

Re-Zoning Project Narrative

The property is being rezoned solely to construct a dental office. A new building will take place of the building currently on the property. The property and the new building constructed on it will be used for a privately owned dental practice and office. The practice is not corporate owned or part of any type of chain dental practice. Once building plans have been finalized, they will be submitted to the city for approval.

EXHIBIT A0

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
22 of
(160)
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

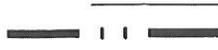
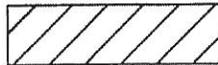
DESCRIPTION VERIFIED	
DWAYN SINGLE REELS	
BY: <i>JLS</i>	
DATE: <i>4/12/16</i>	

576997

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

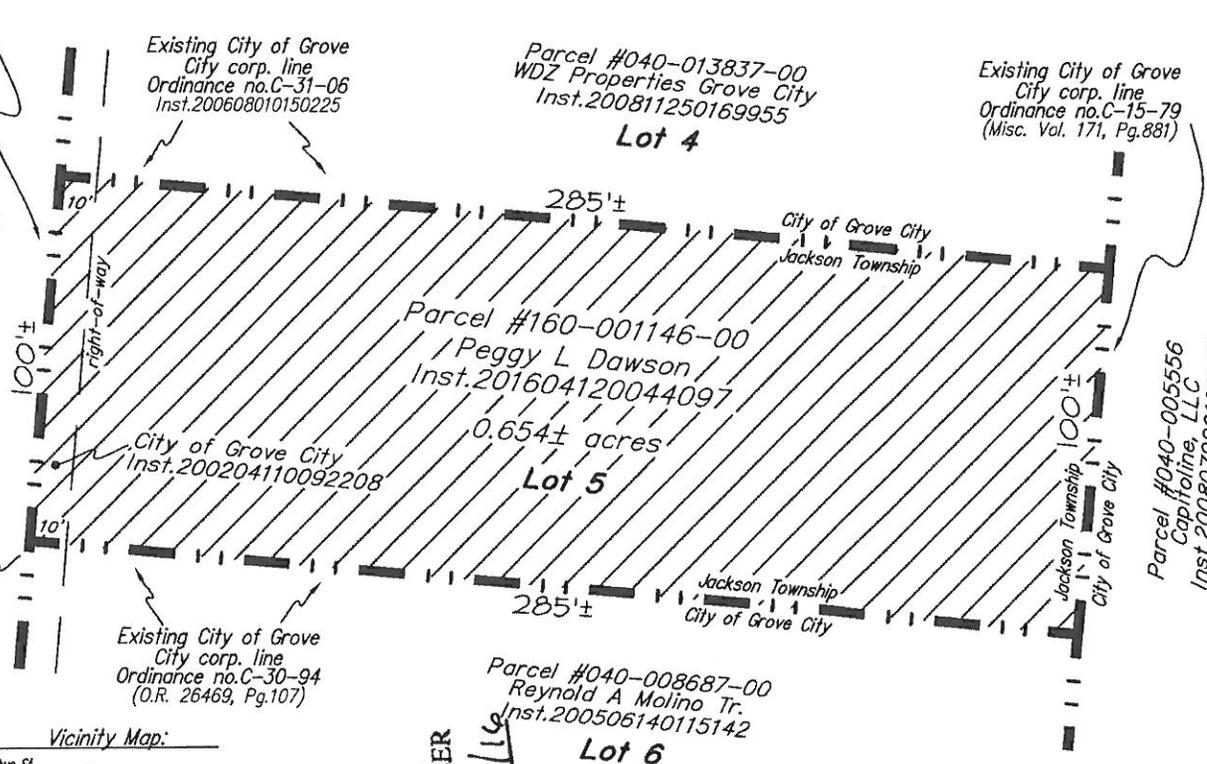
Existing City of Grove City corp. line
Ordinance no.C-31-06
Inst.200608010150225

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



Vicinity Map:



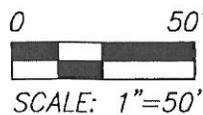
ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, PE., P.S.
FRANKLIN COUNTY ENGINEER

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

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.

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

4-25-16
DATE

Job: CO135387

**PROPOSED ANNEXATION OF .65⁴ACRES 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>
040-013837	WD2 Properties Grove City, LLC	4440 Avery Road Hilliard, OH 43026
040-008687	Reynold A. Molino, Trustee Judith A. Molino, Trustee	1 Miranova Place, Apt. 1105 Columbus, OH 43215
040-005556	Capitoline, LLC	2441 Stringtown Road Grove City, OH 43123
040-002754	Hoover Road Professional Building	4151 Hoover Road Grove City, OH 43123
040-002185	Melody A. Farley	4175 Hoover Road Grove City, OH 43123
040-002186	Bethel R. Barker	2905 Columbus Street, Suite B Grove City, OH 43123

RESOLUTION NO. CR-30-16

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.654+ ACRES LOCATED AT 4178 HOOVER ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.654+ acres located at 4178 Hoover Road, in Jackson Township to the City of Grove City and signed by Peggy L. Dawson, as 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

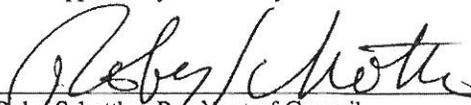
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

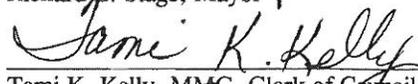
SECTION 1. Upon its annexation to the City of Grove City, the 0.654+ acres located at 4178 Hoover Road, proposed for annexation by Peggy L. Dawson, will receive the following municipal services from the City of Grove City:

- 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.


Roby Schottke, President of Council


Richard J. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

Passed: 05-16-16
Effective: 05-16-16

Attest:

I Certify that this resolution is correct as to form.