ORDINANCE C-33-26

AN ORDINANCE TO AUTHORIZE THE ANNEXATION OF 0.190 +/- ACRES OF CITY-OWNED PROPERTY LOCATED EAST OF S.R. 104 FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, the City of Grove City desires to annex from Jackson Township 0.190 +/- acres, more or less, of property located along Jackson Pike that is owned in fee simple by the City of Grove City as legally described in the attached Exhibit A and depicted in the annexation plat attached hereto as Exhibit B; 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 being acquired and will be 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 0.190 +/- acres, more or less, of property located along Jackson Pike that is owned in fee simple by the City of Grove City, as described in the attached Exhibit A and depicted in the attached Exhibit B.

SECTION 2. The City Law Director and Clerk of Council are hereby authorized 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 opportunity allowed by law.

Ted A. Berry, President of Council

Passed: 08-17-2026

Richard L. Stage, Mayor

Effective: 09-07-2026

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-33-26

Exhibit A

0.190 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, and being part of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, (passing railroad spikes found at a distances of 25.63 feet, 199.53 feet, 338.82 feet, 608.80 feet and 813.79 feet) a total distance of 1975.72 feet to a magnetic nail set, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, the westerly line of said 75.626 acre tract, and the easterly line of that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38, a distance of 137.84 feet to a magnetic nail set;

Thence across said 75.626 acre tract, the following courses and distances:

South 86° 17' 30" East, a distance of 60.00 feet to an iron pin set;

South 03° 42' 30" West, a distance of 137.84 feet to an iron pin set; and

North 86° 17' 30" West, a distance of 60.00 feet to the TRUE POINT OF BEGINNING, containing 0.190 acres, more or less, all of which is located within Auditor's Parcel Number 160-000297 and of which 0.095 acre is located in the present roadway occupied.

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, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

July 29, 2025

Brandon R. King
Professional Surveyor No. 8772

Date

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C-33-26

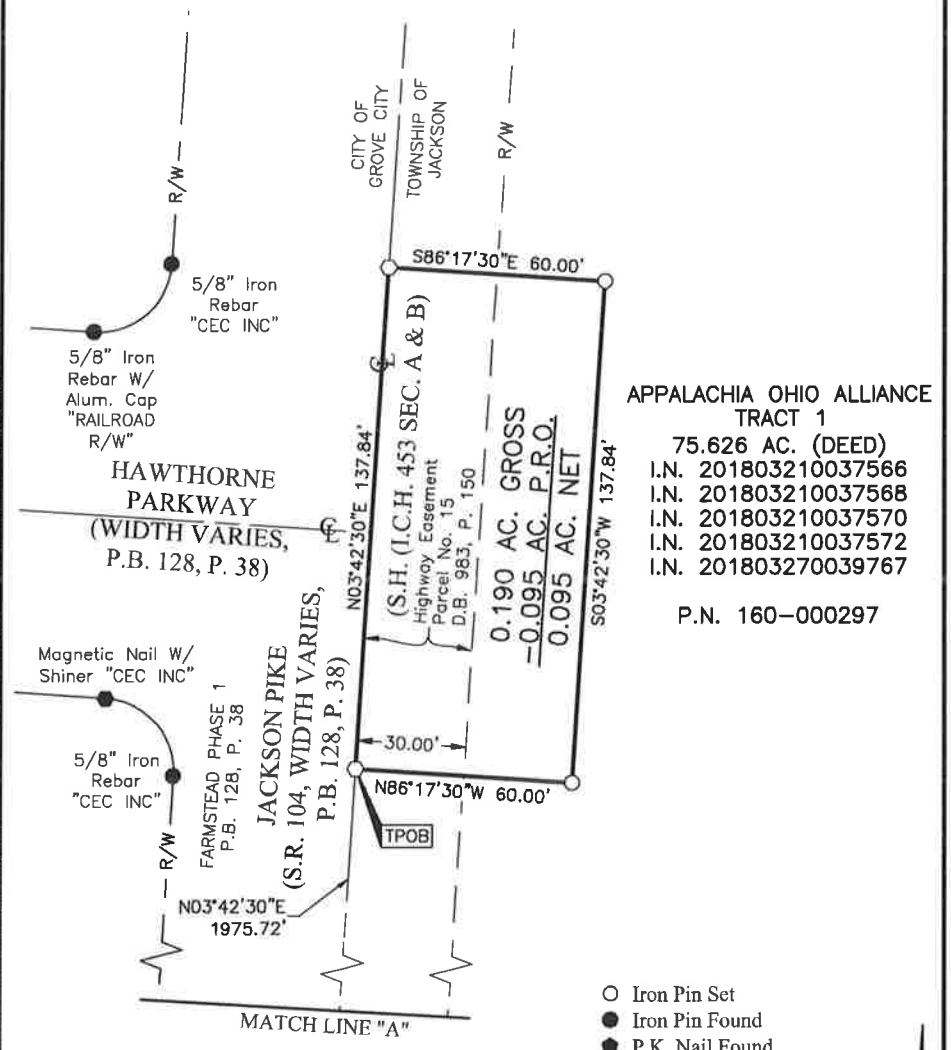
Exhibit B

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

SURVEY NO. 1105
VIRGINIA MILITARY DISTRICT
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	Scale:	Job No:	Sheet No:
July 29, 2025	1" = 40'	2024-0104	3 of 3



J:\2024\0104\DWG\04SHEETS\BOUNDARY\20240104-YS-BNDY-02.DWG plotted by KING, BRANDON on 7/29/2025 12:54:34 PM last saved by BKING on 7/29/2025 12:53:37 PM