

NOTICE OF FILING OF ANNEXATION PETITION

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

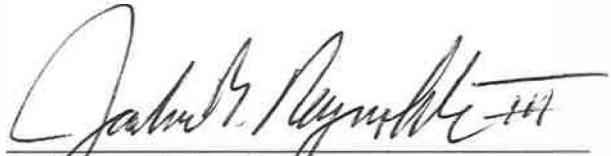
In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 5th day of February, 2025, the undersigned, as Agent for the Petitioners, filed an Annexation Petition in the office of the Board of County Commissioners of Franklin County, Ohio.

Said Petition prays for annexation to the City of Groveport, Ohio, of 295.86 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: _____

2/5/25



Jackson B. Reynolds, III
Agent for Petitioners

RECEIPT OF THE AFOREMENTIONED DOCUMENT(S) IS HEREBY ACKNOWLEDGED
THIS 5th day of February, 20 25.



CLERK'S OFFICE



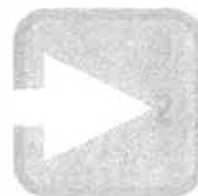
Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Annexation Petition Expedited Type 2

Pursuant to ORC §709.023



Property Information

Site Address:
5910 Ebright Road, Groveport, OH 43125

Parcel ID(s):

Total Acreage:

180-437/959/1486/329/326/212

295.86+

From Township

To Municipality

Madison

Groveport

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

Name:
Ebright Investment Company, LLC

Address:
3319 E. Livingston Avenue

Columbus, OH 43227

Ted Bloom- Contact

Phone #
614-531-7340

Fax #

Email:
Tlbloom@hotmail.com

Attorney/Authorized Agent Information

Name:
Jackson B. Reynolds III c/o Smith & Hale LLC

Address:
37 W Broad Street, #460

Columbus, OH 43215

Phone #
614-221-4255 Ext. # 15

Fax #
614-221-4409

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/plat 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

Attorney or Authorized Agent

Date

Attorney or Authorized Agent

Date

150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF GROVEPORT
OF 295.86 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 295.86 acres with a total perimeter boundary of 23,066', more or less, in the Township of Madison which area is contiguous along 3,526' or 15% 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 one (1) OWNER OF REAL ESTATE.

Jackson B. Reynolds, III, whose address is 37 West Broad Street, Suite 460, 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>
By: <u>Jackson B. Reynolds, member</u> Ebright Investment Co., LLC	<u>11-22-24</u>	<u>3319 E Livingston Ave, Columbus, OH 43227</u>

L.L.C. AUTHORIZATION

November 19, 2024

This is to certify that the undersigned are members of **EBRIGHT INVESTMENT CO., LLC**, an Ohio Limited Liability Company; ("the Company"); that the principal place of business of the Company is 3319 East Livingston Ave., Columbus, Ohio 43227; that the names of all of the members of the Company are Harriet S. Baker Levin and Theodore S. Bloom; and that the Company is managed by its members.

The Company desires to sell all or portions of the land that it owns along Ebright Road and Sims Road, Madison Township, Franklin County, Ohio, being approximately 297 acres and known as Auditor's tax parcel numbers, 180-000212, 180-000326, 180-000329, 180-000437, 180-000959, 180-001486 (the "Property").

It is hereby agreed that Theodore S. Bloom is authorized, on behalf of the Company:

1. To enter into one or more listing agreements with Real Estate Agents for the sale of all or portions of the Property upon such terms and conditions as he, in his discretion, shall deem appropriate; and
2. To make, execute and deliver, in the name and on behalf of the Company, all deeds, leases, contracts, agreements and all other instruments and /or writings that he, in his discretion, may deem necessary or appropriate to complete or terminate one or more transactions for the sale of all or portions of the Property, including without limitation, affidavits, closing statements, agreement extensions and /or modifications and annexation and zoning applications.

An executed duplicate of this LLC Authorization, or a copy thereof, delivered by any of the members to a third party will be conclusive as to such third party that this LLC Authorization has not been modified or revoked and will continue in effect until such third party is advised by written notice from any of the members of such modification or revocation.

This LLC Authorization may be executed in any number of counterparts, each of which shall be an original of this LLC Authorization, but all of the counterparts taken together shall constitute one and the same LLC Authorization.

EBRIGHT INVESTMENT CO., LLC

By: _____
Harriet S. Baker Levin, member

By: 
Theodore S. Bloom, member

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 19th day of November, 2024 by Theodore S. Bloom, member of Ebright Investment Co., LLC an Ohio limited liability company, for and on behalf of said company.



STATE OF _____
COUNTY OF _____, SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Harriet S. Baker Levin, member of Ebright Investment Co., LLC an Ohio limited liability company, for and on behalf of said company.

Notary Public

L.L.C. AUTHORIZATION

November 15, 2024

This is to certify that the undersigned are members of **EBRIGHT INVESTMENT CO., LLC**, an Ohio Limited Liability Company; ("the Company"); that the principal place of business of the Company is 3319 East Livingston Ave., Columbus, Ohio 43227; that the names of all of the members of the Company are Harriet S. Baker Levin and Theodore S. Bloom; and that the Company is managed by its members.

The Company desires to sell all or portions of the land that it owns along Ebright Road and Sims Road, Madison Township, Franklin County, Ohio, being approximately 297 acres and known as Auditor's tax parcel numbers, 180-000212, 180-000326, 180-000329, 180-000437, 180-000959, 180-001486 (the "Property").

It is hereby agreed that Theodore S. Bloom is authorized, on behalf of the Company:

1. To enter into one or more listing agreements with Real Estate Agents for the sale of all or portions of the Property upon such terms and conditions as he, in his discretion, shall deem appropriate; and
2. To make, execute and deliver, in the name and on behalf of the Company, all deeds, leases, contracts, agreements and all other instruments and /or writings that he, in his discretion, may deem necessary or appropriate to complete or terminate one or more transactions for the sale of all or portions of the Property, including without limitation, affidavits, closing statements, agreement extensions and /or modifications and annexation and zoning applications.

An executed duplicate of this LLC Authorization, or a copy thereof, delivered by any of the members to a third party will be conclusive as to such third party that this LLC Authorization has not been modified or revoked and will continue in effect until such third party is advised by written notice from any of the members of such modification or revocation.

This LLC Authorization may be executed in any number of counterparts, each of which shall be an original of this LLC Authorization, but all of the counterparts taken together shall constitute one and the same LLC Authorization.

EBRIGHT INVESTMENT CO., LLC

By: 
Harriet S. Baker Levin, member

By: _____
Theodore S. Bloom, member

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Theodore S. Bloom, member of Ebright Investment Co., LLC an Ohio limited liability company, for and on behalf of said company.

Notary Public

STATE OF New Jersey
COUNTY OF Bergen, SS:

The foregoing instrument was acknowledged before me this 15 day of November, 2021 by Harriet S. Baker Levin, member of Ebright Investment Co., LLC an Ohio limited liability company, for and on behalf of said company.



Notary Public

MIGUEL A PEREZ
Notary Public, State of New Jersey
My Commission Expires May 9, 2026

Caytlin Michelle & Christopher Manring
Dean Hardy II
5850 Ebright Road
Groveport, OH 43125
180-001454-00

Alexander S Moore
5920 Ebright Road
Groveport, OH 43125
180-000443-00

Stephanie Steve
P.O. Box 222
Lockbourne, OH 43137-0222
180-001574-00

Mark S & Cynthia Jean Heald
5932 Ebright Road
Groveport, OH 43125
180-003047-00

Robert L & Lisa Vantilburg
1061 Harwood Drive
Columbus, OH 43228
180-005071-00

Ruth E Booth
5937 Ebright Road
Groveport, OH 43125-9750
180-003925-00

Richard E & Loretta J Hughes
5913 Ebright Road
Groveport, OH 43125
180-003926-00

David A & Teresa L Tomsic
5911 Ebright Road
Groveport, OH 43125-9750
180-003927-00

Randy J & Rebecca S Knox
5909 Ebright Road
Groveport, OH 43125
180-003928-00

Robert L Erckert
5907 Ebright Road
Groveport, OH 43125
180-003929-00

Ruth A Thompson
5905 Ebright Road
Groveport, OH 43125
180-003930-00

Craig M Passen Sr.
Cindy Jo Passen
5903 Ebright Road
Groveport, OH 43125
180-003931-00

Juanita G White
5901 Ebright Road
Groveport, OH 43125
180-003877-00

Christopher R & Kimberly A McIntosh
5877 Ebright Road
Groveport, OH 43125
180-003890-00

Paula Chandler
5865 Ebright Road
Groveport, OH 43125-9750
180-003850-00

Village of Groveport
655 Blacklick Street
Groveport, OH 43125
185-002901-00 / 185-002925-00

Gary L & Linda D Smittle
5887 Ebright Road
Groveport, OH 43125
180-003891-00

Brett T Walters
Sophia M Stati
5333 Sims Road
Groveport, OH 43125
180-000430-00

Carl E & Jacqueline M Crews
5281 Loeffler Drive
Groveport, OH 43125-9772
180-001103-00

Donald J & Linda D Loeffler
5267 Loeffler Drive
Groveport, OH 43125
180-001102-00

Rebecca Ward
3938 Abbie Cove Lane
Canal Winchester, OH 43110
180-001101-00

Larry R & Rosemary Damron
5239 Loeffler Drive
Groveport, OH 43125
180-001100-00

Jennifer B Ray
5770 Ebright Road
Groveport, OH 43125-9774
180-000592-00

Tiffany R & Corey B Ingold
5376 Victoria Street
Groveport, OH 43125
180-004744-00

Toni M Tomlin
5781 Ebright Road
Groveport, OH 43125
180-004743-00

Annette L McCormick
5779 Ebright Road
Groveport, OH 43125
180-004742-00

Charles E & Beulah K McCormick
5777 Ebright Road
Groveport, OH 43125
180-004741-00

Michael L Mowery
5775 Ebright Road
Groveport, OH 43125-9264
180-005117-00

Karen S Beck
5773 Ebright Road
Groveport, OH 43125
180-004737-00

Betty J Fout, TR
5771 Ebright Road
Groveport, OH 43125
180-004736-00

S Troy Rinthara & Ashilya Tongtae
5775 Ebright Road
Groveport, OH 43125
180-004673-00

George H & Sandra L Scarberry
5541 Sims Road
Groveport, OH 43125-9755
180-001126-00

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

Sims Road LLC
10141 Saddle Bridge Drive South
Whitehouse, OH 43571
180-000631-00

Michael T Rossetti
5473 Sims Road
Groveport, OH 43125
180-001526-00

James S Sanfillipo Jr
Robin E Sanfillipo
1631 Paula Drive
Columbus, OH 43220
180-003550-00

John H Cline III
Barbara K Cline
5453 Sims Road
Groveport, OH 43125
180-001818-00

Jason & Julie Hovance
5401 Sims Road
Groveport, OH 43125
180-001816-00

Stephen & Sarah R McLean
5391 Sims Road
Groveport, OH 43125
180-001817-00

Gloria J Foor
5361 Sims Road
Groveport, OH 43125
180-000445-00

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

JD/AC Family Acres LLC
7514 Braun Road
Groveport, OH 43125
180-000320-00

Ryan K Otero
5460 Sims Road
Groveport, OH 43125
180-000328-00

Edwin C Gilkey, TR
5580 Sims Road
Groveport, OH 43125
180-000047-00

Oh No Farms LLC
6876 Lehman Road
Canal Winchester, OH 43110
180-000461-00 / 180-000306-00

Barbara Deboard
5670 Sims Road
Groveport, OH 43125
180-000045-00

Dale C & Teresa L Schacht
5681 Bixby Road
Canal Winchester, OH 43110
181-000157-00 / 180-000211-00

Baker Levin Farms LLC
3319 East Livingston Avenue
Columbus, OH 43227
180-000096-00

David L & Lisa L Schacht
5950 Shannon Road
Canal Winchester, OH 43110
180-005323-00

RECEIVED

ANNEXATION
PLAT & DESCRIPTION

ACCEPTABLE

BRAD FOSTER, P.E., P.S.

FRANKLIN COUNTY ENGINEER



Civil & Environmental Consultants, Inc.

JAN 22 2025

BY: FDA DATE: 1/22/25

FRANKLIN COUNTY ENGINEER
BRAD FOSTER, P.E., P.S.

DESCRIPTION OF AN ANNEXATION OF 295.86± ACRES
TO THE CITY OF GROVEPORT FROM MADISON TOWNSHIP

Situated in the State of Ohio, County of Franklin, Township of Madison, Sections 22, 23, 26, and 27, Township 11, Range 21, Congress Lands, being part of a 115.96 acre tract and all of a 43.19 acre tract as described in deed to Ebright Investment Co., LLC of record in Instrument Number 199903310079438, part of a 9.708 acre tract as described in deed to Ebright Investment Co., LLC of record in Instrument Number 199903310079440, and part of a 59.082 acre tract, and all of the remainder of the original 70.960 acre tract as described in deed to Ebright Investment Co., LLC of record in Instrument Number 199903310079444, and being a portion of Sims Road (width varies), all references to records being on file in the Office of the Recorder, Franklin County, Ohio, and being more fully described herein;

Commencing at the northwest corner of the Northeast Quarter of Section 27, being in the centerline of Ebright Road (width varies), said point being the northwest corner of that 0.90 acre tract as conveyed to Alexander S. Moore in Instrument Number 201401160006205, the southwest corner of said 115.96 acre tract and being on the common line of Sections 22 and 27;

Thence along the northerly line of said 0.90 acre tract and the said common section line, Easterly 30± feet to the easterly right-of-way line of said Ebright Road (width varies) and the **Point of Beginning** for the 295.86± acre tract herein described;

Thence along the easterly right-of-way line of Ebright Road and across said 115.96 acre tract, **Northerly** a distance of **1178± feet** to a point on the southerly line of that 3.318 acre tract as conveyed to Caytlin Michelle Manring and Christopher Harry Dean Manring, II in Instrument Number 201910040131980;

Thence leaving said right-of-way and along the northerly lines of said 115.96 acre tract and the southerly and easterly lines of said 3.318 acre tract the following three (3) courses and distances:

Easterly a distance of **374± feet** to a point;

Northerly a distance of **115± feet** to a point;

Easterly a distance of **524± feet** to a point at the southwesterly corner of said 43.19 acre tract;

Thence along the westerly line of said 43.19 acre tract and the easterly line of said 3.318 acre tract, **Northerly** a distance of **101± feet** to a point at the southeasterly corner of said 9.708 acre tract;

Thence along the southerly line of said 9.708 acre tract and the northerly line of said 3.318 acre tract, **Westerly** a distance of **893± feet** to a point on the easterly right-of-way line of said Ebright Road;

Thence along the easterly right-of-way line of Ebright Road and across said 9.708 acre tract, **Northerly** a distance of **455± feet** to a point on the southerly line of that 0.528 acre tract as conveyed to Jennifer B. Ray in Instrument Number 201612290178607;

Thence leaving said right-of-way and along the northerly lines of said 9.708 acre tract and said 43.19 acre tract and along the southerly line of said 0.528 acre tract, the southerly line of Lots 1, 2, 3, and 4 of Loeffler Heights recorded in Plat Book 48, Page 2, and the southerly and easterly lines of that 5.477 acre tract as conveyed to Brett T. Walters and Sophia M. Stati in Instrument Number 202102030021918 the following two (2) courses and distances:

Easterly a distance of **1033± feet** to a point;

Northerly a distance of **539± feet** to a point at the northwesterly corner of said 43.19 acre tract, also being the southwesterly corner of that 1.0 acre tract as conveyed to Gloria J. Foor in Deed Book 2736, Page 509;

Thence along the northerly line of said 43.19 acre tract and the southerly line of said 1.0 acre tract and the southerly lines of that 0.48 acre tract as conveyed to Stephen and Sarah R. Mclean in

Date Prepared: 1/16/2025

Page 1 of 4:

File Name: 335265-295.86 Acres Annexation.docx

Instrument Number 200610190210144, that 0.48 acre tract as conveyed to Jason and Julie Hovance in Instrument Number 200707030116025, that 0.48 acre tract as conveyed to John H. Cline, III and Barbara K. Cline in Instrument Number 200511160242019, that 0.48 acre tract as conveyed to James S. Sanfillipo, Jr and Robin E. Sanfillipo in Instrument Number 2020091101235382, that 0.48 acre tract as conveyed to Michael T. Rossetti in Instrument Number 201505060058438, that 0.48 acre tract as conveyed to Sims Road LLC in Instrument Number 202309110093134, that 1.0 acre tract as conveyed to Karen L. Simms in Instrument Number 201401140005536, that 1.12 acre tract as conveyed to George H. and Sandra L. Scarberry in Instrument Number 199810300277592, **Easterly** a distance of **1637± feet** to a point at the northeasterly corner of said 43.19 acre tract and on the westerly line of that 2.500 acre tract as conveyed to Brian M. Daniel in Instrument Number 201007290096568;

Thence along the easterly line of said 43.19 acre tract and the westerly line of said 2.500 acre tract, **Southerly** a distance of **76± feet** to a point at the northwesterly corner of said 70.960 acre tract;

Thence along the northerly and westerly lines of said 70.960 acre tract and the southerly and easterly lines of said 2.500 acre tract and across Sims Road (width varies) and said 59.082 acre tract, the following two courses and distances:

Easterly a distance of **304± feet** to a point;

Northerly a distance of **380± feet** to a point on the northerly right-of-way line of Sims Road;

Thence along the northerly right-of-way line of Sims Road and across said 59.082 acre tract, **Westerly** a distance of **182± feet** to a point on the easterly line of that 0.75 acre tract as conveyed to Edwin C. Gilkey, Tr in Official Record 31083G04;

Thence leaving said northerly right-of-way line of Sims Road, along the easterly, northerly and westerly lines of said 0.75 acre tract the following three (3) courses and distances:

Northerly a distance of **243± feet** to a point;

Westerly a distance of **126± feet** to a point;

Southerly a distance of **244± feet** to a point on the northerly right-of-way line of Sims Road;

Thence along the northerly right-of-way line of Sims Road and across said 59.082 acre tract, the following three (3) courses and distances:

Westerly a distance of **20± feet** to a point;

Southerly a distance of **102± feet** to a point;

Westerly a distance of **973± feet** to a point on the easterly line of that 4.363 acre tract as conveyed to Ryan K. Otero in Instrument Number 201704270056291;

Thence leaving the northerly right-of-way line of Sims Road and along the westerly line of said 59.082 acre tract and the easterly line of said 4.363 acre tract, **Northerly** a distance of **940± feet** to a point at the northwesterly corner of said 59.082 acre tract, the northeasterly corner of said 4.363 acre tract, and on the southerly line of that 33.6248 acre tract as conveyed to JD/AC Family Acres LLC in Instrument Number 201312100202890;

Thence along the northerly line of said 59.082 acre tract, and the southerly line of said 33.6248 acre tract, **Easterly** a distance of **993± feet** to a point at the southeasterly corner of said 33.6248 acre tract;

Thence along the common line of said 33.6248 and 59.082 acre tracts, **Northerly** a distance of **495± feet** to a point at the northwesterly corner of said 59.082 acre tract, also being the southeasterly corner of that 5.0888 acre tract as conveyed to David L. and Lisa L. Schacht in Instrument Number 200512300274608 and the southwest corner of that 82.559 acre (deed) tract as conveyed to

Dale C. Schacht (60.25 % Interest) and Teresa L. Schacht (39.75 % Interest) in Instrument Number 200604050063382;

Thence along the northerly line of said 59.082 acre tract and the southerly line of said 82.559 acre tract, **Easterly** a distance of **1293± feet** to a point at the northeasterly corner of said 59.082 acre tract and the northwesterly corner of that 43.36 acre (deed) tract as conveyed to Dale C. Schacht (60.25 % Interest) and Teresa L. Schacht (39.75 % Interest) in Instrument Number 200604050063382;

Thence along the easterly line of said 59.082 acre tract and the westerly line of said 43.36 acre tract, **Southerly** a distance of **1326± feet** to a point on the northerly right-of-way line of Sims Road;

Thence along said northerly right-of-way line of Sims Road and across said 59.082 acre tract, **Westerly** a distance of **167± feet** to a point on the easterly line of that 1.392 acre tract as conveyed to Barbara DeBoard in Instrument Number 201601110003505;

Thence leaving said the northerly right-of-way line of Sims Road, along the easterly and northerly lines of said 1.392 acre tract, the following two (2) courses and distances:

Northerly a distance of **208± feet** to a point;

Westerly a distance of **265± feet** to a point at the northwesterly corner of said 1.392 acre tract;

Thence along the westerly line of said 1.392 acre tract, an easterly line of said 59.082 acre tract, the easterly line of 70.960 acre tract, and the westerly lines of that 33.998 acre tract and that 34.81 acre tract as conveyed to Oh-No Farms LLC in Instrument Number 200009010177270, **Southerly** a distance of **3798± feet**, passing the centerline of Sims Road at 227± feet, to a point on the northerly line of the existing City of Groveport Corporation line of record in Ordinance Number 08-024 and in Instrument Number 200806120090830 and the northerly line of that parcel as conveyed to Chesapeake and Ohio Railway Company as conveyed from the Chesapeake and Hocking Valley Railway Co. by deed recorded in Deed Book 923 page 390, now known as CSX Transportation Inc, successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A14 and subsequently re-recorded as Official Record 13283 G13, originally partitioned to railroad right-of-way in Deed Book 467 page 352;

Thence along the northerly line of said existing Groveport Corporation line, the northerly line of said Chesapeake and Ohio Railway tract, and the southerly line of Madison Township, the following two (2) courses and distances:

Northwesterly a distance of **2606± feet** to a point;

Westerly with the arc of a curve to the left, having a radius of 5800 feet, an arc length of **920± feet** to a point at the southeasterly corner of that 0.90 acre tract as conveyed to Alexander S. Moore in Instrument Number 201401160006205;

Thence leaving said existing Groveport Corporation line and along the easterly line of said 0.90 acre tract, **Northerly** a distance of **514± feet** to a point on the northerly line of Section 27 and the southerly line of Section 22, said point being the northeasterly corner of said 0.90 acre tract;

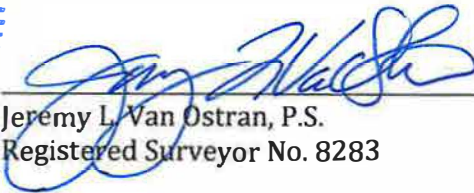
Thence along said common Section line and the northerly line of said 0.90 acre tract, **Westerly** a distance of **43± feet** to the **Point of Beginning**, containing **295.86± acres**, more or less.

The above description is based on deeds of record and available existing surveys and is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

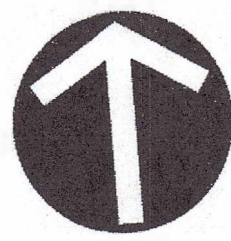
The area to be annexed has 3,526 feet contiguity with the existing corporation line of the City of Groveport, having a total perimeter of 23,066 feet that contains 15% contiguity with the existing corporation lines of the City of Groveport.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

 1/16/25

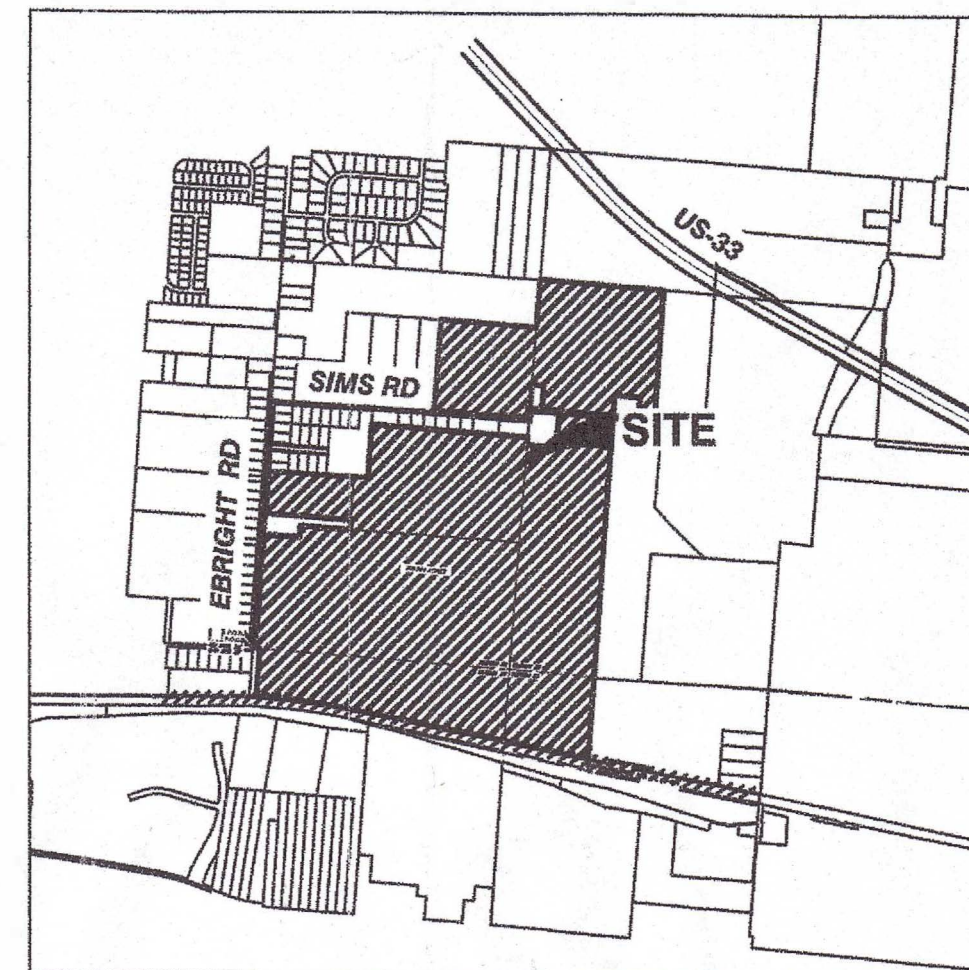
Jeremy L. Van Ostran, P.S. Date
Registered Surveyor No. 8283



SCALE IN FEET

PROPOSED ANNEXATION OF 295.86 ± ACRES TO THE CITY OF GROVEPORT FROM MADISON TOWNSHIP, FRANKLIN COUNTY, OHIO

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON,
SECTIONS 22, 23, 26, & 27, TOWNSHIP 11, RANGE 21,
CONGRESS LANDS.



VICINITY MAP

SCALE: 1"=2,000'

3526 LINEAL FEET OF PERIMETER IS
CONTIGUOUS WITH THE EXISTING CORPORATION
LINE OF THE CITY OF GROVEPORT.

A TOTAL OF 23,066 LINEAL FEET OF ANNEXED
PERIMETER.

15% OF THE PERIMETER OF THE ANNEXED
AREA IS CONTIGUOUS TO THE EXISTING CITY
OF GROVEPORT CORPORATION LINE.

PROPERTY TO BE ANNEXED

EBRIGHT INVESTMENT CO., LLC
I.N. 199903310079438
I.N. 199903310079440
I.N. 199903310079444

AUDITOR PARCEL NOs.:
180-000212-00, 180-000326-00,
180-000329-00, 180-000437-00,
180-000959-00, AND
180-001486-00

0.520 ACRES OF EXISTING ROAD
RIGHT-OF-WAY (SIMS RD)

ANNEXATION PLAT & DESCRIPTION ACCEPTABLE

BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: FDA DATE: 1/22/25

EXISTING CORPORATION LINE
AREA TO BE ANNEXED FROM MADISON
TOWNSHIP TO THE CITY OF GROVEPORT.
EXISTING PARCEL LINE
EXISTING CENTERLINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED CORPORATION LINE

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF
THE LOCATION OF PROPERTY TO BE ANNEXED AND IS
NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C.
CHAPTER 4733-37.

JEREMY L. VAN OSTRAN, P.S.
PROFESSIONAL SURVEYOR NO. 8283

RECEIVED

JAN 22 2025

FRANKLIN COUNTY ENGINEER
BRAD FOSTER, P.E., P.S.

PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
fosterb

11/12/2024 12:50:40 PM
PENDING ORIGINALS
Submitted via digital format

Please return this approval, along with the original
description and plat of survey, as prepared by the
surveyor, signed, sealed, and dated in blue ink.

EBRIGHT INVESTMENT CO., LLC

MADISON TOWNSHIP
FRANKLIN COUNTY, OHIO

PROPOSED ANNEXATION
5600 GROVEPORT ROAD

DRAWING NO.:

PLAT

SHEET 1 OF 1

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com