

ORDINANCE C-10-94

AN ORDINANCE FOR THE REZONING OF 1.653 ACRES
LOCATED AT 3775 JACKSON PIKE, FROM RURAL TO PUD-C

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on January 18, 1994; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from RURAL to PUD-C - Planned Unit Development - Commercial:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 469, and being a portion of a 1.814 acre tract of land conveyed to David C. Distelhorst by deed shown of record in Official Record 19901, Page D 11, Recorder's Office, Franklin County, Ohio and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Cheryl L. Grossman
Cheryl L. Grossman, President of Council

Passed: 3/7/94
Effective: 4/6/94
Richard L. Stage
Richard L. Stage, Mayor

Attest: Tami K. Kelly
Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.

Thomas Clark
Thomas Clark, Director of Law



Bird+Bull

consulting
engineers +
surveyors

EXHIBIT "A"

C-10-94

January 27, 1994

DESCRIPTION OF 1.653 ACRES AT
3775 JACKSON PIKE, GROVE CITY, OHIO
TO BE REZONED TO C-1 COMMERCIAL
(DAVID C. DISTELHORST)

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 469, and being a portion of a 1.814 acre tract of land (1.808 acres by previous survey) conveyed to David C. Distelhorst by deed of record in Official Record 19901, Page D 11, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the west right-of-way line of Jackson Pike-Ohio Route 104 (variable width) with the south line of said 1.808 acre tract and a north line of an 11.016 acre tract of land conveyed as the third tract to General Electric Credit Auto Auction, Inc. by deed of record in Official Record 10748, Page H 20, Recorder's Office, Franklin County, Ohio, said point being N 86° 36' 17" W a distance of 32.69 feet from a point in the centerline of Jackson Pike, at the southeast corner of said 1.808 acre tract and at a northeast corner of said 11.016 acre tract;

thence N 86° 36' 17" W along a portion of a south line of said 1.808 acre tract and along a portion of a north line of said 11.016 acre tract a distance of 230.50 feet to a point at a corner of said 1.808 and at a corner of said 11.016 acre tract;

thence N 75° 06' 36" W along a south line of said 1.808 acre tract and along a north line of said 11.016 acre tract a distance of 69.46 feet to a point at the southwest corner of said 1.808 acre tract and at a corner of said 11.016 acre tract;

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CF Bird + RJ Bull Inc

2875 West Dublin-Granville Rd
Worthington, Ohio 43235
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January 27, 1994

thence N 9° 28' 17" E along the west line of said 1.808 acre tract and along an east line of said 11.016 acre tract a distance of 273.39 feet to a point at the northwest corner of said 1.808 acre tract, at a northeast corner of said 11.016 acre tract and in the south line of an original 153.001 acre tract of land conveyed as Parcel Number One to Eileen O. Barbee and Judith Ann Poenisch, Trustees, by deed of record in Official Record 1669, Page F 18, Recorder's Office, Franklin County, Ohio;

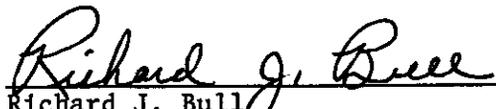
thence S 74° 00' 25" E along a portion of the north line of said 1.808 acre tract and along a portion of the south line of said original 153.001 acre tract a distance of 266.85 feet to a point in the west right-of-way line of Jackson Pike;

thence S 0° 24' 45" W along the west right-of-way line of Jackson Pike and parallel with and 30 feet westerly by perpendicular measurement from the centerline of Jackson Pike and from the east line of said 1.808 acre tract a distance of 210.00 feet to an angle point in the west right-of-way line of Jackson Pike;

thence S 8° 56' 36" W along the west right-of-way line of Jackson Pike a distance of approximately 17.86 feet to the place of beginning;

containing 1.653 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from best available Court House records in January, 1994, and from a previous field survey of said 11.016 acre tract.


Richard J. Bull
Ohio Surveyor #4723

