RESOLUTION NO. CR-35-26

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 1.985± ACRES LOCATED AT 1933 LONDON GROVEPORT ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 1.985± acres located at 1933 London Groveport Road., in Jackson Township to the City of Grove City, Ohio, and signed by Matthew Benson & Marlee Benson, 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 1.985± acres located at 1933 London Groveport Road., proposed for annexation by Matthew Benson & Marlee Benson, 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

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: FDA DATE: 06/17/26

CR-35-26

RECEIVED
JUN 17 2026
FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

DESCRIPTION OF A 1.985± ACRE TRACT FOR ANNEXATION PURPOSES
From: Jackson Township, To: Grove City

Situated in the State of Ohio, County of Franklin, Township of Jackson, part of Survey No. 6115, Virginia Military Lands, and being all of a 1.672± acre tract (calculated) of land known as Lot 7 of Southwest Acres No. 1, as recorded in Plat Book 33, Page 43, conveyed to Matthew J. Benson and Marlee Hope Benson as recorded in Instrument No. 202603200032235, and a 0.313± acre portion of London Groveport Road, an 80-foot public right-of-way, and being more particularly described for annexation purposes as follows:

Beginning at the southeast corner of said Lot 7 as conveyed to said Matthew J. Benson and Marlee Hope Benson, being the southwest corner of a tract of land known as Lot 6 of said Southwest Acres No.1, conveyed to Timothy A. Houston and Jeanette E. Houston as recorded in Instrument No. 201701060002951, and being on the northerly line of a tract of land known as Parcel 1 conveyed to Lois J. Weier as recorded in Instrument No. 202602030012784;

Thence N 71°13' W, with the southerly line of said Lot 7 and the northerly line of said Weier tract, a distance of 170.59 feet to the southeast corner of Lot 8 of Southwest Acres No. 1 as conveyed to Jeremy M. Daniels and Lacy M. Daniels as recorded in Instrument No. 201204190054230;

Thence N 23°33' E, with the westerly line of said Lot 7 and the easterly line of said Lot 8 and across said London Groveport Road, a distance of 515.60 feet to the northerly right-of-way line of London Groveport Road, an 80-foot public right-of-way, being the southerly line of Reserve B of Indian Trails Section 1 as recorded in Plat Book 49, Page 68, said point being on the existing City of Grove City corporation line as established by Ordinance No. C-70-75 as recorded in Miscellaneous Record 165, Page 583, passing through the northwest corner of said Lot 7 and the northeast corner of said Lot 8, being on the southerly right-of-way line of said London Groveport Road, at 435.60 feet;

Thence S 66°27' E, with said existing corporation line, the northerly right-of-way line of said London Groveport Road, and the southerly line of said Reserve B, a distance of 170.00 feet;

Thence S 23°33' W, leaving said corporation line, passing through the right-of-way of said London Groveport Road at 80.00 feet, and with the easterly line of said Lot 7 and the westerly line of said Lot 6 of Southwest Acres No. 1, a distance of 501.43 feet to the POINT OF BEGINNING, containing 1.985± acres of land, of which 0.313± acres is within the right-of-way of London Groveport Road.

The total length of the annexation perimeter is 1,357.62± feet, of which 170.00± feet is contiguous with existing City of Grove City corporation lines, resulting in 12.5% 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 May 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: 1933 London Groveport Road, Grove City, OH 43123

Franklin County Parcel No.: 160-001640-00



6-15-26

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

ANNEXATION PLAT

CA-35-26

PROPOSED ANNEXATION OF 1.985± AC. IN VMS 6115 FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
PART OF VMS 6115

LEGEND

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

ADDRESS OF SUBJECT PROPERTY:
1933 LONDON GROVEPORT ROAD, 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 1,357.62'± OF WHICH 170.00'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 12.5% PERIMETER CONTIGUITY.

0' 80'
SCALE: 1"=80'

VICINITY MAP N.T.S.



* = SITE LOCATION

ANNEXATION PLAT & DESCRIPTION ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: FWA DATE: 06/17/26

INDIAN TRAILS SECTION 1
PLAT BOOK 49 PAGE 68
PART OF RESERVE B
18.539 ACRES (AUDITOR)
PPN: 040-005336-00

City of Grove City Corp. Line
Ord. No. C-70-75
MISC. REC. 165 - 583

R/W City of Grove City / Jackson Township
(INDIAN TRAILS SEC.1)
(SOUTHWEST ACRES NO.1)
S 66°27' E 170.00'±
LONDON GROVEPORT RD.
80.00'
S 66°27' E 170.00'
80.00'
50'
30'

LOT 8
Jeremy M. Daniels
Lacy M. Daniels
Instr. #201204190054230
PPN: 160-001641-00

N 23°33' E 515.60'±
435.60'

LOT 7
Matthew J. Benson
Marlee Hope Benson
Instr. #202603200032235
PPN: 160-001640-00
1.672± Acres (Lot 7 calc.)
0.313± Acres (within R/W)
1.985± Acres total (calc.)

S 23°33' W 501.43'±
421.43'

LOT 6
Timothy A. Houston
Jeanette E. Houston
Instr. #201701060002951
PPN: 160-001639-00

SOUTHWEST ACRES NO. 1 - PLAT BOOK 33 PAGE 43

N 71°13' W 170.59'±

POINT OF BEGINNING

Lois J. Weier
Instr. #202602030012784 (Par.1)
PPN: 160-001713-00
5.41± Acres (Deed)

RECEIVED
JUN 17 2026
FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

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

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 DATE 6-15-26
CAMPBELL & ASSOCIATES, INC.

Franklin County Parcel # 160-001640-00

Job: CO225566

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