ORDINANCE C-35-26

AN ORDINANCE TO AUTHORIZE THE DEDICATION AND ACCEPTANCE OF 5.100 +/- ACRES OF PROPERTY TO BECOME A STREET IN THE PUBLIC RIGHT-OF-WAY AND RENAME THE STREET "TOURNAMENT WAY"

WHEREAS, the City of Grove City desires to convert the existing Pinnacle Park Drive to a street in the public right-of-way and rename it Tournament Way; and

WHEREAS, pursuant to Ohio Revised Code Section 723.03 the City of Grove City is required to enact an Ordinance to dedicate and accept this property as public right-of-way.

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

SECTION 1. Pursuant to Ohio Revised Code Section 723.03, the City of Grove City hereby authorizes the dedication and acceptance of 5.100 +/- acres, more or less, of property to be converted to a street and public right-of-way, as described and depicted in the attached Exhibit A.

SECTION 2. Upon its dedication and acceptance, the street shall be renamed "Tournament Way."

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

Ted A. Berry, President of Council

Passed: 08-17-2026

Richard L. Stage, Mayor

Effective: 09-17-2026

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-35-26
Exhibit A

5.100 ACRES

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, lying in Virginia Military District Survey Number 6840, being all of that 0.643 acre tract conveyed as "Parcel I", part of that 6.486 acre tract conveyed as Parcel III, and part of that 28.826 acre tract conveyed as Parcel II to City of Grove City, Ohio by deed of record in Instrument Number 201402030014165, and part of "Reserve GGG" of that subdivision titled "The Pinnacle Club Section 2, Phase 9", of record in Plat Book 120, Page 93 as conveyed to the City of Grove City, Ohio by deed of record in Instrument Number 201805030059017 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a railroad spike found at the centerline intersection of Holton Road (width varies, originally established by Road Record 7, Page 433) and Meadow Grove Drive (70 feet wide, Plat Book 80, Page 92), in the southerly line of said 0.643 acre tract;

Thence North 87° 17' 39" West, with the centerline of said Holton Road, and said southerly line, a distance of 55.11 feet to a magnetic nail set at the southerly common corner of said 0.643 acre tract and that 0.648 acre tract conveyed to Jane Ann Smock and Tom L. Smock by deed of record in Instrument Number 201502120018127 (referencing Franklin County Geodetic Survey monument 1631 located North 87° 17' 39" West, at a distance of 1153.17 feet);

Thence with the line common to said 0.643 and 0.648 acre tracts, and crossing said City of Grove City, Ohio tracts, the following courses and distances:

North 03° 21' 12" East, (passing a 5/8 inch rebar at a distance of 40.15 feet, passing the northwesterly corner of said 0.643 acre tract at a distance of 279.78 feet, from which a 3/4 inch iron pipe was found North 33° 51' 05" West at a distance of 0.50 feet), a total distance of 281.52 feet to and iron pin set on the arc of a curve;

With the arc of a curve to the left, having a central angle of 13° 58' 27", a radius of 310.00 feet, an arc length of 75.61 feet, a chord bearing of North 21° 41' 49" West and chord distance of 75.42 feet to an iron pin set at a point of tangency;

North 28° 41' 03" West, a distance of 225.49 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 32° 56' 13", a radius of 390.00 feet, an arc length of 224.19 feet, a chord bearing of North 12° 12' 56" West and chord distance of 221.12 feet to an iron pin set at a point of tangency;

North 04° 15' 10" East, a distance of 186.02 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, (passing the line common to said 6.486 and 28.826 acre tracts at a chord distance of 346.14 feet) having a central angle of 72° 21' 31", a radius of 310.00 feet, an arc length of 391.50 feet, a chord bearing of North 31° 55' 35" West and chord distance of 365.99 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 72° 15' 58", a radius of 390.00 feet, an arc length of 491.90 feet, a chord bearing of North 31° 58' 22" West and chord distance of 459.94 feet to an iron pin set at a point of tangency;

North 04° 09' 37" East, a distance of 470.75 feet to an iron pin set;

North 85° 50' 23" West, a distance of 40.00 feet to an iron pin set;

North 04° 09' 37" East, (passing the line common to said 28.826 acre tract and said Reserve "GGG" at a distance of 52.77 feet) a total distance of 100.00 feet to an iron pin set;

South 85° 50' 23" East, a distance of 40.58 feet to an iron pin set on the arc of a curve;

With the arc of a curve to the right, having a central angle of 26° 33' 08", a radius of 390.00 feet, an arc length of 180.73 feet, a chord bearing of North 20° 33' 05" East and chord distance of 179.12 feet to an iron pin set at a point of non-tangency; and

North 46° 49' 48" East, a distance of 4.05 feet to an iron rebar capped "C.E.C." found at the westerly intersection of the southwesterly and northwesterly right-of-way lines of Tournament Way of that subdivision titled "The Pinnacle Club Section 2, Phase 9", of record in Plat Book 120, Page 93, and the southerly corner of Reserve "HHH" of that subdivision titled said "The Pinnacle Club Section 2, Phase 9, Part A" of record in Plat Book 121, Page 43;

Thence South 43° 10' 12" East, with said southwesterly right-of-way line, a distance of 60.00 feet to an iron rebar capped "C.E.C." found at the intersection of said southwesterly right-of-way line and the southeasterly right-of-way line of said Tournament Way;

Thence North 46° 49' 48" East, with said southeasterly right-of-way line, a distance of 83.67 feet to an iron pin set;

Thence crossing said "Reserve GGG" and 28.826 acre tract, the following courses and distances:

South 43° 10' 12" East, a distance of 10.00 feet to an iron pin set at a point on the arc of a curve;

With the arc of a curve to the left, having a central angle of 30° 45' 18", a radius of 310.00 feet, an arc length of 166.40 feet, a chord bearing of South 31° 26' 50" West and chord distance of 164.41 feet to an iron pin set at a point of non-tangency;

South 85° 50' 23" East, a distance of 13.33 feet to an iron pin set;

South 04° 09' 37" West, (passing the line common to said Reserve "GGG" and said 28.826 acre tract at a distance of 45.82 feet) a total distance of 100.00 feet to an iron pin set;

North 85° 50' 23" West, a distance of 20.00 feet to an iron pin set;

South 04° 09' 37" West, a distance of 513.53 feet to an iron pin set at a point of curvature; and

With the arc of a curve to the left, having a central angle of 71° 57' 37", a radius of 310.00 feet, an arc length of 389.34 feet, a chord bearing of South 31° 49' 11" East and chord distance of 364.25 feet to an iron pin set at a point of non-tangency in the line common to said 28.826 acre tract and that 12.203 acre tract conveyed to Nicholas B. Roach and Olivia Roach by deed of record in Instrument Number 202205090070897;

Thence South 04° 09' 38" West, with said common line, a distance of 0.20 feet to an iron pin set on the arc of a curve at a southwesterly corner of said 12.203 acre tract and the northerly corner of said 6.486 acre tract;

Thence with the northeasterly and easterly line of said 6.486 acre tract, and the southwesterly and westerly lines of said 12.203 acre tract, that 4.940 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 202301060001746, and that 4.419 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 202301060001744, the following courses and distances:

With the arc of a curve to the right, having a central angle of 87° 00' 18", a radius of 280.00 feet, an arc length of 425.19 feet, a chord bearing of South 39° 15' 09" East and chord distance of 385.50 feet to an iron pin set at a point of tangency;

South 04° 15' 00" West, a distance of 292.57 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 32° 55' 51", a radius of 270.00 feet, an arc length of 155.18 feet, a chord bearing of South 12° 12' 55" East and chord distance of 153.06 feet to an iron pin set at a point of tangency;

South 28° 40' 50" East, a distance of 245.96 feet to an iron pin set at a point of curvature; and

With the arc of a curve to the right, having a central angle of 19° 15' 10", a radius of 330.00 feet, an arc length of 110.89 feet, a chord bearing of South 19° 03' 16" East and chord distance of 110.37 feet to an iron pin set at a point of non-tangency in the northerly line of said 0.643 acre tract, in a southerly line of said 4.419 acre tract, the corporation line common to the City of Grove City and the Township of Jackson;

Thence South 87° 20' 58" East, with the line common to said 0.643 and 4.419 acre tracts, and said common corporation line, a distance of 25.50 feet to a 5/8 inch rebar found at the northeasterly corner of said 0.643 acre tract and a southwesterly corner of said 4.419 acre tract;

Thence South 03° 21' 10" West, with the easterly line of said 0.643 acre tract, a westerly line of said 4.419 acre tract, and the westerly line of that 0.281 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201004290052053, and said common corporation line, (passing a 5/8 inch rebar found at a distance of 239.99 feet), a total distance of 279.87 feet to a railroad spike found in the centerline of said Holton Road at the southerly common corner of said 0.643 and 4.419 acre tract (referencing Franklin County Geodetic Survey monument 6633 located South 87° 17' 39" East, at a distance of 155.10 feet);

Thence North 87° 17' 39" West, with said centerline, the southerly line of said 0.643 acre tract, a distance of 44.90 feet to the POINT OF BEGINNING, containing 5.100 acres, more or less. Of said 5.100 acres, 0.642 acre is within Auditor's Parcel Number 160-02485 (of which 0.069 acre is within the present road occupied), 2.132 acres is within Auditor's Parcel Number 040-013635, 1.910 acres is within Auditor's Parcel Number 040-015134, and 0.416 acre is within Auditor's Parcel Number 040-015689.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

This description is based on an actual field survey performed in December, 2020 by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

7-6-2026

Joshua M. Meyer
Professional Surveyor No. 8485

Date

STATE OF OHIO
JOSHUA M. MEYER
S-8485
REGISTERED
PROFESSIONAL SURVEYOR

JMM:opg
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PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.
gantonini
07/06/2026 3:29:26 PM
PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

C-35-26

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date:	July 6, 2026	Scale: 1" = 150'	Job No: 2020-0725	Sheet No: 1 of 3

PRELIMINARY APPROVAL
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MATCH LINE

NICHOLAS B. ROACH
OLIVIA ROACH
12.203 AC. (DEED)
I.N. 202205090070897
P.N. 040-012244

THE CITY OF GROVE CITY
4.940 AC. (DEED)
I.N. 202301060001746
P.N. 040-017310

CITY OF
GROVE CITY, OHIO
I.N. 201402030014165
PARCEL III
6.486 AC. (DEED)
P.N. 040-013635

(2.132 AC.)

PINNACLE PARK DRIVE
(TO BE DEDICATED /RENAMED
TOURNAMENT WAY)

*0.069 AC. OF P.R.O.
IS PART OF
P.N. 160-002485

5.100 AC. GROSS
- 0.069 AC. P.R.O.*
5.031 AC. NET

THE CITY OF GROVE CITY
4.419 AC. (DEED)
I.N. 202301060001744
P.N. 040-017309

3/4" PIPE
(N33°51'05"W,
0.50')

279.78'

DETAIL "A"
NOT TO SCALE

SEE DETAIL "A"

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-78-03
I.N. 200312240402634

5/8" REBAR

CITY OF
GROVE CITY, OHIO
I.N. 201402030014165
PARCEL I
0.643 AC. (DEED)
P.N. 160-002485

(0.642 AC.)

1 JANE ANN SMOCK
TOM L. SMOCK
0.648 AC. (DEED)
I.N. 201502120018127
P.N. 160-002635

3/4" PIPE

CITY OF GROVE CITY
JACKSON TOWNSHIP

279.78'
239.99'

5/8" REBAR

5/8" REBAR

45.00'

HOLTON ROAD
(WIDTH VARIES)

FCGS 1631

N87°17'39"W 1153.17'

R/W CITY OF JACKSON TWP. 40.15'

GROVE CITY

R/W

FCGS 6633

S87°17'39"E 155.10'

30.00'

R.R. 7, P. 433

POB

MEADOW GROVE DRIVE (70' WIDE, P.B.80, P.92)

CITY OF GROVE CITY, OHIO
0.281 AC. (DEED)
I.N. 201004290052053

■ = MON. FND.
● = I.P. FND.
○ = I.P. SET
⬡ = MAG. NAIL SET
▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

STATE OF OHIO
JOSHUA M. MEYER
S-8485
REGISTERED PROFESSIONAL SURVEYOR

By Joshua M. Meyer 7-6-2026
Joshua M. Meyer Date
Professional Surveyor No. 8485
jmeyer@emht.com

J:\2020\0725\DWG\04SHEETS\BOUNDARY\20200725-YS-BNDY-02.DWG plotted by DIROMA, THERESA on 7/6/2026 12:54:08 PM last saved by TDIROMA on 7/6/2026 12:53:12 PM

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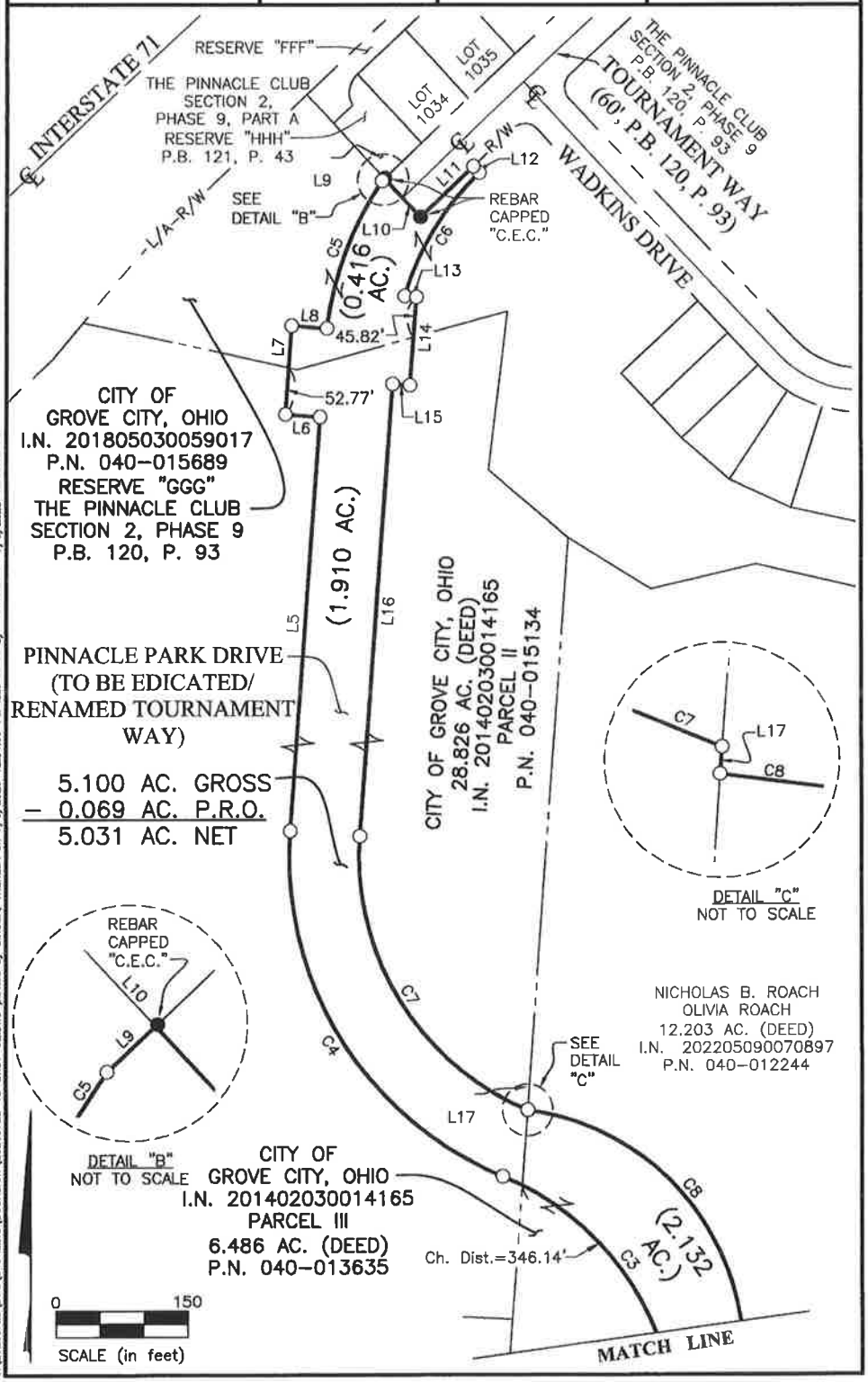
C-35-26

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SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date:	Scale:	Job No:	Sheet No:
July 6, 2026	1" = 150'	2020-0725	2 of 3



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SURVEY OF ACREAGE PARCEL

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TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 6, 2026	Scale: N/A	Job No: 2020-0725	Sheet No: 3 of 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°17'39"W	55.11'
L2	N03°21'12"E	281.52'
L3	N28°41'03"W	225.49'
L4	N04°15'10"E	186.02'
L5	N04°09'37"E	470.75'
L6	N85°50'23"W	40.00'
L7	N04°09'37"E	100.00'
L8	S85°50'23"E	40.58'
L9	N46°49'48"E	4.05'
L10	S43°10'12"E	60.00'
L11	N46°49'48"E	83.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S43°10'12"E	10.00'
L13	S85°50'23"E	13.33'
L14	S04°09'37"W	100.00'
L15	N85°50'23"W	20.00'
L16	S04°09'37"W	513.53'
L17	S04°09'38"W	0.20'
L18	S04°15'00"W	292.57'
L19	N28°40'50"W	245.96'
L20	S87°20'58"E	25.50'
L21	S03°21'10"W	279.87'
L22	N87°17'39"W	44.90'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	13°58'27"	310.00'	75.61'	N21°41'49"W	75.42'
C2	32°56'13"	390.00'	224.19'	N12°12'56"W	221.12'
C3	72°21'31"	310.00'	391.50'	N31°55'35"W	365.99'
C4	72°15'58"	390.00'	491.90'	N31°58'22"W	459.94'
C5	26°33'08"	390.00'	180.73'	N20°33'05"E	179.12'
C6	30°45'18"	310.00'	166.40'	S31°26'50"W	164.41'
C7	71°57'37"	310.00'	389.34'	S31°49'11"E	364.25'
C8	87°00'18"	280.00'	425.19'	S39°15'09"E	385.50'
C9	32°55'51"	270.00'	155.18'	S12°12'55"E	153.06'
C10	19°15'10"	330.00'	110.89'	S19°03'16"E	110.37'

PRELIMINARY APPROVAL
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PENDING ORIGINALS
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BASIS OF BEARINGS:
The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in December of 2020.

J:\20200725\DWG\04SHEETS\BOUNDARY\20200725-VS-BNDY-02.DWG plotted by DIROMA, THERESA on 7/6/2026 12:54:09 PM last saved by DIROMA on 7/6/2026 12:53:12 PM