

Review of Petition to Annex 1.07+/- acres from Jackson Township to the city of Grove City by David Riddle, Esq. Case #ANX-EXP2-12-09 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that David Riddle, Esq. filed on behalf of Charles and Joyce Riddle on June 26, 2009 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 resolution #CR-32-09, passed on July, 6, 2009 by the city of Grove City.

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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. 0603-09

July 28, 2009

**REVIEW OF PETITION TO ANNEX 1.07+/- ACRES FROM JACKSON
TOWNSHIP TO THE CITY OF GROVE CITY BY DAVID RIDDLE, ESQ. CASE
#ANX-EXP2-12-09**

**(Economic Development and
Planning)**

Upon the motion of Commissioner John O'Grady, seconded by Commissioner Marilyn Brown:

Voting:


**Marilyn Brown
John O'Grady**

**Aye
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
Paula Brooks, President
Marilyn Brown
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for

Annexation Petition

Expedited Type 2
Pursuant to ORC §709.023

RECEIVED

JUN 26 2009

Per D.A.H. 2


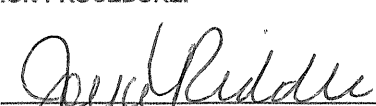

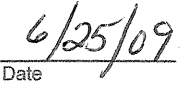
Property Information	
Site Address	1827 LONDON-GROVEPORT ROAD
Parcel ID(s)	160-001740-00
From Township	JACKSON
Total Acreage	.884 Acres
To Municipality	GROVE CITY

Property Owner Information	
Name	CHARLES E JOYCE RIDDLE
Address	1827 LONDON-GROVEPORT ROAD GROVE CITY, OHIO 43123
Phone #	(614) 871-3884
Fax #	(614) 871-3884
Email	CRIDDLE1@COLUMBUS.F.P.COM

Attorney/Agent Information	
Name	DAVID RIDDLE, ESQ
Address	3614 LAKE MEAD DR GROVE CITY, OH 43123
Phone #	(614) 539-9151
Fax #	(614) 875-4919
Cell	(614) 531-9143
Email	DRIDDLE@RIDDLELEGAL.COM

Staff Use Only	
Case #	ANX EXP II 12-09
Hearing date:	8-4-09
Date filed:	6-26-09
Fee paid	250.00
Receipt #	6820
Notifications deadline: 5 days	7-2-09
Svc statement deadline: 20 days	7-20-09

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/plot of property
<input checked="" type="checkbox"/> List of adjacent properties

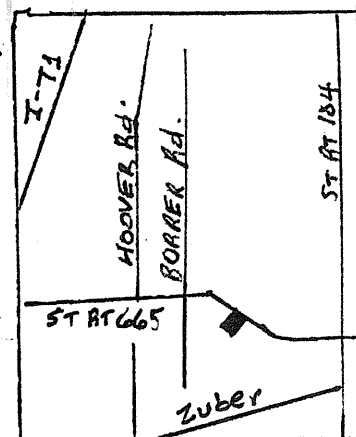
Waiver of Right to Appeal	
WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS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

SITUATED IN THE STATE OF OHIO, IN THE COUNTY OF FRANKLIN, AND IN THE TOWNSHIP OF JACKSON:
BEING THE EAST HALF OF LOT NO.3 OF SOUTHWEST ACRES NO.1, AS THE SAME IS NUMBERED AND
DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 33, PAGE 43, RECORDERS
OFFICE, FRANKLIN COUNTY, OHIO
TAX PARCEL # 160-1740
SUBDIV. OWNER: INDIAN TRAILS RESIDENT ASSOCIATION

TAX PARCEL # 160-1740

OWNER: INDIAN TRAILS RESIDENT ASSOCIATION
DATE: 04/04/79 ACREAGE 18.539 AC
PART RESERVE, "B"

SUBDIVISION:
INDIAN TRAILS SEC 1
PB 49 PG 68



SOUTHWEST ACRES NO.1 PB33 PG43'

PROPERTY OWNERS ADJOINING

- ① JOSEPH A. & BENTE K. BALDWIN
- ② CLARENCE A. MILLER JR. & PATRICIA A. MILLER
- ③ JOHN & MARY DEAN
- ④ CHARLES R. & JOYCE A. BIDDLE

LEGEND

EXISTING CITY OF GROWS CITY
PROPERTY LINES
PROPOSED ANNEXATION

RECEIVED

JUN 25 2009

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

160-001714
ENTRY 615, 6.990 ACRES

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 6/25/09

EXISTING CITY OF
GROVE CITY CORP.
LINE.
ORD# C-70-75
Misc. Rec. 165-584

PREPARED BY CHARLES RIDDLE

SCALE $\frac{1}{2}'' = 100$

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By BB Date 6/23/09

**Proposed Annexation of 1.07 Acres
from the Township of Jackson
to the City of Grove City**

RECEIVED

JUN 25 2009

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

Situated in the State of Ohio, in the County of Franklin, and in the Township of Jackson, being the east half of Lot No. 3 of Southwest Acres No. 1, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 33, Page 43, as conveyed to Charles R. Riddle and Joyce A. Riddle, by Official Record 8118 J09, also being a portion of London-Groveport Road as dedicated by said Southwest Acres Subdivision and a portion as dedicated by Indian Trails Section 1 Subdivision, of record in Plat Book 49, Page 68, all aforementioned references to Recorder's Office, Franklin County, Ohio, being further described as follows:

Beginning at the intersection of the extension of the easterly line of said Lot No. 3 and the northerly right of way line of said London-Groveport Road and the southerly line of Reserve "B" of said Indians Trails Subdivision, said northerly right of way line being the existing City of Grove City Corporation Line as established by Ordinance No. C-70-75 and recorded in Miscellaneous Record Volume 165, Page 584;

thence, **SOUTHERLY**, a distance of approximately **465.5 feet**, leaving said existing City of Grove City Corporation Line, with said extension of said east line of said Lot No.3 and the easterly line of said Lot No. 3, to the southeast corner of said Lot No.3, being also the southwest corner of Lot No.2 of said Southwest Acres Subdivision as conveyed to Clarence A. Miller, Jr. and Patricia A. Miller, being in the northerly line of a 6.990 acre tract as conveyed to E. John & Mary Dean, being also the southerly line of said Lot No. 3 and said Southwest Acres Subdivision;

thence, **WESTERLY**, a distance of approximately **100 feet**, with said southerly line of said Lot No. 3 and said Southwest Acres Subdivision, also being the northerly line of said 6.990 acre tract, to the southwest corner of said east half of Lot No. 3, being the southeast corner of the west half of said Lot No. 3 as conveyed to Joseph A. & Bente K. Baldwin, being also in the northerly line of said 6.990 acre tract;

thence, **NORTHERLY**, a distance of approximately **465.5 feet**, with said division line between the east half and west half of Lot No. 3, extending to the northerly right of way line of said London-Groveport Road and the south line of said Reserve "B", also being in the said existing City of Grove City Corporation Line;

thence, **EASTERLY**, a distance of approximately **100 feet**, with said northerly right of line, along said existing City of Grove City Corporation Line, and also along said southerly line of said Reserve "B", to the POINT OF BEGINNING, containing 1.07 acres, more or less.

The above description was prepared by Charles R. Riddle, on June 25th, 2009, by using the best available County Records. This information was not derived from an actual field survey. 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 the Ohio Administrative Code in Chapter 4733-37.

RESOLUTION NO. CR-32-09

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.884 ACRES LOCATED AT 1827 LONDON-GROVEPORT ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.884+ acres located at 1827 London-Groveport Road, in Jackson Township to the City of Grove City and signed by Charles and Joyce Riddle, 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

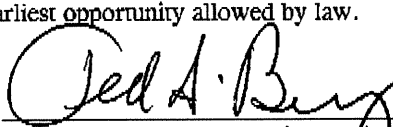
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

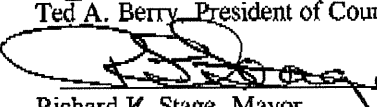
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

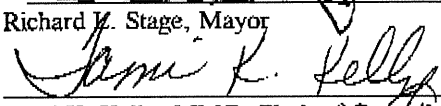
SECTION 1. Upon its annexation to the City of Grove City, the 0.884+ acres located at 1827 London-Groveport Road, proposed for annexation by Charles & Joyce Riddle, will receive the following municipal services from the City of Grove City:

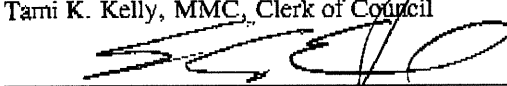
Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional 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 K. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

Passed: 07-06-09
Effective: 07-06-09

Attest:

I Certify that this resolution is correct as to form.