

# ORDINANCE C-07-12

## AN ORDINANCE FOR THE REZONING OF 2.9+ ACRES LOCATED SOUTH AND EAST OF SEEDS ROAD FROM C-2 TO IND-3

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 10, 2012; 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 to IND-3:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot No. 3 of Seeds-665 Subdivision, *and being 2.9+ acres conveyed to Neal M. Griessenauer, Trustee, as recorded in Official Records, Plat Book 85, page 83, Recorder's Office, Franklin County, Ohio,* and being more fully described in Exhibit "A" attached hereto and made a part hereof.

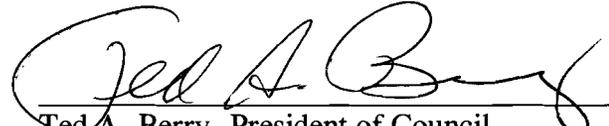
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

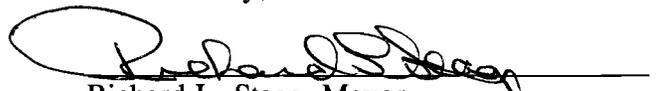
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 03-19-12  
Effective: 04-18-12

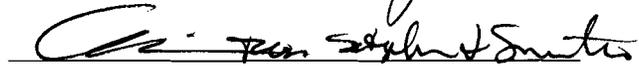
Attest:

I Certify that this ordinance  
is correct as to form.

  
Ted A. Berry, President of Council

  
Richard L. Stage, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

  
Stephen J. Smith, Director of Law



201112300170977  
 Pgs: 2 \$28.00 T20110084701  
 12/30/2011 11:11AM BXCHICAGO TIT  
 Daphne Hawk  
 Franklin County Recorder

C-07-12

18501

Conveyance	
Mandatory-	158.00
Permissive-	158.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

TRANSFERRED

DEC 30 2011

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

**DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE  
 GUARDIAN, RECEIVER OR COMMISSIONER**

(per Section 5302.09, O.R.C.)

**CHICAGO TITLE BOX**

16/110116

Neal M. Griesenauer, Trustee of the Neal M. Griesenauer Trust under Agreement dated February 22, 1999, ("Grantors"), under the power granted to them in said Trust, and every other power, for valuable consideration paid, grants, with fiduciary covenants, to Chad A. Turner, ("Grantee"), whose tax mailing address is Vinton County National Bank 6360 Prentiss School Drive Canal Winchester, OH, the following real property: 43110

Situated in the State of Ohio, County of Franklin and City of Grove City:

Being Lot No. 3 of Seeds-665 Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 85, page 83, Recorder's Office, Franklin county, Ohio.

Prior Instrument Reference: Instrument 199903290076534; Official Record Volume 4795, Page J14 and Deed Book 3785, Page 887, Franklin County Recorder's Office

Parcel Number: 040-009465-00

Property Address: 0 Seeds Road, Grove City, Ohio 43123

This conveyance is:

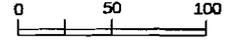
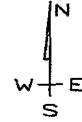
- 1) Subject to easements, conditions, covenants, restrictions and reservations of record, zoning ordinances, building, use and occupancy restrictions, and all existing public streets and legal highways, if any,



C-07-12

### REZONING SITE PLAN

KNOWN AS BEING LOT No. 3 OF SEEDS-665 SUBDIVISION,  
PLAT BOOK 85, PAGE 83, OF FRANKLIN COUNTY MAP RECORDS.



1 inch = 100 ft.

PPN 040-009463  
TH DONUT US LIMITED INC.

PPN 040-009464  
COVEST IV, LLC.

## SEEDS ROAD

1451'

273.14'

259.14'

PPN 040-006289  
UFRN ENTERPRISES INC.

290.00'

PPN 040-005807  
RONALD L. ALLENDER

**LOT 3**  
(VACANT LOT)

PPN 040-009465  
NEAL M. GRIESEMAUER, TRUSTEE

PPN 040-005808  
LOGTECH INC.

385.94'

413.24'

PPN 040-004963  
SERVICES DEVELOPMENT CORP.

PPN 040-009465  
LOCATION: SEEDS RD.  
OWNER: NEAL M. GRIESEMAUER, TR.  
TAX MAILING ADDRESS:  
3307 ALENA COURT  
WINTER PARK, FL 32782

PPN 040-006289  
LOCATION: 6110 ENTERPRISE PW.  
OWNER: UFRN ENTERPRISES INC.  
TAX MAILING ADDRESS:  
5580 MEADOW GROVE DRIVE  
GROVE CITY, OH 43123

PPN 040-005807  
LOCATION: 6130 ENTERPRISE PW.  
OWNER: RONALD L. ALLENDER  
TAX MAILING ADDRESS:  
422 OAK VIEW DRIVE  
TAVARES, FL 32778

PPN 040-005808  
LOCATION: 6150 ENTERPRISE PW.  
OWNER: LOGTECH INC.  
TAX MAILING ADDRESS:  
6150 ENTERPRISE PKWY.  
GROVE CITY, OH 43123

PPN 040-005833  
LOCATION: SEEDS RD.  
OWNER: CITY OF GROVE CITY  
TAX MAILING ADDRESS:  
DEPT. OF FINANCE MUNICIPAL  
4035 BROADWAY  
GROVE CITY, OH 43123

PPN 040-004963  
LOCATION: SEEDS RD.  
OWNER: SERVICES DEVELOPMENT CORP.  
TAX MAILING ADDRESS:  
TAX DEPT.  
1000 FED EX DRIVE  
CORAOPOLIS, OH 45108

PPN 040-009464  
LOCATION: 3043 LONDON GROVEPORT RD.  
OWNER: COVEST IV, LLC.  
TAX MAILING ADDRESS:  
MAC S CONVENIENCE STORES LLC.  
ATTN: REAL ESTATE  
315 COMMONS HALL  
COLUMBUS, IN 47201

PPN 040-009463  
LOCATION: 3065 LONDON GROVEPORT RD.  
OWNER: TH DONUT US LIMITED INC.  
TAX MAILING ADDRESS:  
874 SINGLAR ROAD  
OAKVILLE, OH LBR 211

PPN 040-005833  
CITY OF GROVE CITY

RECEIVED

GC PLANNING COMMISSION