

ORDINANCE C-56-01

AN ORDINANCE FOR THE REZONING OF 21.564 ACRES LOCATED ON THE SOUTH SIDE OF QUAIL CREEK BLVD. FROM R-1B & PUD-R TO SD-1

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 August 14, 2001; 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-1B & PUD-R 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 6115, 5840 and 14081, and being part of a 50.416 acre tract conveyed to White Oak Communities, Inc., as recorded in Official Records, 34117-I-12, and part of a 59.416 acre tract conveyed to White Oak Communities, Inc. by deeds shown of record in Official Records 2218-H-01 and 22180-H-04, 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.

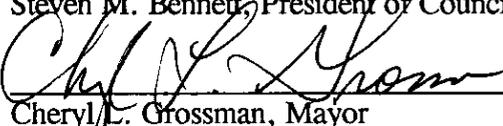
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 10-05-01
Effective: 11-14-01

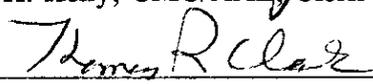
Attest:

I Certify that this ordinance is correct as to form.


Steven M. Bennett, President of Council


Cheryl L. Grossman, Mayor


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


Thomas Clark, Director of Law

C-56-01
EXHIBIT "A"

DESCRIPTION OF 21.564 ACRES, PART OF THE WHITE OAK COMMUNITIES, INC.
50.416 AND 69.416 ACRE TRACTS, IN THE CITY OF GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, and in City of Grove city, and being part of Survey Nos. 6115, 6840, and 14081, Virginia Military Lands, also being part of a 50.416 acre tract conveyed to White Oak Communities, Inc. by deed shown of record in Official Record 34117-I-12, and part of a 69.416 acre tract conveyed to White Oak Communities, Inc. by deeds shown of record in Official Records 22180-H-01 and 22180-H-04, Recorder's Office, Franklin County, Ohio.

Beginning at an iron pin, found, at the southeasterly corner of said 69.416 acre tract and at the northeasterly corner of a 5.0001 acre tract conveyed to Robert W. and Rebecca S. Herber by deed shown of record in Official Record 16036-J-08;

thence N 79° 30' 54" W, along the southerly line of said 69.416 acre tract and along the northerly line of said 5.0001 acre tract and the northerly line of a 10.144 acre tract conveyed to Constance Y. Patzer by deed shown of record in Official Record 4930-I-10, a distance of 221.12 feet to an iron pin, found;

thence N 10° 46' 27" W, across said 69.416 acre tract, a distance of 967.31 feet to a in iron pin, set, in the southerly right of way line of Quail Creek Boulevard as shown on the recorded plat of Quail Creek, Section No. 4 of record in Plat Book 86, Page 53;

thence easterly along the southerly right of way line of Quail Creek Boulevard and across said 50.416 acre tract as follows:

with a curve to the left having a radius of 940 feet, a delta angle of 18° 21' 52". and a long chord that bears S 87° 05' 36" E a distance of 300.00 feet to an iron pin, set;

N 83° 43' 28" E a distance of 274.63 feet to an iron pin;

with a curve to the right having a radius of 501.10 feet, a delta angle of 26° 29' 06", and a long chord that bears S 83° 01' 59" E a distance of 229.58 feet to an iron pin, set;

S 69° 47' 26" E a distance of 631.75 feet to an iron pin, set;
and

with a curve to the left having a radius of 535 feet, a delta angle of 34° 13' 31", and a long chord that bears S 86° 54' 11" E a distance of 314.85 feet to an iron pin, set, in the easterly line of said 50.416 acre tract;

thence S 14° 00' 57" E, along the easterly line of said 50.416 acre tract, a distance of 165.55 feet to an iron pin, set, at the southeasterly corner of said tract and in the northerly line of a 90.170 acre tract conveyed to Paul E. Harris by deed shown of record in Official Record 17753-J-08;

thence S 74° 10' 32" W, along the southerly line of said 50.416 acre tract and the northerly line of said 90.170 acre tract, a distance of 1350.17 feet to a one foot square concrete post at the southwesterly corner of said 50.416 acre tract, at an angle point in the northerly line of said 90.170 acre tract and at an angle point in the easterly line of said 69.416 acre tract;

EXHIBIT "A"

DESCRIPTION OF 21.564 ACRES, PART OF THE WHITE OAK COMMUNITIES, INC.
50.416 AND 69.416 ACRE TRACTS, IN THE CITY OF GROVE CITY, OHIO
(CONTINUED)

thence S 81° 15' 04" W, along a line of said 69.416 acre tract,
and along the northerly line of said 90.170 acre tract, a distance of
40.38 feet to an iron pin, found, at the northwesterly corner of said
90.170 acre tract;

thence S 2° 56' 37" W, along and easterly line of said 69.416 acre
tract and the westerly line of said 90.170 acre tract, a distance of
207.55 feet to the place of beginning;

containing 21.564 acres, more or less, of which 6.878 acres are
out of said 69.416 acre tract and 14.686 acres are out of said 50.416
acre tract, subject to all easements and restrictions shown of record,
also subject to the following easements retained by Grantor:

EASEMENT NO. 1.

An permanent easement for the construction, operation and
maintenance of a sanitary sewer said easement being described as
follows:

Beginning at an iron pin, set, in the southerly right of way line
of Quail Creek Boulevard and at the northwesterly corner of the herein
described 21.564 acre tract;

thence easterly along the northerly line of said 21.564 acre tract
as follows:

with a curve to the left having a radius of 940 feet, a delta
angle of 18° 21' 52", and a long chord that bears S 87° 05' 36" E
a distance of 300.00 feet to an iron pin, set;

N 83° 43' 28" E a distance of 274.63 feet to an iron pin, set;

with a curve to the right having a radius of 501.10 feet, a delta
angle of 28° 29' 06", and a long chord that bears S 83° 01' 59" E
a distance of 229.58 feet to an iron pin, set;

S 69° 47' 26" E a distance of 631.75 feet to an iron pin, set;
and

with a curve to the left having a radius of 535 feet, a delta
angle of 34° 13' 31", and a long chord that bears S 86° 54' 11" E
a distance of 314.85 feet to an iron pin, set, at the
northeasterly corner of the herein described 21.564 acre tract;

thence S 14° 00' 57" E, along the easterly line of said 21.564
acre tract, a distance of 30.00 feet to a point;

thence across said 21.564 acre tract as follows:

S 75° 59' 03" W a distance of 173.95 feet to a point;

N 69° 47' 26" W a distance of 805.70 feet to a point;

with a curve to the left having a radius of 471.10 feet, a delta
angle of 28° 29' 06", and a long chord that bears N 83° 01' 59" W
a distance of 215.83 feet to a point;

S 83° 43' 28" W a distance of 274.63 feet to a point; and

EXHIBIT "A"

DESCRIPTION OF 21.564 ACRES, PART OF THE WHITE OAK COMMUNITIES, INC.
50.416 AND 69.416 ACRE TRACTS, IN THE CITY OF GROVE CITY, OHIO
(CONTINUED)

with a curve to the right having a radius of 970 feet, a delta angle of 17° 37' 09", and a long chord that bears N 87° 27' 58" W a distance of 297.11 feet to a point in the westerly line of said 21.564 acre tract;

thence N 10° 46' 27" W, along the westerly line of said 21.564 acre tract, as distance of 32.47 feet to the place of beginning.

Together with a temporary construction 30 feet in width southerly of and adjacent to the previously described easement that shall terminate upon the completion of the construction of a sanitary sewer within the previously described permanent easement.

EASEMENT NO. 2.

An easement for the conveyance of storm water across the herein described 21.564 acre tract either on the surface or beneath the surface of the ground said easement being described as follows:

Beginning at an iron pin, found, at the southwesterly corner of the herein described 21.564 acre tract;

thence N 10° 46' 27" W, along the westerly line of said 21.564 acre tract, a distance of 300.00 feet to a point;

thence S 65° 48' 21" E, across said 21.564 acre tract, a distance of 311.54 feet to an iron pin, found at the northwesterly corner of the Paul E. Harris 90.170 acre tract;

thence S 2° 56' 37" W, along an easterly line of said 21.564 acre tract and the westerly line of said 90.170 acre tract, a distance of 207.55 feet to an iron pin, found, at a southeasterly corner and the point of beginning of the description of said 21.564 acre tract;

thence N 79° 30' 54" W, along a southerly line of said 21.564 acre tract, a distance of 221.12 feet to the place of beginning.

These descriptions were prepared by Roland L. Edwards, Ohio Registered Surveyor No. 4224, and are based on a survey performed under his supervision. The bearings used in these descriptions are consistent with those shown on the plat of Quail Creek, Section No. 4.

0 34 E

SPLIT
6.878 ACRES

OUT OF

(040)

8043

SPLIT
14.686 ACRES

OUT OF

(040)

9466

Roland L. Edwards

Roland L. Edwards
Registered Surveyor No. 4224

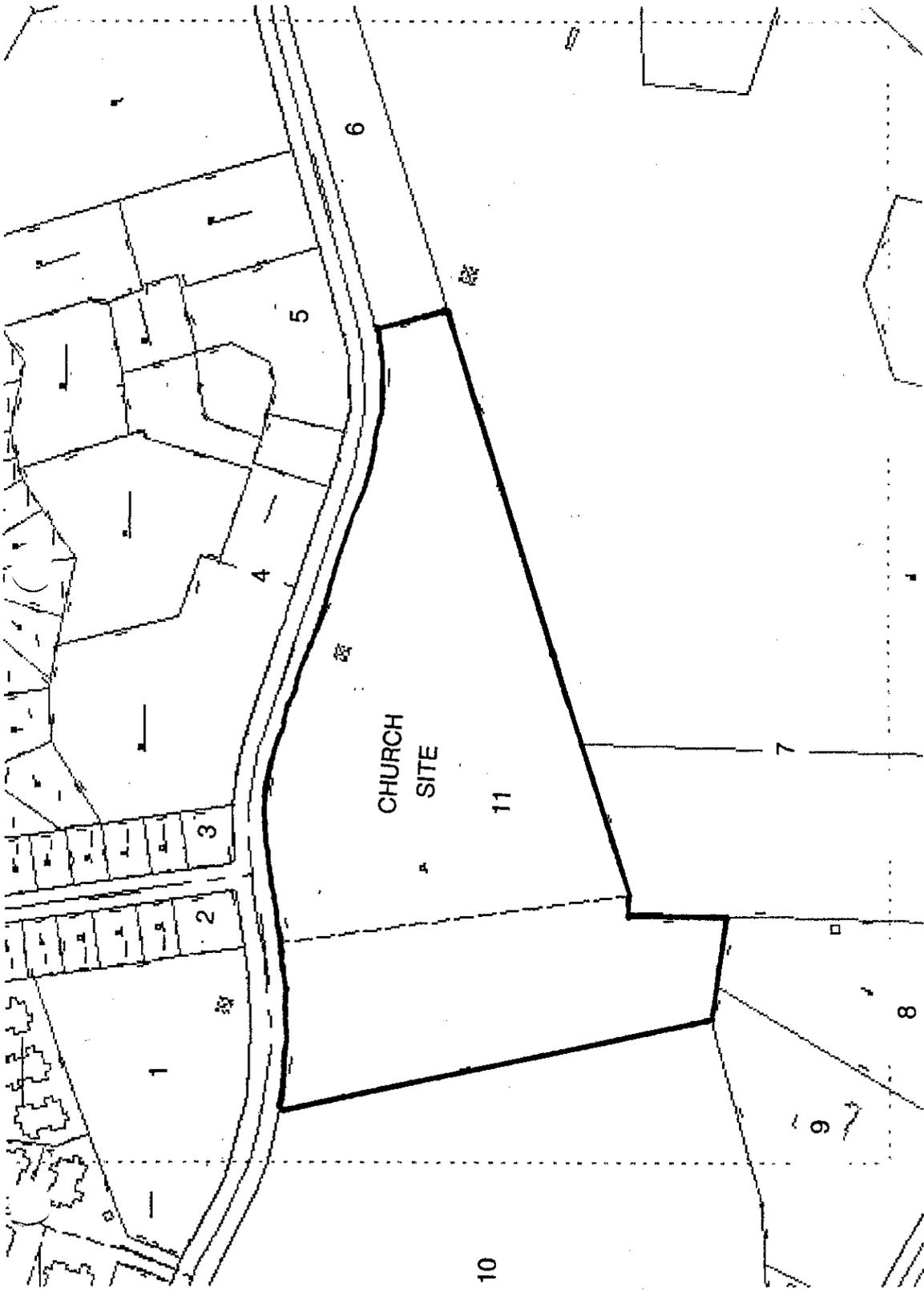


KEY

- 1. 040-009644
City of Grove City
PO Box 100
Grove City, Ohio 43123
- 2. 040-009636
Russell E. and Nancy C. Miller
2370 Fernwood Avenue
Grove City, Ohio 43123
- 3. 040-009644
Pillar Construction, Ltd.
1580 King Avenue
Columbus, Ohio 43212
- 4. 040-010047
Ravine at Quail Creek
Real Property Management
4393 - K Tuller Road
Dublin, Ohio 43017
- 5. 040-010978
Epecon Landings, LLC
6277 Riverside Drive
Columbus, Ohio 43212
- 6. 040-010971
White Oak Communities, Inc.
Village Communities
470 Olde Worthington Road
Suite 100
Westerville, Ohio 43082
- 7. 160-000147
160-001708
Paul E. Harris, Jr.
15 Norton Road
Columbus, Ohio 43228
- 8. 160-002867
Robert W. and Rebecca S. Herber
2392 London Groveport Road
Grove City, Ohio 43123
- 9. 160-001484
Cheryl Patzer
2444 London Groveport Road
Grove City, Ohio 43123
- 10. 040-008043
Quail Creek Investment Co.
2015 West 5th Avenue
Columbus, Ohio 43212
- 11. 040-009658
Grove City Christian Church
2735 Columbus Street
Grove City, Ohio 43123



C-56-01



CHURCH SITE

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