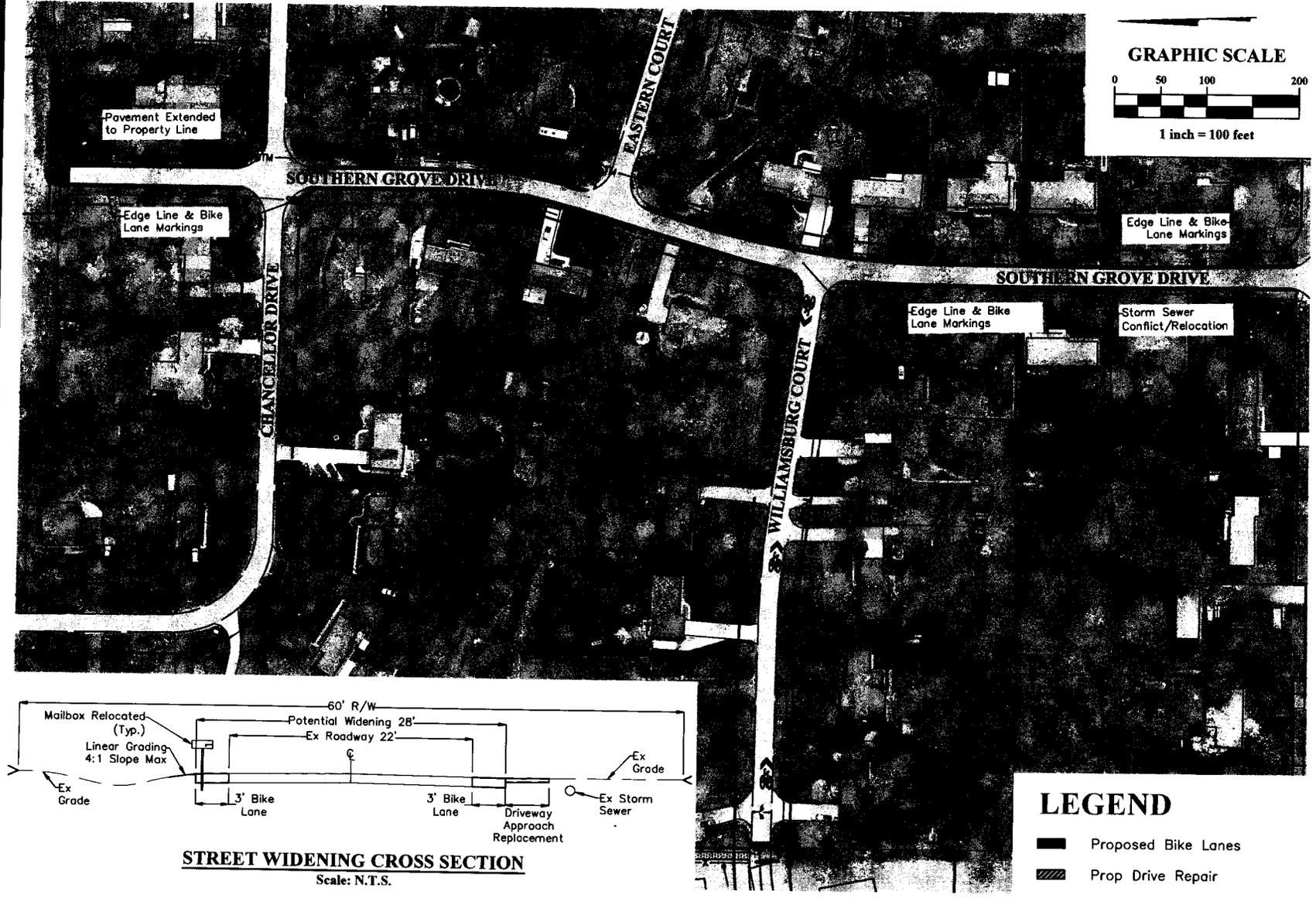
I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I certify that there is money in the treasury, or is in the process of collection to pay the within ordinance.

Michael A. Turner, Director of Finance

C-72-16
Exhibit A



LEGEND

- Proposed Bike Lanes
- Prop Drive Repair

DATE: July 2016	SCALE: 1" = 100'	JOB NO.: 2016-0446
GROVE CITY, FRANKLIN COUNTY, OHIO EXHIBIT FOR BIKE PATH CONNECTIVITY SOUTHERN GROVE ROADWAY BIKE LANES		
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 530 Newland Road, Columbus, OH 43234 Phone: 614.775.4520 Fax: 614.775.3546 emhit.com		

EXHIBIT 'B'

BIKE PATH CONNECTIVITY PROPOSAL

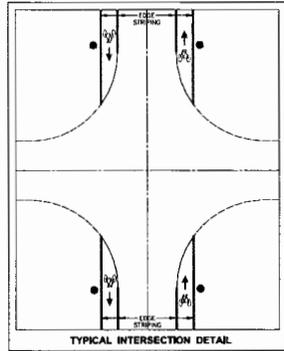
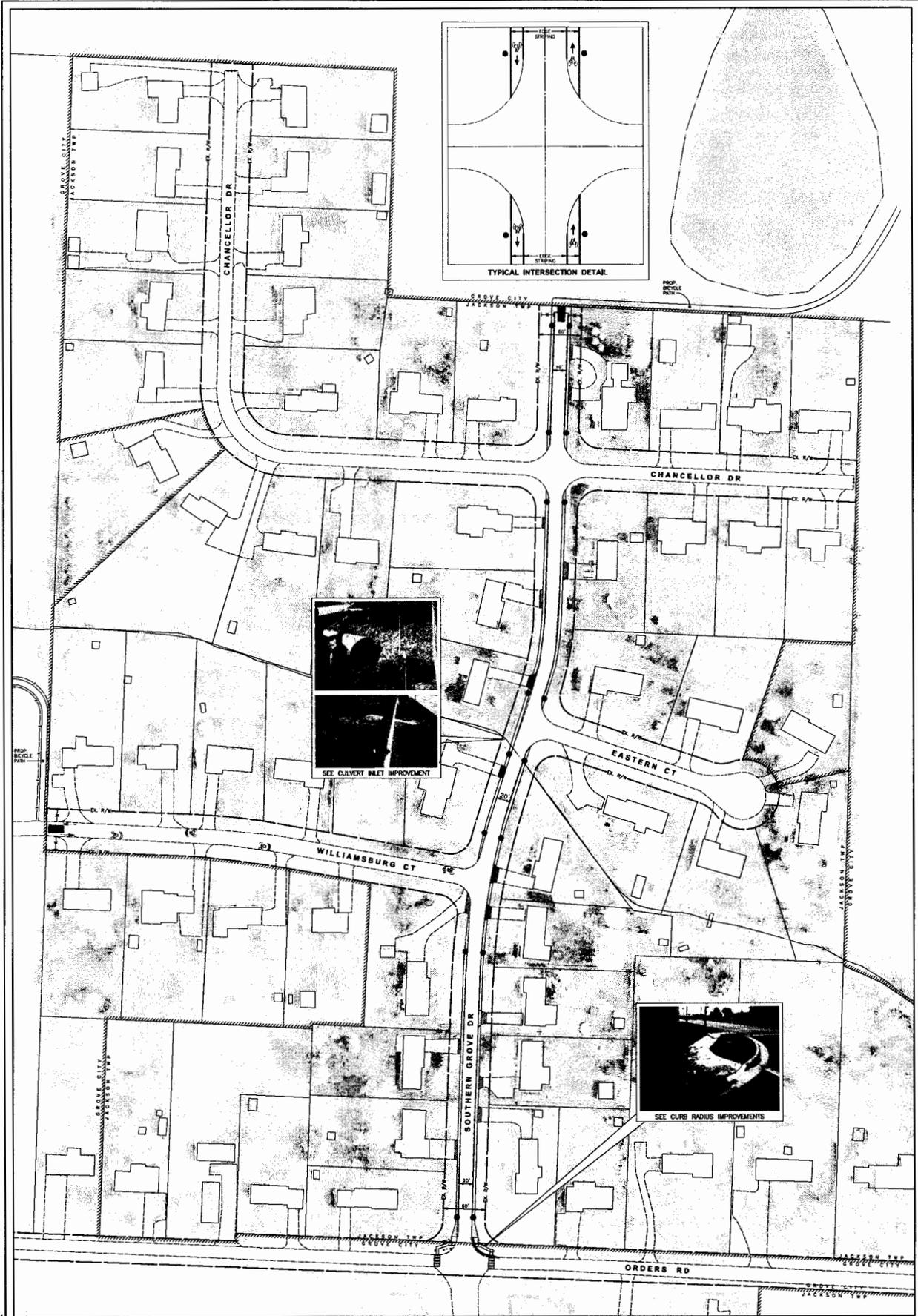
SOUTHERN GROVE SUBDIVISION

AUGUST 2, 2016

Category	Spec	Item	Unit	Quantity	Unit Price	Cost
Roadway	202	Pavement Removed (Driveways)	SQYD	338	40 \$	13,520.00
	203	Excavation for Roadway	CUYD	341	44 \$	15,004.00
	204	Subgrade Compaction	SQYD	1556	5 \$	7,780.00
	202	Guard Rail Removed	LF	50	10 \$	500.00
					Sub Total	\$ 36,804.00
Pavement (typ)	252	Full Depth Sawing	LF	2435	2 \$	4,870.00
	135	Aggregate Base	CUYD	135	50 \$	6,750.00
	407	Tack Coat (non Tracking)	Gal	312	4 \$	1,248.00
	301	Asphalt Concrete Base	CUYD	128	142 \$	18,176.00
	411	Asphalt Concrete Intermediate Course	CUYD	45	142 \$	6,390.00
	411	Asphalt Concrete Surface Course	CUYD	45	164 \$	7,380.00
					Sub Total	\$ 44,814.00
Driveways	252	Full Depth Sawing	LF	300	2 \$	600.00
	304	Aggregate Base	CUYD	15	50 \$	750.00
	301	Asphalt Concrete Base	CUYD	15	142 \$	2,130.00
	411	Asphalt Concrete Intermediate Course	CUYD	5.6	142 \$	795.20
	411	Asphalt Concrete Surface Course	CUYD	5.6	164 \$	918.40
	452	Non Reinforced Concrete (Driveways)	SQYD	36	90 \$	3,240.00
					Sub Total	\$ 8,433.60
Culvert (Wall)	503	Excavation for Structure	CUYD	23	50 \$	1,150.00
	511	Concrete Foundation (pour in place)	CUYD	9	700 \$	6,300.00
	511	Concrete for Headwall (pour in place)	CUYD	9	1500 \$	13,500.00
	606	Guard Rail Post	EA	8	100 \$	800.00
	606	Guard Rail	LF	50	16 \$	800.00
				Sub Total	\$ 22,550.00	
Drainage	604	Catch Basin Adjust to Grade	EA	1	900 \$	900.00
	604	Catch Basin Remove and Repace	EA	1	1000 \$	1,000.00
				Sub Total	\$ 1,900.00	
Side Walk Mod at Orders Intersection	202	Curb Removed	LF	116	8 \$	928.00
	202	Side Walk Removed	SQFT	200	4 \$	800.00
	203	Excavation	CUYD	5	44 \$	220.00
	204	Subgrade Compaction	SQYD	60	5 \$	300.00
	608	Concrete Walk 8 inch	SQFT	638	12 \$	7,656.00
	608	Curb Ramp	EA	3	500 \$	1,500.00
	608	Detectable Warning	SQFT	30	30 \$	900.00
	609	Curb and Gutter , type special 8"	LF	116	20 \$	2,320.00
	605	4 inch pipe underdrain	LF	116	12 \$	1,392.00
	252	Full Depth Sawing	LF	116	2 \$	232.00
	259	Perm Pavement Replacement	CUYD	5	200 \$	1,000.00
	304	Aggregate Base	CUYD	0.55	50 \$	27.50
	301	Asphalt Concrete Base	CUYD	0.55	142 \$	78.10
	411	Asphalt Concrete Intermediate Course	CUYD	0.21	142 \$	29.82
	411	Asphalt Concrete Surface Course	CUYD	0.21	164 \$	34.44
				Sub Total	\$ 17,417.86	
Seed & Mulch	653	Top Soil Furnish & place	CUYD	32	100 \$	3,200.00
	659	seed and Mulch	SQYD	1140	2.85 \$	3,249.00
				Sub Total	\$ 6,449.00	
Pavement Mark	644	Edge Line	Mile	0.46	4000 \$	1,840.00
	644	Sharrows	EA	3	560 \$	1,680.00
	644	Bicycle Lane Marking	EA	16	560 \$	8,960.00
				Sub Total	\$ 12,480.00	
				Grand Total	\$ 150,848.46	

22,550
\$128,298.46

EXHIBIT A



FRANKLIN COUNTY ENGINEER
 DEAN C. RINGLE, P.E., P.S.
BIKE PATH CONNECTIVITY PROPOSAL
 SOUTHERN GROVE SUBDIVISION
 JACKSON TOWNSHIP

AUGUST 02, 2016

LEGEND

ASPHALT DRIVE		RIGHT OF WAY	
CONCRETE DRIVE		PROPERTY LINE	
		CONF LINE	
		SHARE THE ROAD	
		PAVEMENT MARKING	
		DESIGNATED BIKE PATH	
		THREE BOARD FENCE	

HORIZONTAL SCALE IN FEET

Date: 08/29/16
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense: XX

No.: C-73-16
1st Reading: 09/06/16
Public Notice: 9/08/16
2nd Reading: 09/19/16
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-73-16

AN ORDINANCE TO APPROPRIATE \$93,100.00 FROM THE ROCKFORD TAX INCREMENT EQUIVALENT FUND FOR THE CURRENT EXPENSE OF MAKING PAYMENTS IN ACCORDANCE WITH THE INFRASTRUCTURE AGREEMENT WITH ROCKFORD HOMES

WHEREAS, the City has created the Rockford Homes Tax Increment Equivalent Fund for the deposit of service payments distributed to the City; and

WHEREAS, the Franklin County Auditor 2nd half settlement for the Rockford TIF has been received; and

WHEREAS, the Rockford Homes Infrastructure Agreement requires funds to be disbursed to the developer within 60 days of receipt.

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

SECTION 1. There is hereby appropriated \$93,100.00 from the unappropriated monies of the Rockford Tax Increment Equivalent Fund to account number 136000.559000 for the current expense of contractual obligations.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Roby Schottke, President of Council

Passed:
Effective:

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

I Certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 09/29/16
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense: XX

No.: C-74/16
1st Reading: 09/06/16
Public Notice: 09/08/16
2nd Reading: 09/19/16
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-74-16

AN ORDINANCE TO APPROPRIATE \$75,000.00 FROM THE CONVENTION BUREAU FUND FOR CURRENT EXPENSES

WHEREAS, Chapter 192, Hotel Tax, provides for the imposition of an excise tax on transactions by which lodging by a hotel, motel or transient accommodations is or is to be furnished to transient guests; and

WHEREAS, said Chapter provides for the collection, segregation and disbursement of said funds; and

WHEREAS, collections of said funds have exceeded the budget estimates and appropriations need approved by Council for this purpose.

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

SECTION 1. There is hereby appropriated \$75,000.00 from the unappropriated monies of the Convention Bureau Fund into account #609000.559000 for the Current Expenses imposed by Chapter 192 of the Grove City Code.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 08/30/16
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Vedra
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-50-16
1st Reading: 09/06/16
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-50-16

A RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO APPLY FOR LOCAL GOVERNMENT EFFICIENCY FUNDS THROUGH LEANOHIO AND THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES

WHEREAS, the City of Grove City desires to improve the efficiency and effectiveness of its Mayor's Court processes; and

WHEREAS, LeanOhio through the Ohio Department of Administrative Services promotes government services, which are simpler, faster and less costly; and

WHEREAS, the Development Services Agency has released quarterly applications of the Local Government Efficiency Program; and

WHEREAS, the City of Grove City is eligible and desires to apply for Local Government Efficiency Program funding; and

WHEREAS, if successful in the obtaining this grant, the City will conduct a Kaizen event with the support of a contractor; coordinate services and implementation of the Local Government Efficiency Program efficiency study application; and

WHEREAS, the City of Grove City resolves to use the award to participate in an efficiency study in support of the purpose areas and priorities outlined in the grant solicitation.

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

SECTION 1. The City Administrator is hereby authorized to submit an application for Local Government Efficiency Program funding to conduct an efficiency study of the Mayor's Court processes through LeanOhio and the Ohio Department of Administrative Services

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

Roby Schotke, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 07/13/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-62-16
1st Reading: 07/18/16
Public Notice: 07/20/16
2nd Reading: 09/06/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-62-16

AN ORDINANCE FOR THE REZONING OF 2121 SONORA DRIVE FROM IND-1 TO C-1

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on July 05, 2016; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from IND-1 to C-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and *being Lot #11 of a subdivision, as recorded in Official Records, Plat Book 17, page 284, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Passed:
Effective:

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

EXHIBIT "A"

DESCRIPTION OF APPROXIMATELY 1.955 +/- ACRES
ON SONORA DRIVE AND MCDOWELL ROAD
(LOT 11 OF ALLEN E. MCDOWELL'S
LITTLE FARMS AMENDED PLAT)
PLAT BOOK 17, PAGE 284,
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
TO BE ANNEXED TO THE CITY OF GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, and Township of Jackson and being Lot Number 11 of Allen E. McDowell's Little Farms Amended Plat, Plat Book 17, page 284, and a portion of Sonora Drive and McDowell Road, and being more particularly described as follows:

Beginning at a point in the existing Grove City Corporation Line as established by Grove City Ordinance C-14-65 of record in Miscellaneous Record Volume 138, page 155, said point also being the southeast corner of a 3.722 acre tract annexed to the City of Grove City by Grove City Ordinance C-115-88, of record in Official Record Volume 12813, page D-12, and said point being the intersection of the northerly line of Sonora Drive with the easterly line of McDowell Road;

Thence, southerly along the east line of McDowell Road and along the aforesaid Grove City Corporation Line a distance of approximately 415.32 feet to a point in the easterly line of McDowell Road;

Thence, westerly approximately 181.69 feet acrossing McDowell Road and following the southerly line of Lot 11 of Allen E. McDowell's Little Farms Amended Plat to the southwest corner of said Lot 11;

Thence, northerly along the westerly line of Lot 11 approximately 366.31 feet to the northwest corner of Lot 11 and in the southerly line of Sonora Drive;

Thence, westerly along the southerly line of Sonora Drive and the northerly line of Lots 12 and 13 a distance of approximately 205.9 feet to a point in the southerly line of Sonora Drive and said point also being the northwest corner of Lot 13;

Thence, northerly across Sonora Drive to a point in the northerly line of Sonora Drive a distance of approximately 50 feet and said point also being the southeast corner of Lot 7 and also being the southwest corner of the aforesaid 3.722 acre tract annexed to the City of Grove City by the aforesaid Grove City Ordinance C-115-88;

Thence, in an easterly direction along the northerly line of Sonora Drive and along the existing Grove City Corporation Line as established by Grove City Ordinance C-115-88 approximately 392.00 feet to the point of beginning, containing 1.955 acres, more or less.

RECEIVED

JUN 18 2016

GOVERNMENT COMMISSION

C-62-16

SD-2

040-007209
SONORA DRIVE
SOUTHPARK
PT LT B=1.561 ACRES

SONORA DR

SONORA DR

MCDOWELL RD

040-009173
2121 SONORA DR
ALLEN RD MCDOWELLS
LITTLE FARMS 11

IND-1

MCDOWELL RD

160-000440
ALLEN RD
MCDOWELLS LITTLE FARMS
LOT 12

160-000441
ALLEN RD
MCDOWELLS LITTLE FARMS
LOT 13

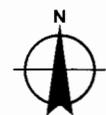
160-000457
EDWARDS RD
MCDOWELLS LITTLE FARMS
LOT 29

160-000456
EDWARDS RD
MCDOWELLS LITTLE FARMS
LOT 28

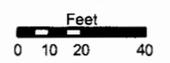
Disclaimer

2121 Sonora Dr

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.



1 inch = 60 feet



Date: 07/13/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-63-16
1st Reading: 07/18/16
Public Notice: 07/20/16
2nd Reading: 09/06/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-63-16

AN ORDINANCE FOR THE REZONING OF 4132 BROADWAY FROM PSO TO PUD-R

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on July 05, 2016; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from PSO to PUD-R:

Situated in the State of Ohio, County of Franklin, City of Grove City and part of Virginia Military Survey No. 1383 *as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Passed:
Effective:

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

EXHIBIT A

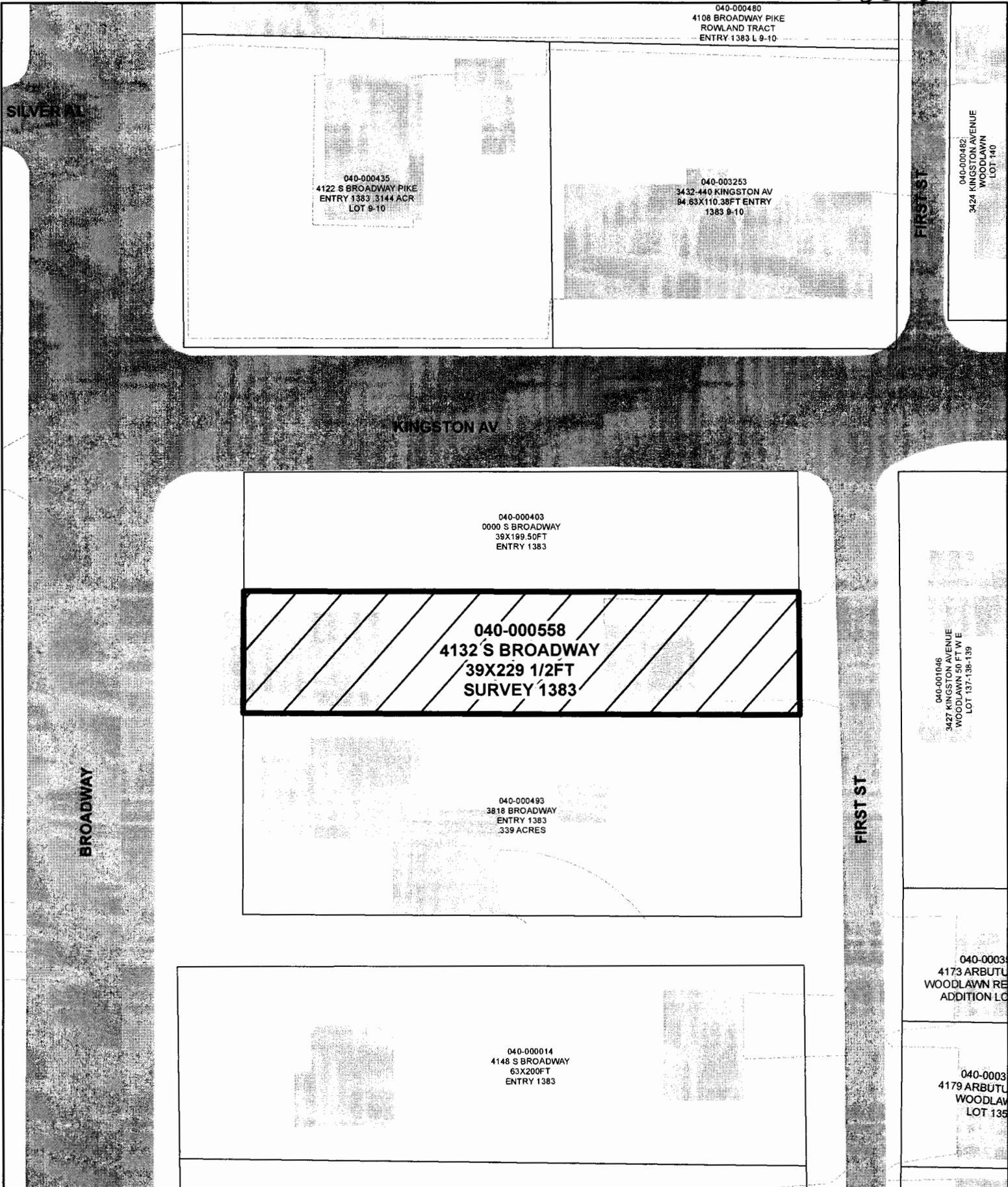
Situated in the County of Franklin, in the State of Ohio and in the City of Grove City:

Being a part of Survey No. 1383, Virginia Military Lands more particularly bounded and described as follows:

Beginning at an iron pin in the center of the Columbus and Harrisburg Pike at the southwest corner of a tract of land conveyed by Adam G. Grant and Lisa, his wife, to Christian Schwenkel and Barbara Schwenkel by deed dated January 1, 1898 of record in D.B. 301, page 454, Recorder's Office, Franklin County, Ohio, thence S. 55 deg. 48' East, 229.50 feet to an iron pin at the southwest corner of said Schwenkel land; thence S. 35 deg. West 39 feet to an iron pin; thence N. 55 deg. 48' W. 229.50 feet to an iron pin in the center of the Columbus and Harrisburg Pike; thence along the center of said Pike N. 35 deg. E. 39 feet to the place of beginning.

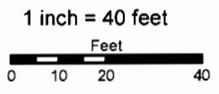
NOT A CERTIFIED COPY

C-63-16



Disclaimer **4132 Broadway**

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.



Date: 07/14/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-64-16
1st Reading: 07/18/16
Public Notice: 07/20/16
2nd Reading: 09/06/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-64-16

AN ORDINANCE APPROVE A PSO ZONING CLASSIFICATION
FOR 0.654+ ACRES LOCATED AT 4178 HOOVER ROAD
UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the PSO Zoning Classification request on July 05, 2016; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises shall be given a zoning classification of PSO – Professional Services, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot #5 of Lewis E. Keller Subdivision, Plat Book 23, Page 46, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Passed:
Effective:

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

EXHIBIT A

Situated in the State of Ohio, County of Franklin, City of Grove City, and described as follows:

Being Lot Number Five (5) of LEWIS E. KELLER SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 23, page 46, Recorder's Office, Franklin County, Ohio.

EXCEPTING THE FOLLOWING 0.023 ACRE TRACT:

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Lot 5 of LEWIS E. KELLER SUBDIVISION, of record in Plat Book 23, page 46 and being a strip of land ten (10.00) feet in width along the easterly right-of-way line of Hoover Road, across said Lot 5 as conveyed to Terry E. Dawson by deed of record in Instrument Number 200107110157302, (All references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follow:

Beginning at an iron pin set in the easterly right-of-way line of Hoover Road at the northwesterly corner of said Lot 5,

Thence South 82 degrees 37' 19" East, along the northerly line of said Lot 5, a distance of ten (10.00) feet to an iron pin set;

Thence South 07 degrees 22' 41" West, crossing said Lot 5 and being ten (10.00) feet easterly from and parallel with the easterly right-of-way line of said Hoover Road, a distance of 100.26 feet to an iron pin set in the line between Lots 5 and 6 of said subdivision;

Thence North 82 degrees 37' 19" West, being along said lot line between Lots 5 and 6, a distance of ten (10.00) feet to an iron pin set at the southwesterly corner of said Lot 5;

Thence North 07 degrees 22' 41" East, being along the easterly right-of-way line of said Hoover Road, a distance of 100.26 feet to the place of beginning containing 0.023 acre of land, more or less subject, however to all legal rights-of-ways and/or easements, if any, of previous record.

The bearing for this description are based on the same meridian as those bearings in Instrument Number 200001070005432 in which the centerline of Hoover Road has a bearing of North 07 degrees 22' 41" East, Recorder's Office, Franklin County, Ohio.

*M-94-AB
proof
(100)
1146*

Iron pins set are thirteen-sixteenth (13/16) inch inside diameter, iron pipes with a cap inscribed EMH&T, INC.

Tax Parcel Number: 160-001146-00

Address of Property: 4178 Hoover Road, Grove City, Ohio 43123

DESCRIPTION VERIFIED	
DEAN C. RINGLER, P.E., P.S.	
BY: <i>JWS</i>	
DATE: <i>4/12/16</i>	

576 997

ANNEXATION PLAT

PROPOSED ANNEXATION OF LOT 5 LEWIS E KELLER SUBDIVISION (P.B. 23, PG.46)
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

LEGEND

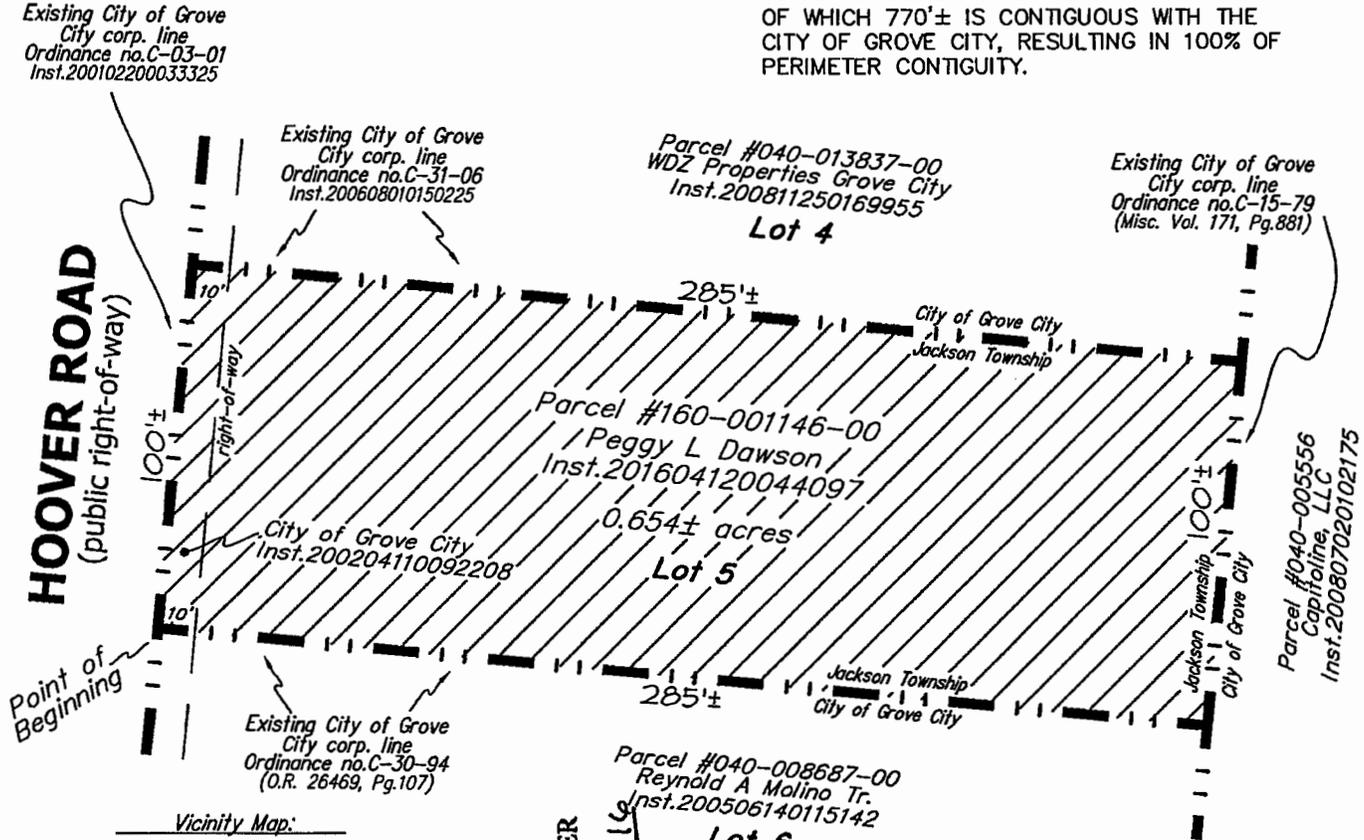
-  EXISTING CITY OF GROVE CITY CORPORATION LINE
-  PROPOSED CITY OF GROVE CITY CORPORATION LINE
-  AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:
4178 HOOVER ROAD, GROVE CITY, OH 43123

FRANKLIN COUNTY PARCEL # 160-001146-00

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 770'± OF WHICH 770'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 100% OF PERIMETER CONTIGUITY.



ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 4/29/16



CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

0 50'

SCALE: 1"=50'
Job: C0135387

Matthew L. Campbell
MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC. DATE 4-25-16

Date: 08/09/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-68-16
1st Reading: 08/15/16
Public Notice: 8/18/16
2nd Reading: 09/06/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-68-16

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AUTOMOTIVE SERVICES FOR PREMIER AUDIO LOCATED AT 3194 BROADWAY

WHEREAS, Premier Audio, applicant, has submitted a request for a Special Use Permit for Automotive Services located at 3194 Broadway; and

WHEREAS, on August 02, 2016, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1f is hereby issued to Premier Audio, located at 3194 Broadway, as submitted.

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

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 08/09/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-69-16
1st Reading: 08/15/16
Public Notice: 8/18/16
2nd Reading: 09/06/16
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-69-16

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW FOR MARCO'S PIZZA LOCATED AT 3057 TURNBERRY COURT

WHEREAS, Marco's Pizza, applicant, has submitted a request for a Special Use Permit for a Drive-Thru Window located at 3057 Turnberry Court; and

WHEREAS, on August 02, 2016, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Aj is hereby issued to Marco's Pizza, located at 3057 Turnberry Court, as submitted.

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

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 08/09/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-70-16
1st Reading: 08/15/16
Public Notice: 8/18/16
2nd Reading: 09/06/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-70-16

AN ORDINANCE TO ACCEPT THE PLAT OF THE RESUBDIVISION OF LOTS 1023 - 1033 AND RESERVE "EEE" OF PINNACLE CLUB SECTION 2 PHASE 9, PART A

WHEREAS, The Pinnacle Club, Section 2, Phase 9, Part A , a re-subdivision of lots 1023 - 1033 and area designated as Reserve "EEE", a subdivision containing lots numbered 1034 to 1042, both inclusive, Reserves "HHH", has been submitted to Council for their consideration.

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

SECTION 1. The Plat of the Re-subdivision of Pinnacle Club, Section 2, Phase 9, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, a re-subdivision of lots 1023 - 1033 and area designated as Reserve "EEE", Part A being a subdivision containing lots numbered 1034 to 1042, both inclusive, Reserves "HHH". Said Resubdivision being the same as conveyed to M/I Homes of Central Ohio, LLC, by deed, all being of record in Instrument Number 200405260121582, Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Passed:
Effective:

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

Date: 8-29-16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Mr. Smith
Approved: Bennett/Davis
Emergency: 30 Days: X
Current Expense: _____

No.: C-75-16
1st Reading: 09/06/16
Public Notice: 09/08/16
2nd Reading: 09/19/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-75-16

AN ORDINANCE TO AMEND SECTION 1135.09(B)(8) OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY, OHIO TITLED SD-3 RECREATIONAL FACILITIES

WHEREAS, the City is committed to compliance with its zoning code for City land including parks; and

WHEREAS, many of the parks in the City have structures that are used for public purposes such as concession stands, shelter house, and storage areas; and

WHEREAS, the SD-3 zoning district must be amended to accommodate such uses and structures.

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

SECTION 1. Section 1135.09(b)(8) is hereby amended, in part, as follows:

1135.09 PERMITTED USES; STANDARD INDUSTRIAL CLASSIFICATION MANUAL; ADOPTION BY REFERENCE.

- (b) NONRESIDENTIAL
(8) SD-3 RECREATIONAL FACILITIES

78XX Motion Pictures except Adult Motion Pictures as restricted by Section 1135.12(j) of this chapter

79XX Amusement and Recreation Services, Except Motion Pictures and Adult Motion Picture Theaters and Adult Bookstores as restricted by Section 1135.12(j) of this chapter

Parks, recreation fields, playgrounds and other civic/public uses.
Municipal or other public administrative facilities.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 08/29/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Co. Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-76-16
1st Reading: 09/06/16
Public Notice: 09/08/16
2nd Reading: 09/19/16
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-76-16

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 2.6015+ ACRES LOCATED AT 1401 BORROR ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 2.601+ acres, more or less, in Jackson Township was duly filed by Diane S. Peurach, Trustee; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on May 31, 2016; 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 June 22, 2016.

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 Diane S. Peurach, Trustee, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on April 26, 2016 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on May 31, 2016, 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.

Roby Schottke, President of Council

C-76-16
Exhibit "A"

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

Description of a 2.6015 acre tract for annexation purposes

By BB Date 4/18/16

Situated in the State Ohio, County of Franklin, Township of Jackson, in Virginia Military Survey #6115, being that 2.6015 acre tract conveyed to Mildred A Christian, Trustee of the Mildred A Christian Revocable Trust dated November 1, 1990 as recorded in Instr.201011100151226, and being more fully described for annexation purposes as follows:

Beginning in the center of Borrer Road at a common corner of Lots 5 and 6, of the partition of the Hoffman Lands, as shown in Complete Record 4, Page 350, Common Pleas Court, Franklin County, Ohio. Said point also being the northwesterly corner of Mark R and Leslie R Harbold (Deed Book 3578, Page 416); thence South 01 degrees 36 minutes 09 seconds West, 580.00 feet along said Harbold to a northerly line of land conveyed to Mildred A Christian (O.R.16047, J-08);

thence along the existing City of Grove City corp. line (Ord. no.C-08-16) North 88 degrees 23 minutes 51 seconds West, 214.44 feet continuing along said Christian;

thence along the existing City of Grove City corp. line (Ord. no.C-08-16) North 02 degrees 58 minutes 33 seconds East, 510.11 feet along said Christian to the center line of Borrer Road;

thence North 72 degrees 30 minutes 00 seconds East, 214.00 feet along the center line of Borrer Road to the true place of beginning.

Containing 2.6015 acres of land, more or less. The basis of bearings for this description is N 72 degrees 30 minutes East as the center line of Borrer Road

All documents referenced herein are Franklin County Recorder's records.

The above description was prepared by Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in March of 2016 using the best available county records. The above description is not valid for 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.

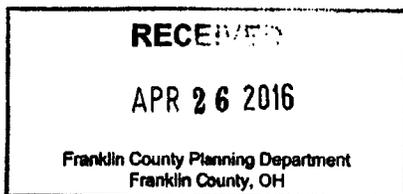
ANNEXATION PURPOSES ONLY

Property Address: 1401 Borrer Road, Grove City, Ohio 43123
Franklin County Parcel No. 160-003073-00

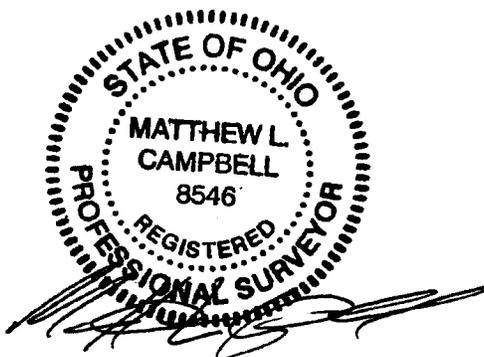
RECEIVED

APR 18 2016

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



ANX-EXPZ-10-16



C-76-16

ANNEXATION PLAT

PROPOSED ANNEXATION OF 2.6015 ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY
PART OF VIRGINIA MILITARY SURVEY 6115, PART OF LOT 6 OF HOFFMAN LANDS
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

LEGEND

-  EXISTING CITY OF GROVE CITY CORPORATION LINE
-  PROPOSED CITY OF GROVE CITY CORPORATION LINE
-  AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:
1401 BORROR ROAD, GROVE CITY, OH 43123

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

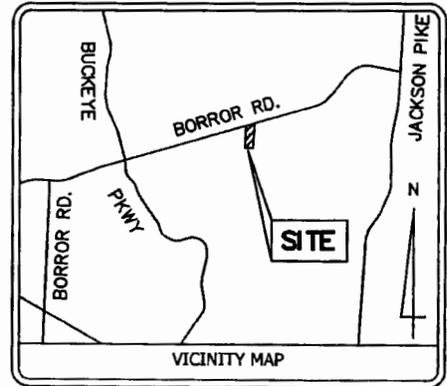
TOTAL PERIMETER OF ANNEXATION IS 1518.55' OF WHICH 724.55' IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 47.7% OF PERIMETER CONTIGUITY.

BASIS OF BEARINGS

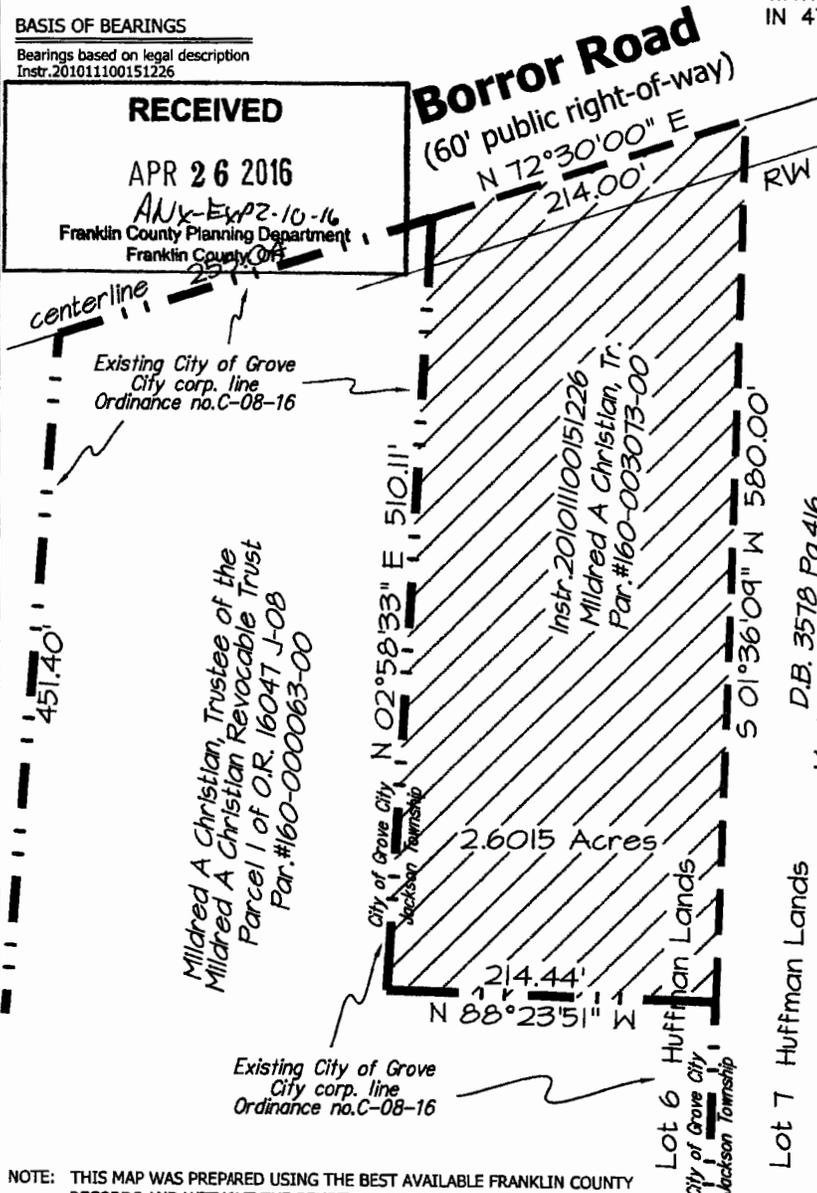
Bearings based on legal description
Instr. 201011100151226

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

By 33 Date 4/18/16



RECEIVED
APR 26 2016
ANX-Exp 2-10-16
Franklin County Planning Department
Franklin County, OH



Property Address:
1401 Borrور Road
Grove City, OH 43123
Franklin County Parcel
160-003073-00

0 120'
SCALE: 1"=120'
Job: CO130502

CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

Matthew L. Campbell
MATTHEW L. CAMPBELL REG. NO. 8546
4-14-16 DATE
CAMPBELL & ASSOCIATES, INC.

Date: 08/29/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-77-16
1st Reading: 09/06/16
Public Notice: 09/08/16
2nd Reading: 09/19/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-77-16

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.654+ ACRES LOCATED AT 4178 HOOVER ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.654+ acres, more or less, in Jackson Township was duly filed by Peggy L. Dawson; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on June 14, 2016; 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 June 22, 2016.

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 Peggy L. Dawson, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on May 10, 2016 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on June 22, 2016, 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. 3231. 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 PSO - Professional Services, as approved by Ord. C-64-16, and shall be placed in Ward 4. 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.

Roby Schottke, President of Council

C-77-16
Exhibit A

Description of a 0.654 acre tract for annexation purposes

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 3231, and being all of Lot 5 of Lewis E Keller Subdivision as recorded in Plat Book 23, Page 46 and being more particularly described for annexation purposes as follows:

Beginning at the southwesterly corner of said Lot 5, said point being in the existing corporation line of the City of Grove City as established by Ordinance Number C-03-01 as recorded in Instrument No. 200102200033325;

thence northerly approximately 100' along the westerly line of said Lot 5 with said existing corporation line to an existing City of Grove City corporation line as established by Ordinance Number C-31-06 as recorded in Instrument No.200608010150225;

thence easterly approximately 285' along the northerly line of said Lot 5 with said corporation line to an existing City of Grove City corporation line as established by Ordinance Number C-15-79 as recorded in Misc. Vol. 171, Pg.881;

thence southerly approximately 100' along the easterly line of said Lot 5 with said corporation line to an existing City of Grove City corporation line as established by Ordinance Number C-30-94 as recorded in O.R. 26469, Pg.107;

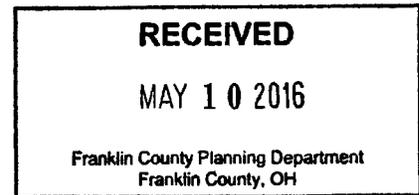
thence westerly approximately 285' along the southerly line of said Lot 5 with said corporation line to the point of beginning, containing approximately 0.654 acres of land, more or less.

All documents referenced herein are Franklin County Recorder's records.

The above description was prepared by Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in April of 2016 using the best available county records. The above description is not valid for 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.

ANNEXATION PURPOSES ONLY

Property Address: 4178 Hoover Road, Grove City, OH 43123
Franklin County Parcel No. 160-001146-00



AUX-EXP-13-16

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

By DR Date 4/29/16



RECEIVED

MAY 02 2016

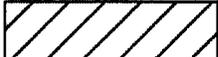
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

C-77-16

ANNEXATION PLAT

PROPOSED ANNEXATION OF LOT 5 LEWIS E KELLER SUBDIVISION (P.B. 23, PG.46)
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

LEGEND

-  EXISTING CITY OF GROVE CITY CORPORATION LINE
-  PROPOSED CITY OF GROVE CITY CORPORATION LINE
-  AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:
4178 HOOVER ROAD, GROVE CITY, OH 43123

FRANKLIN COUNTY PARCEL # 160-001146-00

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 770'± OF WHICH 770'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 100% OF PERIMETER CONTIGUITY.

Existing City of Grove City corp. line
Ordinance no.C-03-01
Inst.200102200033325

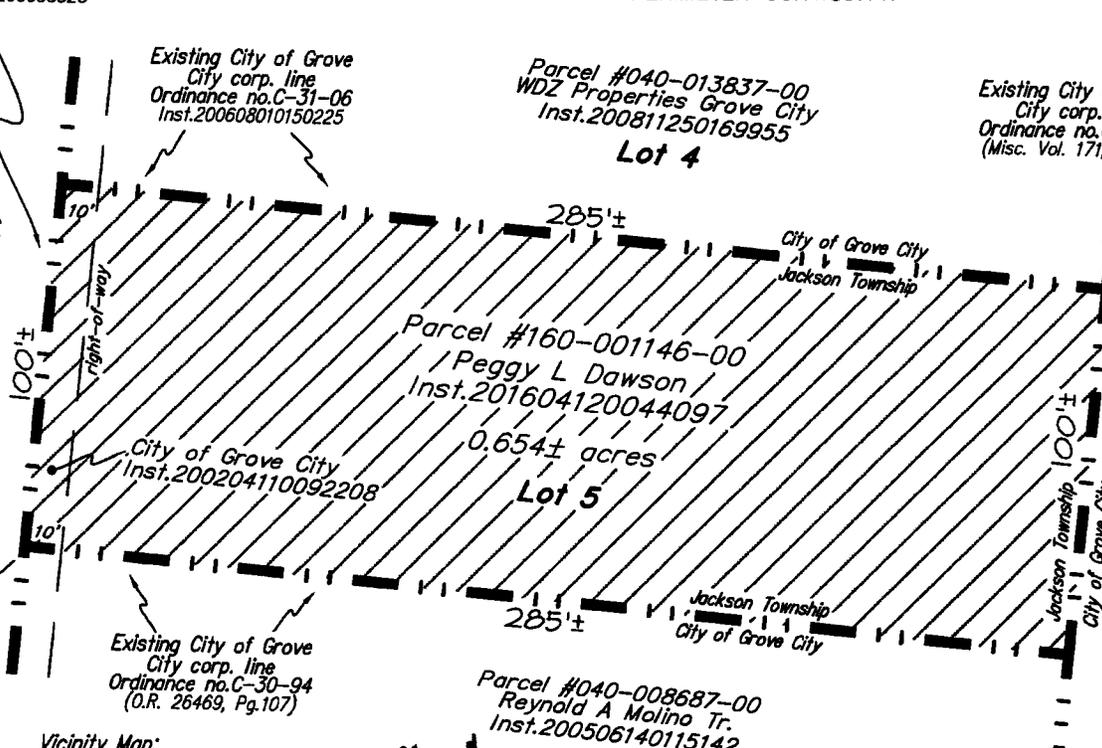
Existing City of Grove City corp. line
Ordinance no.C-31-06
Inst.200608010150225

Parcel #040-013837-00
WDZ Properties Grove City
Inst.200811250169955

Existing City of Grove City corp. line
Ordinance no.C-15-79
(Misc. Vol. 171, Pg.881)

HOOVER ROAD
(public right-of-way)

Point of Beginning



Parcel #040-005556
Capifoline, LLC
Inst.200807020102175

Existing City of Grove City corp. line
Ordinance no.C-30-94
(O.R. 26469, Pg.107)

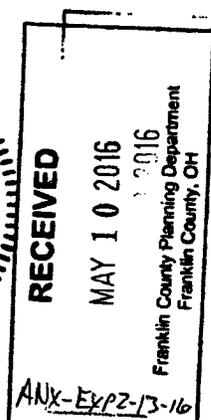
Parcel #040-008687-00
Reynold A Molino Tr.
Inst.200506140115142

Vicinity Map:



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

By MB Date 4/28/16



CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

0 50'
SCALE: 1"=50'
Job: CO135387

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

Matthew L. Campbell
MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.

4-25-16
DATE