

Review of Petition to Annex 5.191 +/- acres from Jackson Township to the city of Grove City by Thomas R. Clark, Esq.

CASE #ANX-EXP2-32-08 **(ECONOMIC DEVELOPMENT & PLANNING)**

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Thomas R. Clark, Esq. Filed on December 2, 2008 and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited 2 petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance #CR-65-08, passed on December 15, 2008 by the city of Grove City.

Review of Petition to Annex 5.191 +/- acres from Jackson Township to the city of Grove City by Thomas R. Clark, Esq.

(ECONOMIC DEVELOPMENT & PLANNING)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the city of Grove City, Ohio, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, city of Grove City, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0003-09

January 06, 2009

**REVIEW OF PETITION TO ANNEX 5.191 +/- ACRES FROM JACKSON
TOWNSHIP TO THE CITY OF GROVE CITY BY THOMAS R. CLARK, ESQ.**

**(Economic Development and
Planning)**

Upon the motion of Commissioner Paula Brooks, seconded by Commissioner John E. O'Grady:

Voting:

Marilyn Brown, President

Aye

Paula Brooks

Aye

John E. O'Grady

Aye

Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Debra A Willaman, Clerk
Board of County Commissioners
Franklin County, Ohio

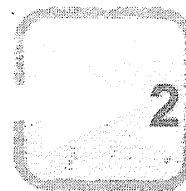


Commissioners
Marilyn Brown, President
Mary Jo Kilroy
Paula Brooks

Economic Development & Planning Department
James Schimmer, Director

Application for Annexation Petition

Expedited Type 2
Pursuant to ORC §709.023




Property Information	
Site Address 5000 Haughn Road, Grove City, OH 43123	
Parcel ID(s) 160-000175	Total Acreage 5.191
From Township Jackson	To Municipality Grove City

Property Owner Information	
Name Larry C. Corbin, Trustee of The Amended and Restated Trust of Larry C. Corbin	
Address 4460 Hoover Road Grove City, OH 43123	
Phone # 614-871-2341	Fax #
Email	

Attorney/Agent Information	
Name Thomas R. Clark, Attorney	
Address 3083 Columbus Street Grove City, OH 43123	
Phone # 614-875-4895	Fax # 614-875-2155
Email tclark24@columbus.rr.com	

Staff Use Only
Case # ANY- 5412 32-08
Hearing date: 1/6/08
Date filed: 12/2/08
Fee paid
Receipt #
Notifications deadline: 5 days 12/6/08
Svc statement deadline: 20 days 12/21/08

Document Submission
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:
<input checked="" type="checkbox"/> Legal description of property
<input checked="" type="checkbox"/> Map/plat of property
<input checked="" type="checkbox"/> List of adjacent properties

Waiver of Right to Appeal			
WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.			
 Property Owner Trustee	12-1-08 Date	 Property Owner	 Date

Situated in the State of Ohio, County of Franklin,
Township of Jackson, Part of Lot 2, VMS No. 1383
Being 5.191 +/- acres to be annexed
to the City of Grove City, Ohio

CLAYBROOK CROSSING
SECTION 2

PB 130, PG 88

JAMISON L
JOHNSTON
PID 040-012271
LOT 56

HAUGHN ROAD
R/W

WAYNE E SMITH
PID 040-012272
LOT 57

HAUGHN
ROAD

GRAPHIC SCALE



1 inch = 100 ft.

ORD. NO. C-12-99

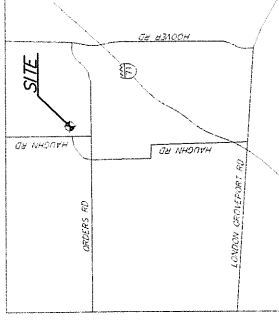
INST. NO. 199905060114237

J WICKS COMPANIES LLC

PID 040-013253

0.574 ACRES

HAUGHN GLEN INVESTMENT
PID 040-010195
11.480 ACRES



VICINITY MAP N.T.S.

GROVE CITY CORP LIMITS

JACKSON TWP

468.6'

JACKSON TWP

STEWART E & WILMA J FULK
PID 160-001025
2.67 ACRES

482.6'

LARRY C CORBIN TR
PID 160-000175
4.971 ACRES

CLAYBROOKE
CROSSING SEC 1
PB 102, PG 88
0.22 ACRES

ORD. NO. C-98-00
INST. NO. 200012280261098

CLAYBROOKE CROSSING
COMMUNITY ASSOCIATION
PID 040-011962
10.202 ACRES

GROVE CITY CORP LIMITS

482.6'

20'

JACKSON TWP

DONALD D & CAROLYN S SMITH
PID 160-001768 ~ 1.029 ACRES

448.6'

POB

R/W

LEGEND

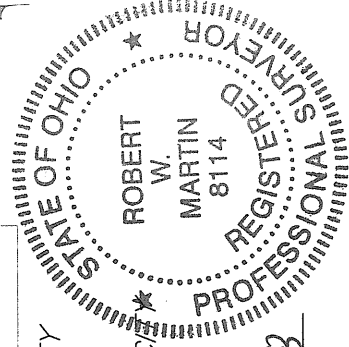
EXISTING CITY OF GROVE CITY
CORPORATION LINE

PROPOSED CITY OF GROVE CITY
CORPORATION LINE

AREA TO BE ANNEXED

Robert W. Martin 11/19/08

Robert W. Martin
Professional Surveyor No. 8114



ORDERS ROAD

PREPARED BY:

WATCON

CONSULTING ENGINEERS & SURVEYORS

83 Shull Avenue

Gahanna, Ohio 43230

Ph. (614) 414-7979

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C RINGLE, PE, PS
FRANKLIN COUNTY ENGINEER
By Date 11/19/08

Description of a 5.191 acre parcel of land for annexation purposes

Situate in the County of Franklin, State of Ohio, Township of Jackson, and being part of Lot No. 2 of the Subdivision of Virginia Military Survey No. 1383 and being all of a 4.971 acre parcel of land conveyed to Larry C Corbin TR, of record in instrument no. 200809240144301, and being 0.220 acres out of Claybrooke Crossing Section 1, of record in Plat Book 102, Page 88, all references to records being on file in the office of Recorder, Franklin County, Ohio. Said 5.191 acre parcel being more fully described herein;

Beginning for reference at the intersection of Old Haughn Rd and Orders road;

Then north with the center of Old Haughn Road a distance of 482.6' to the True Point of Beginning;

Thence West a distance of 20.00 feet to a point on the westerly right of way of Old Haughn Road and on the easterly line of Annexation ORD Number C-98-00, of record in Instrument Number 200012280261098 and also being across a 10.202 acre parcel known as Reserve "A" located in Claybrooke Crossing Section 1 of record in Plat Book 102, Page 88;

Thence North with the westerly right of way of Old Haughn Road, the easterly line of said Annexation ORD Number C-98-00 and continuing across said Reserve "A", a distance of 482.63 feet to a point;

Thence East with the north line of said 4.971 acre parcel, the easterly line of said Annexation ORD Number C-98-00 and continuing across said Reserve "A", a distance of 468.60 feet to a point at the northeast corner of said 4.971 acre parcel leaving said Annexation ORD Number C-98-00 at a distance of 40.00 feet and continuing with the south line of Annexation ORD Number C-12-99 and the south line of a 0.574 acre parcel conveyed to J. Wicks Companies LLC of record in Instrument Number 199905060114237 and the south line of a 11.480 acre parcel conveyed to Haughn Glen Investment LLC of record in Instrument Number 200810210155637;

Thence South with the east line of said 4.971 acre parcel and the west line of a 2.67 acre parcel of land conveyed to Steward E & Wilmia J Fulk of record in ORV 11278, Page J20, a distance of 482.60 feet to a point at the southeast corner of said 4.971 acre parcel;

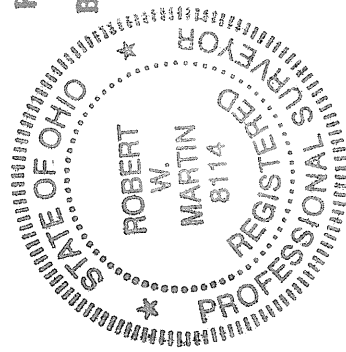
Thence West with the south line of said 4.971 acre parcel and the north line of a 1.029 acre parcel conveyed to Donald D & Carolyn S Smith of record in Deed Book 3360, Page 225, a distance of 448.60 feet to the True Point of Beginning, containing 5.191 acres +/-.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By RR Date 11/19/08

RECEIVED

NOV 19 2008

Franklin County Engineer
Dean C. Ringle, P.E., P.S.



Robert W. Martin 11-19-08

Robert W. Martin
Professional Surveyor No. 8114

RESOLUTION NO. CR-65-08

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 5.191 ACRES LOCATED AT 5000 HAUGHN ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 5.191± acres located at 5000 Haughn Road, in Jackson Township to the City of Grove City and signed by Larry C. Corbin, Trustee, 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

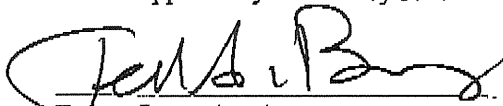
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

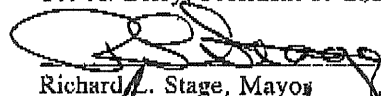
SECTION 1. Upon its annexation to the City of Grove City, the 5.191 + acres located at 5000 Haughn Road, proposed for annexation by Larry C. Corbin, Trustee, will receive the following municipal services from the City of Grove City:

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.
Garbage & Refuse Collection:	Subject property is now serviced by and will continue to be serviced by the same private collection service that now serves the incorporated area of the City.
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.

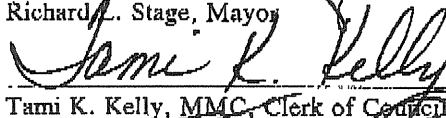
SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



Ted A. Berry, President of Council



Richard L. Stage, Mayor

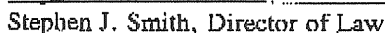


Tami K. Kelly, MMC, Clerk of Council

Passed: 12-15-08
Effective: 12-15-08

Attest:

I Certify that this resolution is correct as to form.


Stephen J. Smith, Director of Law

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Township of Jackson, Part of Lot 2, VMS No. 1383
Being 5.191 +/- acres to be annexed
to the City of Grove City, Ohio

CLAYBROOK CROSSING

SECTION 2

PB 130, PG 88

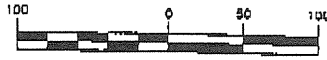
JAMISON L

JOHNSTON

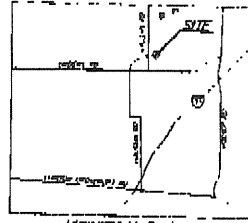
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LOT 56

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LOT 57HAUGHN
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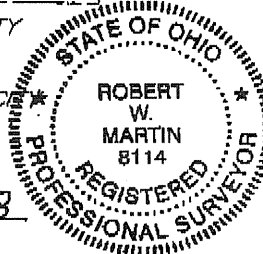
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PID 160-001768 ~ 1.029 ACRES

LEGEND

EXISTING CITY OF GROVE CITY
CORPORATION LINEPROPOSED CITY OF GROVE CITY
CORPORATION LINE

AREA TO BE ANNEXED

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Professional Surveyor No. 8114

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CR-65-08

CP-65-08

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Thence North with the westerly right of way of Old Haughn Road, the easterly line of said Annexation ORD Number C-98-00 and continuing across said Reserve "A", a distance of 482.63 feet to a point;

Thence East with the north line of said 4.971 acre parcel, the easterly line of said Annexation ORD Number C-98-00 and continuing across said Reserve "A", a distance of 468.60 feet to a point at the northeast corner of said 4.971 acre parcel leaving said Annexation ORD Number C-98-00 at a distance of 40.00 feet and continuing with the south line of Annexation ORD Number C-12-99 and the south line of a 0.574 acre parcel conveyed to J. Wicks Companies LLC of record in Instrument Number 199905060114237 and the south line of a 11.480 acre parcel conveyed to Haughn Glen Investment LLC of record in Instrument Number 200810210155637;

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ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By DR Date 11/19/08

RECEIVED

NOV 19 2008

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Robert W. Martin 11-19-08
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