

# ORDINANCE C-44-99

AN ORDINANCE FOR THE REZONING OF 28.14± ACRES  
LOCATED AT 2275 HOLTON ROAD FROM R-1 TO SD-1

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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 June 22, 1999; 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 R-1 - Single-Family Residential to SD-1 - Educational:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey No. 6840, and being part of a 52.822 acre tract conveyed to Laura Jane Hunter, Trustee of the revocable Trusts of Marjorie G. Henceroth and William D. Henceroth, by deed shown of record in Official Record, Recorder's Office, Franklin County, Ohio and being more fully described in Exhibit "A" attached hereto and made a part hereof.

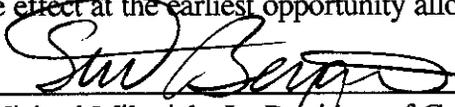
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

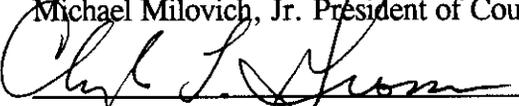
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

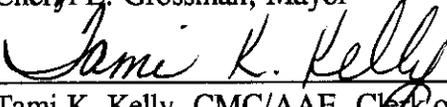
Passed: 8-16-99  
Effective: 9-15-99

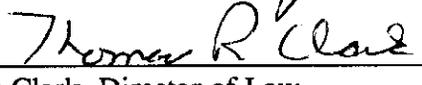
Attest:

I Certify that this ordinance  
is correct as to form.

  
Michael Milovich, Jr. President of Council

  
Cheryl L. Grossman, Mayor

  
Tami K. Kelly, CMC/AAE, Clerk of Council

  
Thomas Clark, Director of Law

C-44-99

EXHIBIT "A"

DESCRIPTION OF 28.145 ACRES OUT OF A 52.822 ACRE TRACT EASTERLY OF AND ADJACENT TO MEADOW GROVE EAST, SECTION NOS. 3 & 4, GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, and in the City of Grove City, and being part of Virginia Military Survey No. 6840, and being part of a 52.822 acre tract conveyed to Laura Jane Hunter, Trustee of the Revocable Trusts of Marjorie G. Henceroth and William D. Henceroth by a deed identified as Instrument Number 199807070168616 of the records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin, set, in the westerly line of said 52.822 acre tract and at the southeasterly corner of Lot No. 12 of Meadow Grove East, Section No. 4 of record in Plat Book 80, Page 92;

thence N 6° 07' 20" W, along the westerly line of said 52.822 acre tract and the easterly line of said subdivision, a distance of 67.29 feet to an stone, found;

thence N 6° 06' 53" W, along the westerly line of said 52.822 acre tract and the easterly line of Meadow Grove East, Section No. 4, a distance of 441.32 feet to an iron pin, set, at the southwesterly corner of the Annette Stratton 4.5 acre tract of record in Official Record 24982-C-04;

thence N 85° 43' 33" E, along the southerly line of said 4.5 acre tract, a distance of 270.88 feet to an iron pin, found, at the southeasterly corner of said tract;

thence N 6° 07' 35" W, along the easterly line of said 4.5 acre tract, a distance of 580.70 feet to an iron pin, set, in the southerly line of the John R. and Viola M. Davis 0.5 acre tract of record in Deed Book 2553, Page 125;

thence S 85° 29' 05" E, along the southerly line of said Davis 0.5 acre tract and the Phillip Hammond 0.5 acre tract of record as Instrument Number 19990406086033, a distance of 221.49 feet to an iron pin, found, at the southeasterly corner of said Hammond 0.5 acre tract and in the westerly line of the Robert E. and Joy L. McClure 0.860 acre tract of record in Deed Book 2439, Page 436;

thence S 4° 35' 59" W, along the westerly line of said 0.860 acre tract, a distance of 15.00 feet to an iron pin, set, at the southwesterly corner of said tract;

thence S 85° 35' 57" E, along the southerly line of said 0.860 acre tract. a distance of 187.22 feet to an iron pin, set;

thence across said 52.822 acre tract as follows;

S 4° 23' 54" W a distance of 200.50 feet to an iron pin, set;

S 85° 31' 23" E a distance of 207.80 feet to an iron pin, set;  
and

N 2° 55' 56" E a distance of 365.00 feet to a point in the northerly line of said 52.822 acre tract and in the centerline of Holton Road, passing an iron pin, set, on line at 334.99 feet;

thence S 85° 31' 23" E, along the centerline of Holton Road, a distance of 90.04 feet to a point at the northwesterly corner of the Harold D. Petty, Jr. 0.986 acre tract of record in Official Record 33349-E-18;

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DESCRIPTION OF 28.145 ACRES OUT OF A 52.822 ACRE TRACT EASTERLY OF AND  
ADJACENT TO MEADOW GROVE EAST, SECTION NOS. 3 & 4, GROVE CITY, OHIO  
(CONTINUED)

thence S 2° 55' 56" W, along the westerly line of said 0.986 acre tract, and passing an iron pin, set, on line at 30.01 feet, a distance of 324.57 feet to an iron pin, found, at the southwesterly corner of said tract;

thence N 84° 55' 29" E, along the southerly line of said 0.986 acre tract and the southerly line of the Harold G. and Shelia F. Rads 1.0 acre tract of record in Official Record 34975-B-01, a distance of 306.85 feet to an iron pin, set, at the southeasterly corner of said 1.0 acre tract and in the westerly line of the Charles W. and Sandra J. Frasher 0.917 acre tract of record in Official Record 10578-H-17;

thence S 4° 04' 03" E, along the westerly line of said 0.917 acre tract, a distance of 127.97 feet to an iron pin, found, at the southwesterly corner of said tract, and at the northwesterly corner of the David L. Miesse 83.905 acre tract of record in Deed Book 2760, Page 380;

thence S 4° 04' 50" E, along the westerly line of said 83.905 acre tract, a distance of 910.89 feet to an iron pin, set;

thence across said 52.822 acre tract as follows:

S 85° 55' 10" W a distance of 563.04 feet to an iron pin, set;

with a curve to the right having a radius of 470 feet, a delta angle of 38° 57' 30", and a long chord that bears N 74° 36' 05" W a distance of 313.46 feet to an iron pin, set; and

with a curve to the left having a radius of 530 feet, a delta angle of 41° 00' 00", and a long chord that bears N 75° 37' 20" W a distance of 371.22 feet to the place of beginning;

containing 28.145 acres, more or less, subject to all easements and restrictions shown of record, also subject to all legal highways.

This description was prepared by Roland L. Edwards, Ohio Registered Surveyor No. 4224, and is based on a survey performed under his supervision. The bearings used in this description are consistent with those used in the descriptions of the above referenced 52.822 acre tract.

Roland L. Edwards  
Registered Surveyor No. 4224

