RESOLUTION NO. CR-34-26

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.691± ACRES LOCATED AT 3710 MAYFAIR DRIVE IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.691± acres located at 3710 Mayfair Dr., in Jackson Township to the City of Grove City, Ohio, and signed by Michael J. Chrzanowski and Tay L. Miller, was 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 709.023(c) 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 0.691± acres located at 3710 Mayfair Dr., proposed for annexation by Michael J. Chrzanowski and Tay L. Miller, 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.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed: 09-08-2026
Effective: 09-08-2026 Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

RECEIVED

JUL 22 2026

FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

OR-34-26

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: FOR/MRB DATE: 7/22/2026

DESCRIPTION OF A 0.6914± ACRE TRACT FOR ANNEXATION PURPOSES
From: Jackson Township, To: Grove City

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being all of Lot 2 of Mayfair Park Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 25, Page 45, Recorder's Office, Franklin County, Ohio, and being all of a tract of land conveyed to Michael J. Chrzanowski and Tay L. Miller by deed of record in Instrument Number 202211180158967, Franklin County Recorder's Office, and being more particularly described for annexation purposes as follows:

Beginning at the southeasterly corner of said Lot 2, being the common corner of Lot 1 and Lot 2 of said Mayfair Park Subdivision, in the northerly right-of-way line of Mayfair Drive, 60 feet wide, as delineated upon said plat, and being in the existing City of Grove City Corporation Line established by Ordinance C-117-02 and recorded in Instrument Number 200302030032949;

Thence North 86°30' West, along the southerly line of said Lot 2, the northerly right-of-way line of said Mayfair Drive, and said existing City of Grove City Corporation Line, a distance of 100.00 feet to the southwesterly corner of said Lot 2, being the common corner of said Lot 2 and Lot 3 of said Mayfair Park Subdivision, said Lot 3 being conveyed to Elmer H. Courtright, Jr., Judy A. Courtright, and Cathy A. Hart by deed of record in Instrument Number 202412090128462;

Thence North 03°41' East, along the westerly line of said Lot 2, the easterly line of said Lot 3, and a proposed City of Grove City Corporation Line, a distance of 301.20 feet to the northwesterly corner of said Lot 2, being the common corner of said Lot 2 and Lot 3, in the southerly line of Lot 6 of Hoover Park Section 1, of record in Plat Book 81, Page 73, and in the existing City of Grove City Corporation Line established by Ordinance C-53-79 and recorded in Miscellaneous Volume 172, Page 829;

Thence South 86°30' East, along the northerly line of said Lot 2, the southerly line of said Hoover Park Section 1, and said existing City of Grove City Corporation Line, being partially along the south line of Lot 6 of said Hoover Park Section 1, conveyed to Jack A. Caldwell, Jr. and Vicki J. Caldwell by deed of record in Instrument Number 200408040181998, along the south line of all of Lot 5 of said Hoover Park Section 1, conveyed to Julie Barker by deed of record in Instrument Number 202107190127093, and partially along the south line of Lot 4 of said Hoover Park Section 1, conveyed to Christopher G. Garriga and Allison A. Garriga, Co-Trustees under the Garriga Family Revocable Trust, by deed of record in Instrument Number 202109020156558, a distance of 100.00 feet to the northeasterly corner of said Lot 2, being the common corner of said Lot 1 and Lot 2, said Lot 1 being conveyed to Joseph E. Keefer and Donna R. Keefer by deed of record in Deed Book 3181, Page 12;

Thence South 03°41' West, along the easterly line of said Lot 2, the westerly line of said Lot 1, and a proposed City of Grove City Corporation Line, a distance of 301.20 feet to the Point of Beginning, containing 0.6914± acres of land.

The total length of the annexation perimeter is 802.40± feet, of which 200.00± feet is contiguous with existing City of Grove City corporation lines, resulting in 24.93% perimeter contiguity.

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

The above description was prepared by Matthew L. Campbell, P.S. 8546 of Campbell & Associates, Inc. in July of 2026 using the best available county records. The above description is not valid for the transfer of real property and is not to be utilized in place of a Boundary Survey as defined by Ohio Administrative Code Chapter 4733-37.

Property Address: 3710 Mayfair Drive, Grove City, OH 43123

Franklin County Parcel No.: 160-001557-00

STATE OF OHIO
MATTHEW L.
CAMPBELL
8546
REGISTERED
PROFESSIONAL SURVEYOR

7-20-26

RECEIVED
11:45AM
AUG 27 2026
Franklin County Planning Department
Franklin County, OH

ANNEXATION PLAT

CR-34-26

PROPOSED ANNEXATION OF 0.6914± AC. IN VMS 1383 FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PART OF VMS 1383

LEGEND

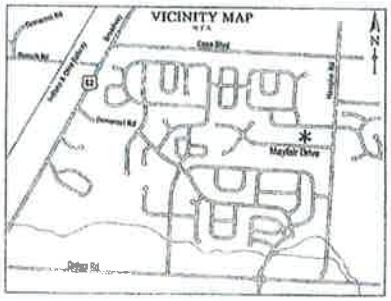
- EXISTING CITY OF GROVE CITY CORPORATION LINE
- PROPOSED CITY OF GROVE CITY CORPORATION LINE
- AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:
3710 MAYFAIR DRIVE, GROVE CITY, OHIO 43123

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

TOTAL PERIMETER OF ANNEXATION IS 802.40'± OF WHICH 200.00'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 24.93% PERIMETER CONTIGUITY.

0' 50'
SCALE: 1"=50'



* = SITE LOCATION

JACK A. CALDWELL, JR.
VICKI J. CALDWELL
Instr. # 200408040181998
PPN: 040-008950-00

JULIE BARKER
Instr. # 202107190127093
PPN: 040-008949-00

CHRISTOPHER G. GARRIGA AND ALLISON A. GARRIGA, CO-TRUSTEES UNDER THE GARRIGA FAMILY REVOCABLE TRUST
Instr. # 202109020156558
PPN: 040-008948-00

HOOVER PARK SEC. 1 - PLAT BOOK 81 PAGE 73

LOT 6 | LOT 5 | LOT 4

City of Grove City / Jackson Township

S 86°30' E 100.00'±

City of Grove City
Corp. Line
Ord. No. C-53-79
MISC. VOL. 172 PG. 829

RECEIVED
JUL 22 2026
FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

MAYFAIR PARK SUBDV. - PLAT BOOK 25 PAGE 45

N 03°41' E 301.20'±

S 03°41' W 301.20'±

LOT 3

ELMER H. COURTRIGHT, JR.
JUDY A. COURTRIGHT
CATHY A. HART
Instr. # 202412090128462
PPN: 160-001558-00

LOT 2

MICHAEL J. CHRZANOWSKI
TAY I. MILLER
Instr. # 202211180158967
PPN: 160-001557-00
0.6914± Acres (deed)

LOT 1

JOSEPH E. KEEFER
DONNA R. KEEFER
D.B. 3181 Pg.12
PPN: 160-001556-00

ANNEXATION PLAT & DESCRIPTION ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: FDH/MRH DATE: 7/22/2026

RECEIVED
11:45 AM
AUG 27 2026
Franklin County Planning Department
Franklin County, OH

City of Grove City
Corp. Line
Ord. No. C-117-02
Instr. #200302030032949

POINT OF BEGINNING

R/W

N 86°30' W 100.00'±

Jackson Township / City of Grove City

Jackson Township / City of Grove City

MAYFAIR DRIVE - 60'
PLAT BOOK 25 PAGE 45

STATE OF OHIO
MATTHEW L. CAMPBELL
8546
REGISTERED PROFESSIONAL SURVEYOR

NOTE: THIS MAP IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY AND 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 REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.

7-20-26
DATE

Franklin County Parcel # 160-001557-00

Job: CO227390

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