

# ORDINANCE C-05-06

AN ORDINANCE FOR THE REZONING OF 6.78+ ACRES  
LOCATED AT 4414 BROADWAY FROM C-2, D-1 AND R-2 TO A-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 recommended approval of the rezoning on January 10, 2006; 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 C-2, D-1 and R-2 to A-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and *being part of the remainder of the original 13.33 acre tract conveyed as Parcel I and part of the 0.4 acre tract conveyed as Parcel II, and all of Lot 24 of Castle Farms Subdivision to Larry C. and Sue K. Corbin, by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio,* and being more fully described in Exhibit "A" attached hereto and made a part hereof.

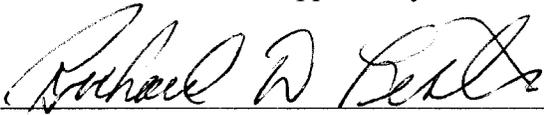
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

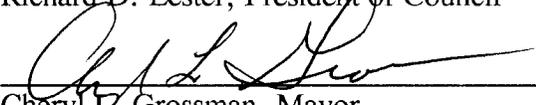
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

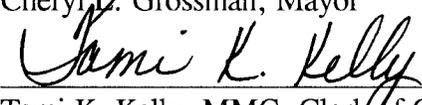
Passed: 05-01-06  
Effective: 05-31-06

Attest:

I Certify that this ordinance  
is correct as to form.

  
Richard D. Lester, President of Council

  
Cheryl L. Grossman, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

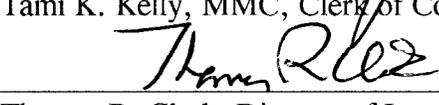
  
Thomas R. Clark, Director of Law

EXHIBIT "A"  
C-05-06  
ZONING OF  
6.786 ACRES

Situate in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey No. 1383, being part of the remainder of the original 13.33 acre tract conveyed as Parcel I and part of the 0.4 acre tract conveyed as Parcel II to Larry C. and K. Susan Corbin by deed of record in Instrument Number 200506070110058, and all of Lot 24 of Castle-Farms Subdivision, a subdivision of record in Plat Book 21, Page 3, as conveyed to Larry C. and K. Susan Corbin by deed of record in Instrument Number 200512200266708, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for Reference, at the centerline intersection of Broadway (U.S. 62, S.R. 3) and Ventura Boulevard;

Thence North 33° 44' 11" East, a distance of 456.67 feet, with the centerline of Broadway, to a point;

Thence South 87° 52' 39" East, a distance of 58.71 feet, across the right-of-way of Broadway, to a point in the proposed easterly right-of-way line of Broadway, the TRUE POINT OF BEGINNING;

Thence North 33° 44' 11" East, a distance of 68.11 feet, with the proposed easterly right-of-way line of Broadway, to a point in the northerly line of said 0.4 acre tract;

Thence South 87° 52' 39" East, a distance of 1364.64 feet, with the northerly lines of said 0.4 and original 13.33 acre tracts, to a point;

Thence South 02° 10' 28" West, a distance of 225.56 feet, across said original 13.33 acre tract, to a point in the southerly line of said original 13.33 acre tract;

Thence North 87° 46' 21" West, a distance of 525.82 feet, with the southerly line of said original 13.33 acre tract, to a point at the northeasterly corner of said Lot 24;

Thence South 02° 13' 39" West, a distance of 194.46 feet, with the easterly line of said Lot 24, to a point in the northerly right-of-way line of Ventura Boulevard;

Thence North 87° 46' 21" West, a distance of 112.00 feet, with the southerly line of said Lot 24 and the northerly right-of-way line of said Ventura Boulevard, to a point;

Thence North 02° 13' 39" East, a distance of 194.46 feet, with the westerly line of said Lot 24, to a point in the southerly line of said original 13.33 acre tract;

Thence North 87° 46' 21" West, a distance of 522.20 feet, with the southerly line of said original 13.33 acre tract, to a point;

Thence across said original 13.33 acre tract, the following courses and distances:

North 02° 07' 21" East, a distance of 140.88 feet, to a point;

North 42° 30' 27" West, a distance of 34.49 feet, to a point;

North 87° 52' 39" West, a distance of 215.88 feet, to the TRUE POINT OF BEGINNING, containing 6.786 acres.

This description was prepared from documents of record and is NOT intended for transfer.



Evans, Mechwart, Hamblen & Wilson, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.4500 Fax: 614.775.4800

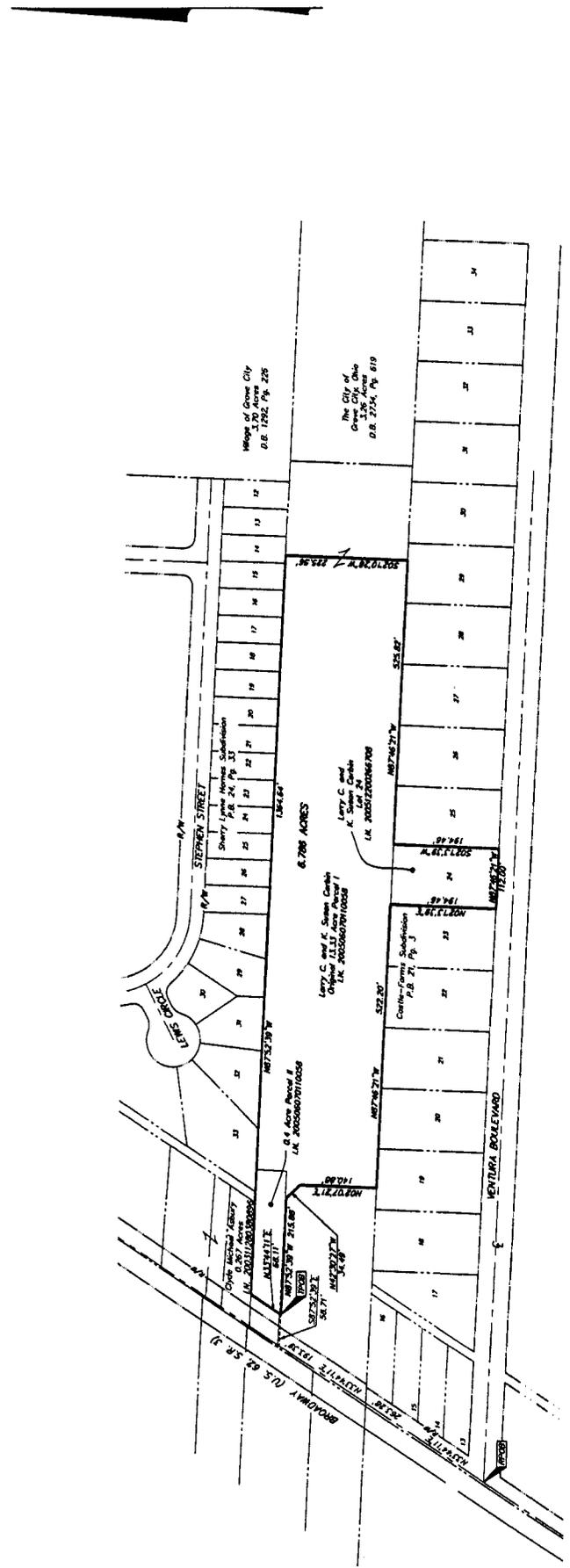
# ZONING EXHIBIT

## VIRGINIA MILITARY SURVEY NUMBER 1383

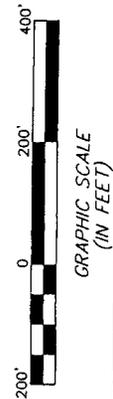
### CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

Date: December 19, 2005  
 Scale: 1" = 200'  
 Job No: 2005-2374

Revised: January 4, 2006



Note:  
 This survey was prepared using documents of record, prior plats of survey, and is NOT intended for the transfer of real property.



RECEIVED  
 JAN 05 2006  
 GC PLANNING COMMISSION

Larry Corbin / 4408 South Broadway / 2005-2374 / 523742N

05-06