

## ORDINANCE C-65-95

AN ORDINANCE APPROVE A PUD-C ZONING CLASSIFICATION FOR A 26.217 ACRE PARCEL LOCATED EAST OF I-71 AND NORTH OF STRINGTOWN ROAD UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

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 zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the PUD-C Zoning Classification on September 12, 1995; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

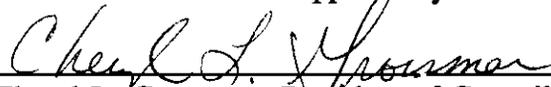
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The following described premises shall be given a zoning classification of PUD-C - Planned Unit Development - Commercial, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey Nos. 8231 and 469, being 26.217 conveyed to *Thistlewood Limited Partnership*, of record in *Official Record Volume 21756, Page C02*, 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.

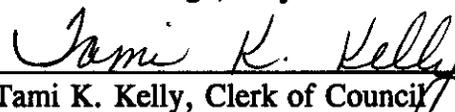
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

  
Cheryl L. Grossman, President of Council

Passed: 11-6-95  
Effective: 12-6-95

  
Richard L. Stage, Mayor

Attest:

  
Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.

  
Thomas Clark, Director of Law

## Legal Description of 42.651 Acres of Land

Situated in the State of Ohio, County of Franklin, Township of Jackson, and City of Grove City, V.M.S. 8231, and V.M.S. 469, and being 42.651 Acres out of a 69.193 Acre tract of land belonging to Thistlewood Limited Partnership, an Ohio Limited Partnership of record in Official Record 21756 C02 at The Franklin County Recorder's Office, Franklin County, Ohio, and said 42.651 acre tract of land being more particularly described as follows:

Beginning for reference at a Railroad spike (found), said spike being located in the centerline of Stringtown Road (60 feet wide), said spike also being located at the most southwesterly corner of a 8.994 acre tract of land belonging to Robarco of record in Deed Book 3514, page 362, at said Recorder's Office, thence along the said centerline of Stringtown Road, and along the southerly boundary of said 8.994 acre tract a distance of 525.00 feet to a railroad spike (found), said spike being located at the most southeasterly property corner of said 8.994 acre tract, said spike being located at The True Point of Beginning;

Thence from said True Point of Beginning, N 05 degrees, 05 minutes, 23 seconds, E along the most easterly property line of said 8.994 acre tract a distance of 300.00 feet to a P.K. nail (set);

Thence, S 87 degrees, 57 minutes, 18 seconds, E a distance of 349.47 feet to an iron pin (set);

Thence, N 19 degrees, 17 minutes, 08 seconds, E a distance of 698.16 feet to a stone (found), said stone being located at the most southwesterly property corner of a 45.77 acre tract of land belonging to General Electric Credit Auto Auction Inc. of record in Official Record 10748 H14 at said recorder's Office;

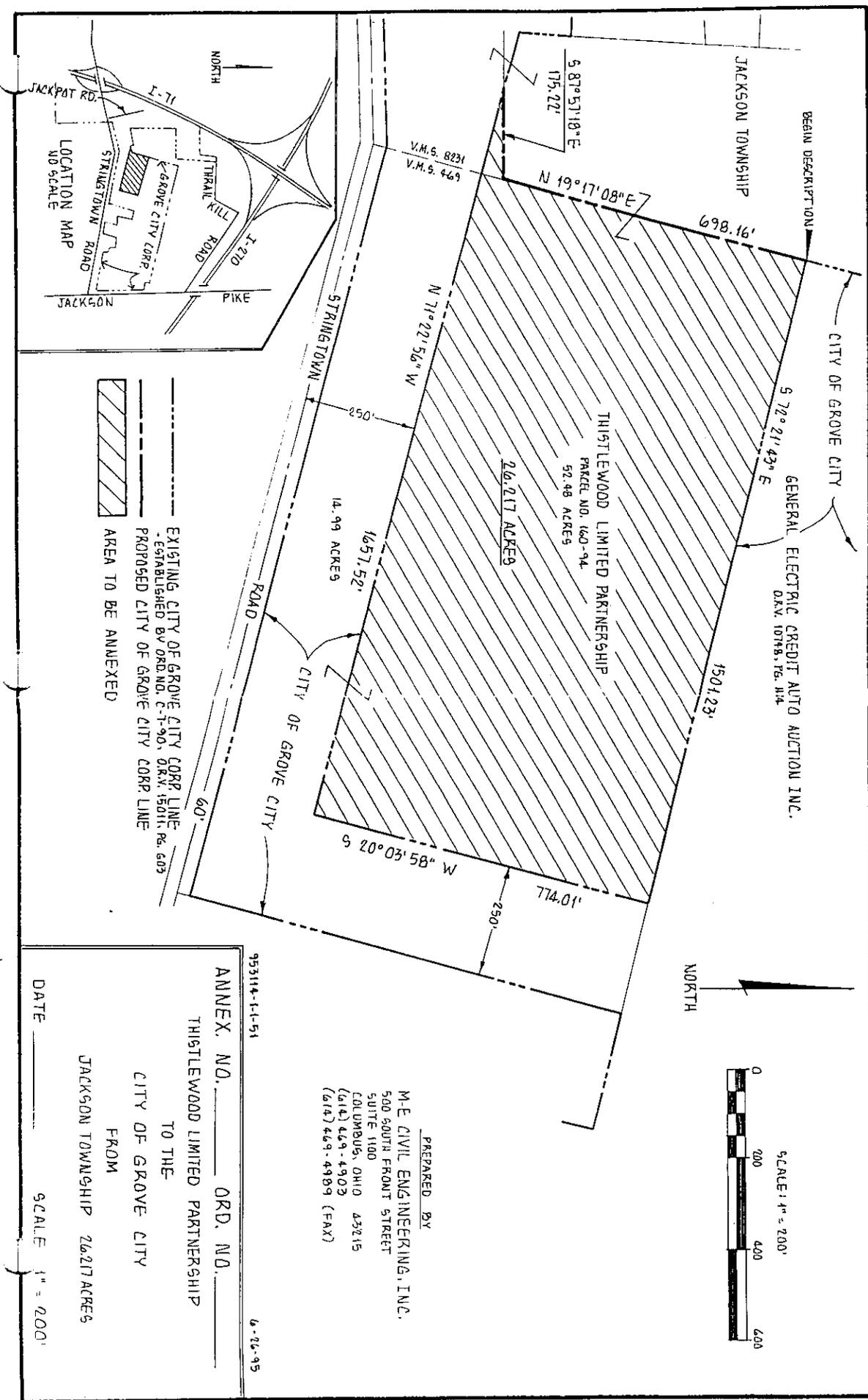
Thence, S 72 degrees, 21 minutes 43 seconds, E along the most southerly boundary of said 45.77 acre tract a distance of 1751.45 feet to an iron pin (found), said iron pin being located at the most northwesterly property corner of a 4.0 acre tract of land belonging to Dencil Wethee of record in Deed Book 3465, page 623 at said Recorder's Office;

Thence, S 20 degrees, 03 minutes, 58 seconds, W along the most westerly boundary of said 4.0 acre tract a distance of 1028.37 feet to a P.K. nail (found), said P.K. nail being located in the said centerline of Stringtown Road (60 feet wide), said P.K. nail also being located at the most southwesterly property corner of said 4.0 acre tract;

Thence, N 71 degrees, 22 minutes, 56 seconds, W along the said centerline of Stringtown Road a distance of 1736.83 feet to an iron pin (found);

Thence, S 89 degrees, 20 minutes, 30 seconds, W continuing along the said centerline of Stringtown Road a distance of 276.80 feet to The True Point of Beginning and containing 42.651 acres of land more or less and being subject to all easements, restrictions, and rights of way (if any) of previous record.

Basis of Bearing in this description is based upon the centerline of Stringtown Road, being N 71 degrees, 22 minutes, 56 seconds, W as shown in Official Record 21756 C02, Franklin County Recorder's Office, Franklin County, Ohio.



95314-1-1-51  
 ANNEX. NO. \_\_\_\_\_ ORD. NO. \_\_\_\_\_  
 THISTLEWOOD LIMITED PARTNERSHIP  
 TO THE  
 CITY OF GROVE CITY  
 FROM  
 JACKSON TOWNSHIP 26.217 ACRES

PREPARED BY  
 M-E CIVIL ENGINEERING, INC.  
 500 SOUTH FRONT STREET  
 SUITE 1100  
 COLUMBUS, OHIO 43215  
 (614) 469-4903  
 (614) 469-4989 (FAX)

DATE \_\_\_\_\_ SCALE 1" = 200'

6-26-95