

NOTICE OF FILING OF ANNEXATION PETITION

TO: Mindy Kay, Clerk of Council  
City of Groveport  
655 Blacklick Street  
Groveport, Ohio 43125

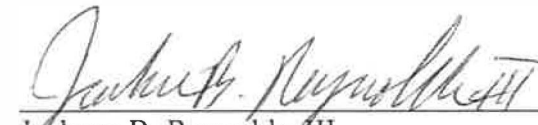
In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 5<sup>th</sup> day of February, 2026, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Groveport, Ohio, of 1.07 acres, more or less, in Madison Township.

A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: \_\_\_\_\_

2/5/26

  
\_\_\_\_\_  
Jackson B. Reynolds, III  
Agent for Petitioners

RECEIPT OF THE AFOREMENTIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED  
THIS 5<sup>th</sup> day of February, 20 26.

  
\_\_\_\_\_  
CLERK'S OFFICE



Franklin County  
Board of Commissioners

**ECONOMIC DEVELOPMENT  
& PLANNING**

Application for  
**Annexation  
Petition**  
Expedited Type 2  
Pursuant to ORC §709.023

**Property Information**

Site Address: 5541 Sims Road	
Parcel ID(s): 180-001126	Total Acreage: 1.07 acres
From Township: Madison	To Municipality: Groveport

**Property Owner Information** \*In the event of multiple owners, please attach separate sheet

Name: George H & Sandra L Scarberry	
Address: 5541 Sims Road	
Groveport, OH 43125	
Phone #: 614-378-1287	Fax #
Email: scarberrysandra4@gmail.com	

**Attorney/Authorized Agent Information**

Name: Jackson B. Reynolds, III	
Address: 172 E. State Street, Suite 550	
Columbus, OH 43215	
Phone #: 614-221-4255	Fax #
Email: JReynolds@smithandhale.com	

**Staff Use Only**

Case # ANX-
Hearing Date:
Date Filed:
Fee Paid:
Receipt #:
Received By:
Notification Deadline (5 days):
Svc Statement Deadline (20 days):

**Document Submission**

The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:

- Legal description of the property
- Fee Payment (checks only)
- Map/plot of property
- List of adjacent properties

**Petitioners Signature**

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	Date	Property Owner	Date
	1/29/26		
Attorney or Authorized Agent	Date	Attorney or Authorized Agent	Date

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)  
TO THE CITY OF GROVEPORT  
OF 1.07 ACRES MORE OR LESS  
IN THE TOWNSHIP OF MADISON

TO THE BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 1.07 acres with a total perimeter boundary of 916.52, more or less, in the Township of Madison which area is contiguous along 305.49 or 33.33% and adjacent to the City of Groveport, do hereby pray that said territory be annexed to the City of Groveport according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there is/are within the territory so prayed to be annexed two (2) OWNER(S) OF REAL ESTATE.

Jackson B. Reynolds, III, whose address is 172 East State Street, Suite 550, Columbus, Ohio 43215, is hereby appointed Agent for the undersigned Petitioner(s), as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of the Petition and Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

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 THE SPECIAL ANNEXATION PROCEDURE SET FORTH IN SECTION 709.023, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

<u>NAME</u>	<u>DATE</u>	<u>ADDRESS</u>
<u>George H. Scarberry</u> George H. Scarberry	<u>1-6-26</u>	<u>5541 SIMS RD. GROVEPORT OH</u> 43125
<u>Sandra L. Scarberry</u> Sandra L. Scarberry	<u>1-6-26</u>	<u>5541 SIMS RD. GROVEPORT OH</u> 43125
_____	_____	_____
_____	_____	_____
_____	_____	_____



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

RECEIVED

JAN 08 2026

Proposed 1.07 ACRE ANNEXATION

From: Madison Township  
To: Groveport

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

*AS* DATE: *08 Dec 26*

Situated in the State of Ohio, County of Franklin, Township of Madison , Section 22, Township 11, Range 21, Congress Lands, and being part of a 1.12 acre tract of land conveyed to George H. Scarberry, and Sandra L. Scarberry, P.I.D. 180-001126, and as recorded by the deed in I.N. 199810300277592 in the Franklin County Recorder's Official Record, and being further described as follows;

Commencing at the northeast corner of a 1.00 acre tract, I.N. 201401140005536 as conveyed to Karen L. Simms and, the northwest corner of said 1.12 acre tract, Thence in a southwesterly direction along common line of said 1.00 and 1.12 acre tracts, a distance of 7.00 feet more or less to a point in the southerly line of Sims Road (Width Varies), said point being the Point of Beginning;

Beginning at a point in the easterly line of said 1.00 acre tract, the westerly line of said 1.12 acre tract, being in the southerly right of way line of said Sims Road;

Thence from the point of beginning in a southeasterly direction, a distance of approximately 306 feet across the said 1.12 acre tract as conveyed to George H. Scarberry, and Sandra L. Scarberry and along the southerly line of said Sims Road, to the west line of a 2.500 acre tract as conveyed to Brian M. Daniel, I.N. 201007290096568, and being the common line of section 22 and section 23;

Thence in a southwesterly direction, a distance of approximately 153 feet along the common line of said 1.12 acre tract and that 2.500 acre tract conveyed to Brian M. Daniel I.N. 201007290096568, to the northeast corner of that 43.19 acre tract conveyed to Ebright Investment Co., LLC, I.N. 199903310079438, and the southeast corner of said 1.12 acre tract said point being a northerly corner of the existing City of Groveport Corporation Line as recorded by Ordinance Number 2025-017 and I.N. 202508180088516;

Thence in a northwesterly direction, a distance of approximately 306 feet along the southern line of said 1.12 acre tract, WITH SAID EXISTING City of Groveport Corporation Line, and the northern line of a 43.19 acre tract of land conveyed to Ebright Investment Co., LLC, being I.N. 199903310079438 to a point, being the southeast corner of that 1.00 acre tract conveyed to Karen L. Simms by deed of record in I.N. 201401140005536;

Thence in a northeasterly direction, a distance of approximately 153 feet along the

TECHNICAL SKILL.  
CREATIVE MIND.

1160 Dublin Road, Suite 100, Columbus, Ohio 43215 Tel: 614.441.4222 Fax: 614.441.7340



eastern line of said 1.00 acre tract, and the western line of the said 1.12 acre tract, to the southern right of way line of Sims Road, and being the Point of Beginning, and containing 1.07 acres;

This exhibit was prepared from record information from the Franklin County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

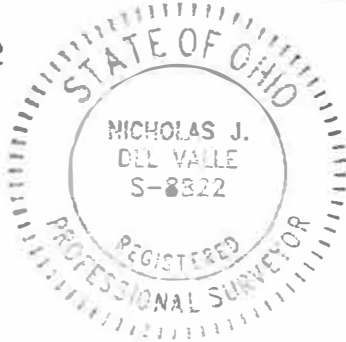
Total perimeter of annexation area is 916.52 feet, Of Which 305.49 feet is contiguous with the City of Groveport, having 33.33% Contiguity.

This description is based on, and produced from the best available courthouse records, and a field survey is not required for annexation purposes. performed by the Mannik & Smith Group under the direct supervision of Nicholas J. Del Valle, PS 8822.

Nicholas J. Del Valle  
Professional Surveyor No. 8822

1-3-26

Date



TECHNICAL SKILL.  
CREATIVE SPIRIT.

Ebright Investment Co LLC  
3319 E. Livingston Avenue  
Columbus, OH 43227  
185-003061-00 / 185-003062-00  
185-003065-00

Karen L Simms  
5511 Sims Road  
Groveport, OH 43125  
180-000632-00

Brian M Daniel  
6928 Mac Drive  
Canal Winchester, OH 43110  
180-005326-00

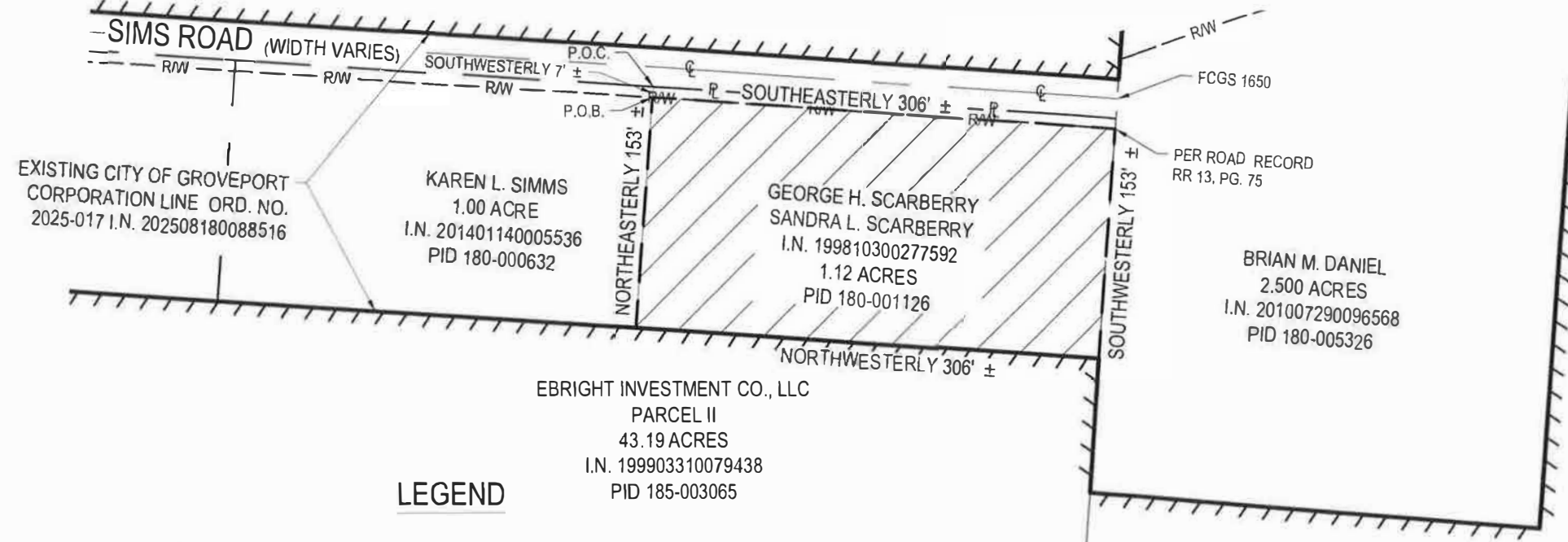
scarbery-sims-addison#2-anx.lbl (nct)  
11/20/25 S:Docs/s&hlabels/2025

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









BY: AS DATE: 08 Jan 26

# PROPOSED ANNEXATION OF 1.07 ACRES TO CITY OF GROVEPORT FROM MADISON TOWNSHIP, FRANKLIN COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF  
 FRANKLIN, TOWNSHIP OF MADISON, SECTION 22,  
 TOWNSHIP 11, RANGE 21, CONGRESS LANDS




### LEGEND

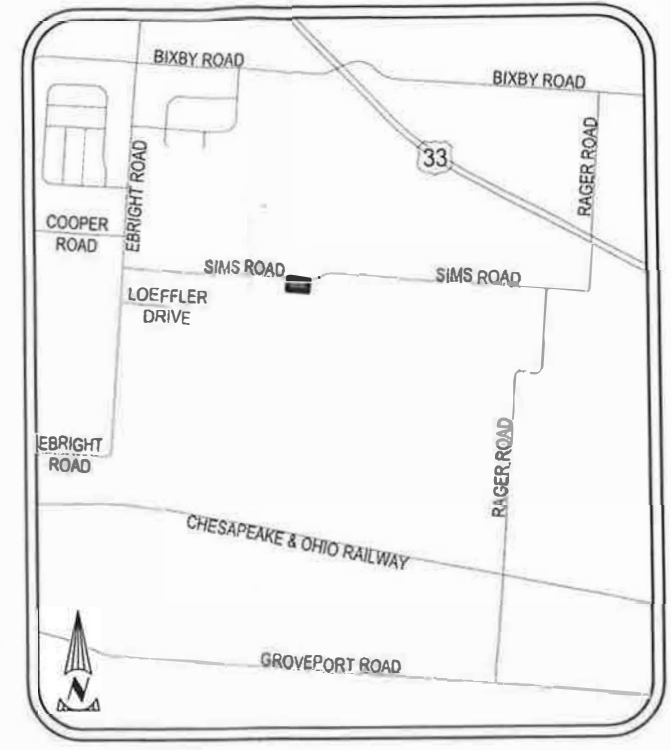
-  AREA TO BE ANNEXED TO CITY
-  EXISTING TOWNSHIP LINE (MADISON)
-  EXISTING ADJOURNERS
-  EXISTING RIGHT OF WAY
-  EXISTING CENTERLINE
-  PROPOSED CITY CORP. LINE (GROVEPORT)
-  EXISTING CITY CORP. LINE (GROVEPORT)
-  EXISTING PROPERTY LINE

**RECEIVED**

JAN 08 2026

DRAWING PREPARED BY:  
  
 NICHOLAS J. DEL VALLE  
 PROFESSIONAL SURVEYOR NO. 8822

1-7-26  
 DATE



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

TOTAL PERIMETER OF ANNEXATION AREA IS 916.52 FEET, OF WHICH 305.49 FEET IS CONTIGUOUS WITH THE CITY OF GROVEPORT, HAVING 33.33% CONTIGUITY.

NO.	DATE	BY	DESCRIPTION
1	11/19/2025	AS	1180 DUBLIN ROAD SUITE 100 COLUMBUS OH 43215 TEL: 614.441.8222 FAX: 688.488.7340 PROJECT DATE: 11/19/2025 PROJECT NO.: 2506530 DRAWN BY: F.L. CHECKED BY: M.D.
2			
3			

TECHNICAL SKILL:  
 CREATIVE SPIRIT.

**Mannik Smith GROUP**  
 www.MannikSmithGroup.com

PREPARED FOR:  
 ADDISON GROVEPORT, LLC  
 3401 HILLCREST PARKWAY, MACHICROSS, OH 43132

PROJECT ADDRESS:  
 ADDISON GROVEPORT - ANNEXATIONS

SIMS ROAD ANNEXATION

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