

ORDINANCE C-08-11

AN ORDINANCE TO ACCEPT REAL PROPERTY FROM THE GROVE CITY AREA COMMUNITY IMPROVEMENT CORPORATION

WHEREAS, the Grove City Area Community Improvement Corporation met on February 25, 2011; and

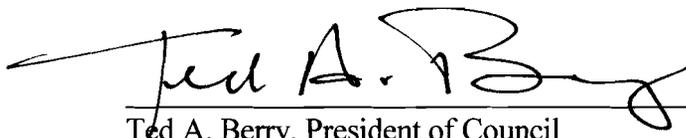
WHEREAS, the Trustees voted to transfer 0.57 acres of real property located approximately two hundred feet north of Park Street, being part of parcel 040-000238, to the City of Grove City for the purpose of public parking and/or drive aisle use; and

WHEREAS, the land will enable the City to connect the two public parking lots located west of the buildings facing Broadway between Park Street and Grant Avenue.

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

SECTION 1. This Council hereby accepts the 0.057 acre parcel, as described in Exhibit A and attached hereto, for the purpose of public parking and/or drive aisle use.

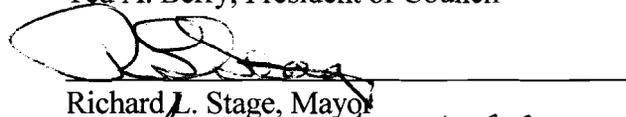
SECTION 2. This ordinance shall take effect and be in force at the earliest opportunity allowed by law.

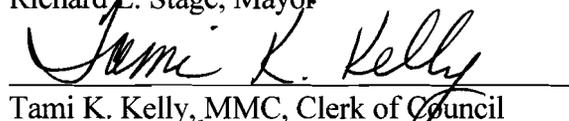
  
Ted A. Berry, President of Council

Passed: 03-21-11

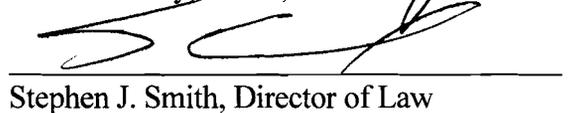
Effective: 04-20-11

Attest:

  
Richard L. Stage, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

  
Stephen J. Smith, Director of Law



C-08-11

DESCRIPTION OF 0.057 ACRE  
West of Broadway (U.S. Route 62 and State Route 3)  
North of Grove City Road

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 1388 of the Virginia Military District, also lying in Lot 2 of a subdivision made in the case of Elizabeth C. Breck against William Breck in the partition in the Superior Court, Franklin County, Ohio of record in Complete Record 8, Page 394, being a part of the tract conveyed to Grove City Area Community Improvement Corporation of record in Instrument Number 200911300171401, and described as follows:

*Beginning, for reference,* at a railroad spike found marking the northwest corner of Lot 4 as shown on the subdivision plat entitled "Grants Subdivision" of record in Plat Book 10, Pages 158 and 159 and the tract conveyed to Kenneth A. Snyder, Sr. and Delores M. Snyder of record in Instrument Number 200603140047776, the northeast corner of Reserve "B" as shown on the said "Grants Subdivision," in the south line of said Lot 2, and in the south line of the tract conveyed to Robert L. Luebben of record in Deed Book 3421, Page 992 and Marianne H. Luebben of record in Instrument Number 199812220330171;

thence North 55° 50' 31" West, a distance of 25.00 feet, with the south line of said Lot 2, the south line of said Luebben tract, partly with the north line of said Reserve "B," and partly with the north line of Reserve "A" as shown on the said "Grants Subdivision," to a magnetic nail set at the southwesterly corner of said Luebben tract and the southeasterly corner of said Grove City Area Community Improvement Corporation tract, the *True Point of Beginning*;

thence North 55° 50' 31" West, a distance of 49.69 feet, continuing with the north line of said Reserve "A" and the south line of said Grove City Area Community Improvement Corporation tract, to a magnetic nail set;

thence North 34° 13' 19" East, a distance of 50.00 feet, across said Grove City Area Community Improvement Corporation tract, to an iron pin set in a north line thereof and the south line of the 0.132 acre tract conveyed to The City of Grove City, Ohio of record in Instrument Number 199903020052312 (being South 55° 50' 31" East, 1.00 foot from a 3/4 inch iron pipe found marking the corner common to said 0.132 acre tract and the tract conveyed to B J R Company, Inc. of record in Instrument Numbers 199806170150611 and 199806170150613 and in said north line);

thence South 55° 50' 31" East, a distance of 49.69 feet, with said north line, with said south line, to an iron pin set at the northwesterly corner of said Luebben tract (being North 55° 50' 31" West, 9.31 feet from a 3/4 inch iron pin found marking the southwesterly corner of said 0.132 acre tract);

thence South 34° 13' 19" West, a distance of 50.00 feet, with the line common to said Grove City Area Community Improvement Corporation tract and said Luebben tract, to the *True Point of Beginning*, containing 0.057 acre (2484.3 square feet), more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of CORS base stations (AJ7184 COLB, DI1686 OHUN, and DI2237 OHMD) in the National Spatial Reference System. The portion of the centerline of Grove City Road, having a bearing of South 87° 42' 21" East and monumented as shown hereon, is designated the "basis of bearing" for this survey.

EVANS MECHWART, HAMBLETON & TILTON, INC.



Edward J. Miller  
Professional Surveyor No. 8250

6/17/10

Date

Approved by the City of Grove City, Ohio, on this 8th day of June, 2010, at 8:24-11, no plat required. This approval does not mean that the parcel in question is consistent with zoning and/or other governmental regulations. This approval void if not recorded by 8-24-11  
Date: 8-24-10  
Signed: [Signature]

PRELIMINARY APPROVAL  
FRANKLIN COUNTY ENGINEERING DEPT.  
DATE: 06-16-10 BY: RJN

\*DEED ORDER

C-08-11



Evans, Mechwart, Hornblower & Titton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43264  
Phone: 614.775.4500 Toll Free 888.775.3448  
emht.com

# SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 1388

VIRGINIA MILITARY DISTRICT

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	June 17, 2010
Scale:	1" = 30'
Job No.	2010-0652

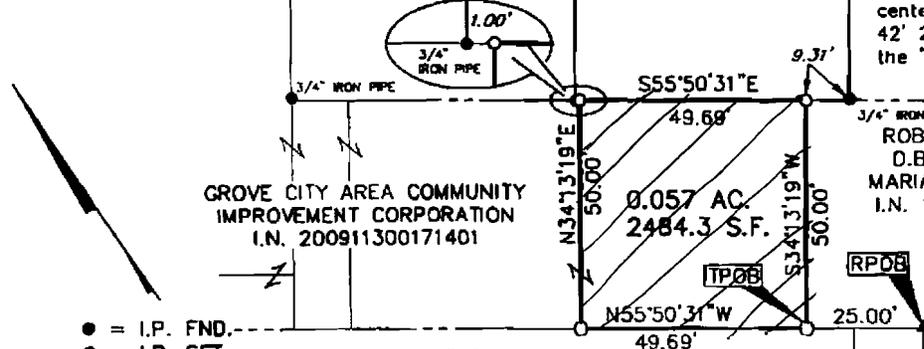
Grove City Area Community / Grant Avenue / 2010-0652 / 20100652BVO2

LOT 2 OF A SUBDIVISION MADE IN THE CASE OF  
ELIZABETH C. BRECK AGAINST WILLIAM BRECK IN  
PARTITION IN THE SUPERIOR COURT, FRANKLIN COUNTY,  
OHIO OF RECORD IN COMPLETE RECORD 8, PAGE 394

B J R COMPANY, INC.  
I.N. 199806170150611  
I.N. 199806170150613

THE CITY OF  
GROVE CITY, OHIO  
0.132 AC. (DEED)  
I.N. 199903020052312

**BASIS OF BEARINGS:** The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of CORS base stations (AJ7184 COLB, D11686 OHUN, and D12237 OHMD) in the National Spatial Reference System. The portion of the centerline of Grove City Road, having a bearing of South 87° 42' 21" East and monumented as shown hereon, is designated the "basis of bearing" for this survey.



GROVE CITY AREA COMMUNITY  
IMPROVEMENT CORPORATION  
I.N. 200911300171401

ROBERT L. LUEBBEN  
O.B. 3471, P. 992  
MARIANNE H. LUEBBEN  
I.N. 199812220330171

KENNETH A. SNYDER, SR.  
DELORES M. SNYDER  
I.N. 200603140047776  
SOUTH LINE LOT 2



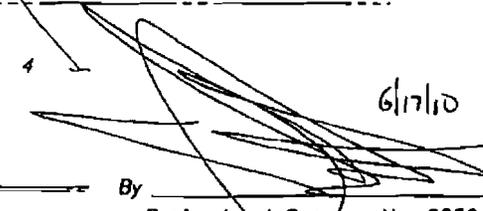
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



GRAPHIC SCALE (in feet)

GRANTS SUBDIVISION  
P.B. 10, PP. 158-159

By   
Professional Surveyor No. 8250