RESOLUTION NO. CR-36-26

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 11.9± ACRES LOCATED AT 1209 - 1213 STRINGTOWN ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 11.9± acres located at 1209 - 1213 Stringtown Road, in Jackson Township to the City of Grove City, Ohio, and signed by Jeff Ihlenfield of Westwick Properties, LLC and James Rauck of Stringtown & Jackson, LLC, 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 11.9± acres located at 1209 - 1213 Stringtown Road, proposed for annexation by Jeff Ihlenfield of Westwick Properties, LLC and James Rauck of Stringtown & Jackson, LLC, 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: 09-21-2026
Effective: 09-21-2026

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

OR-36-26

LEGAL DESCRIPTION

DESCRIPTION OF 11.9 ACRES +/- TO BE ANNEXED FROM JACKSON TOWNSHIP TO CITY OF GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, Jackson Township, Virginia Military Survey Number 469 and being all of a 4.914 acre tract of land as conveyed to Westwick Properties, LLC, of record in Instrument Number 202310180109137, all of a 4.914 acre tract of land as conveyed to Westwick Properties, LLC, of record in Instrument Number 202310100106254, and all of a 2.068 acre (remainder) tract of land as conveyed to Stringtown & Jackson LLC, of record in Instrument Number 200703210049226, being Franklin County Ohio Auditor's PID's 160-002847, 160-000336 and 160-002848, all deed references are on record at the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

BEGINNING at the northeasterly corner of said 4.914 acre tract, and being the southeasterly corner of a 0.186 acre tract of land as conveyed to City of Grove City, Ohio, of record in Instrument Number 201705010057468 and being a point in the southerly right of way line of Stringtown Road, width varies and being a point in the existing City of Grove City Corporation Line, Case Number 09-17, Ordinance Number C-17-17 and being a point in the westerly line of that 0.672 acre tract of land as conveyed to the Franklin County Commissioners, of record in Instrument Number 200411260270925;

Thence continuing with said existing City of Grove City Corporation Line the following courses:

Southwesterly, with the westerly line of said 0.672 acre tract and with said southerly right of way line, a distance of approximately 5 feet to the northwesterly corner of said 2.068 acre tract;

Southeasterly, with the northerly line of said 2.068 acre tract, the southerly line of said 0.672 acre tract, the southerly right of way line of said Stringtown Road, a distance of approximately 289 feet to the westerly right of way line of Jackson Pike (S.R. 104) (Variable Right of Way);

Southeasterly, with the easterly line of said 2.068 acre tract, the westerly line of said 0.672 acre tract, and the westerly right of way line of said Jackson Pike, a distance of approximately 285 feet to the northeasterly corner of the remainder of the original 2.00 acre tract of land as conveyed to Ronald L. Kidd and Loretta Kidd, of record in Official Record 33562, Page J01 and the northwesterly corner of a 0.236 acre tract of land as conveyed to Franklin County Commissioners, of record in Instrument Number 200411260270924;

Thence northwesterly, with the northerly line of said 2.00 acre tract and the southerly line of said 2.068 acre tract, a distance of approximately 362 feet to the northwesterly corner of said 2.00 acre tract and being in the easterly line of said 4.914 acre tract;

Thence southwesterly, with the westerly lines of said 2.00 acre tract, a 3.534 acre (deed) tract of land as conveyed to Aaron Spencer & Carolyn Hubbard, of record in Instrument Number 202008070115295, and a 3.28 acre (original) tract of land as conveyed to Jedediah Little & Katharine M. Little, of record in Instrument Number 201506180082028, a distance of approximately 771 feet to a point in the northerly line of a 17.71 acre tract of land as conveyed to Andrew W. Morbitzer & Jennifer J. Morbitzer, of record in Instrument Number 202109230170226;

Thence northwesterly, with said northerly line, a distance of approximately 406 feet to a point being the southeast corner of a 5.10 acre tract of land as conveyed to The Reorganized Church of Jesus Christ of Latter Day Saints, of record in Official Record 22974, Page F16, and being a point in the existing City of Grove City Corporation Line, Case Number 25-20, Ordinance Number C-01-21, Instrument Number 202105180087585;

Thence northeasterly, with the easterly line of said 5.10 acre tract, with the easterly line of the bike path easement as conveyed to City of Grove City, Ohio, of record in Instrument Number 201706210084456 and with said existing City of Grove City Corporation Line, a distance of approximately 1055 feet to a point being the southwesterly corner of a 0.186 acre tract of land as conveyed to City of Grove City, Ohio, of record in Instrument Number 201705010057467, the southeasterly corner of a 0.373 acre tract of land as conveyed to City of Grove City, Ohio, of record in Instrument Number 201706210084457, said southerly right of way line, said point also being the common corner of the existing City of Grove City Corporation Lines, Case Number 09-17, Ordinance Number C-17-17, Case Number 16-17, Ordinance Number C-37-17, and Case Number 25-20, Ordinance Number C-01-21;

Thence southeasterly, with said existing City of Grove City Corporation Line and said southerly right of way line, a distance of approximately 406 feet to the **POINT OF BEGINNING** and containing 11.9 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above description is not valid for the transfer of real property. The above annexation contains a perimeter distance of 2040 feet contiguous with the existing City of Grove City Corporation line and a total perimeter of 3579 feet to be annexed, and 57% of the perimeter length is contiguous to the City of City of Grove City Corporation line.

CESO, Inc.



Joshua R. Cottingim, PS
Registered Surveyor No. 8911

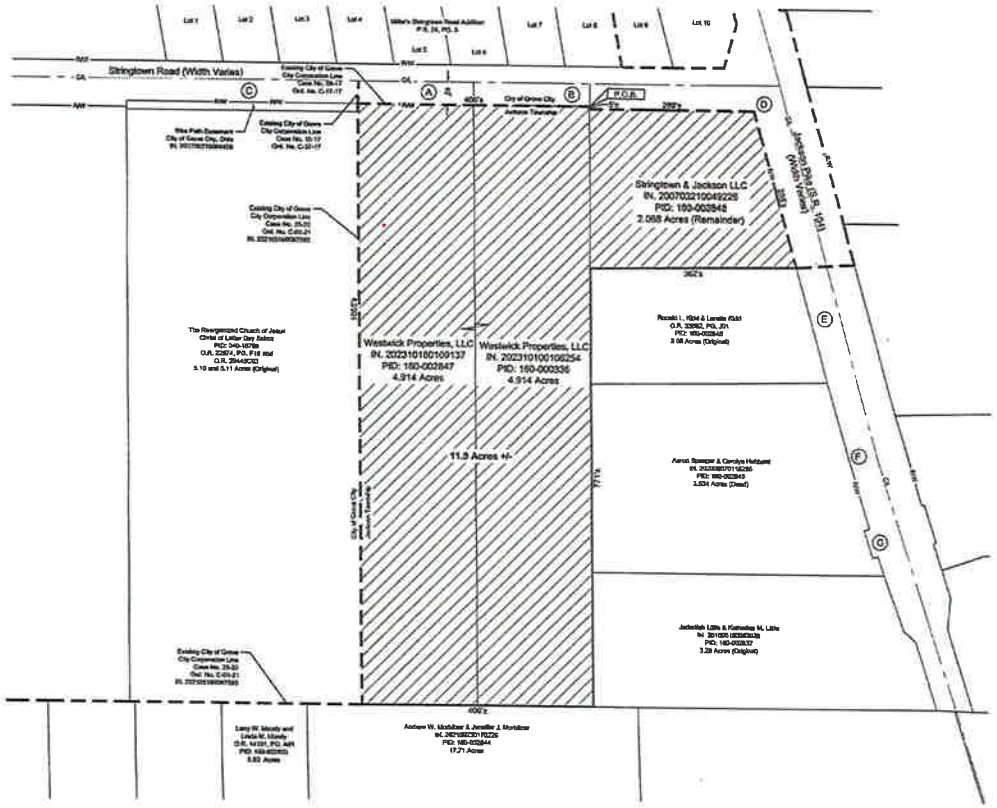
Date: 8/27/26

CE-30-26

PROPOSED ANNEXATION OF 11.9 ACRES
FROM: JACKSON TOWNSHIP
TO: CITY OF GROVE CITY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, JACKSON TOWNSHIP,
VIRGINIA MILITARY SURVEY NO. 469

GRAPHIC SCALE (IN FEET)





CESO

Ⓐ City of Grove City, Ohio
IN. 201705010057467
0.186 Acres

Ⓑ City of Grove City, Ohio
IN. 201705010057468
0.186 Acres

Ⓒ City of Grove City, Ohio
IN. 201706210064457
0.373 Acres

Ⓓ Franklin County Commissioners
IN. 200411280270925
0.872 Acres

Ⓔ Franklin County Commissioners
IN. 200411280270924
0.235 Acres

Ⓕ Franklin County Commissioners
IN. 200411030252953
0.409 Acres

Ⓖ State of Ohio
IN. 202103260054400
0.011 Acres

LEGEND

- PROPOSED CITY OF GROVE CITY CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM JACKSON TOWNSHIP (11.9± ACRES)

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 3679 ± FEET, OF WHICH 2640 ± FEET IS CONTIGUOUS WITH THE CITY OF GROVE CITY BY ORDINANCE NUMBER C-17-17 AND C-01-21 AND GIVING 57% CONTIGUITY WITH THE EXISTING CITY OF GROVE CITY CORPORATION LINE.

THIS ANNEXATION DOES NOT CREATE ANY UNINCORPORATED ISLANDS WITHIN THE LIMITS OF THE AREA TO BE ANNEXED.

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE FRANKLIN COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

RECEIVED
SEP 02 2026
FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, PE, PS

ANNEXATION PLAT & DESCRIPTION ACCEPTABLE
ADAM W. FOWLER, PE, PS
FRANKLIN COUNTY ENGINEER
BY: _____ DATE: 09/02/26

STATE OF OHIO
JOSHUA R. COTTINGHAM
S-8911
REGISTERED
PROFESSIONAL SURVEYOR

SURVEYOR:
CESO, INC.
2000 CORPORATE EXCHANGE DR, STE 400
COLUMBUS, OH 43231

Joshua R. Cottingham 8/27/26
JOSHUA R. COTTINGHAM, OHIO PS No. 8911 DATE
joshua.cottingham@ceso-inc.com

Annexation
STATE OF OHIO, COUNTY OF FRANKLIN, JACKSON TOWNSHIP
VIRGINIA MILITARY SURVEY NO. 469

11.9+/- Acres

Revisions / Submissions

ID	Description	Date

Project Number:	763955
Scale:	1"=100'
Drawn By:	VJM
Checked By:	ALB
Date:	8/19/2026
Issue:	N/A

Drawing Title:
Exhibit

1