

ORDINANCE NO. C-84-90

AN ORDINANCE TO REZONE INDIAN TRAILS SECTIONS 6, 7, & 8
FROM PUD-R TO R-1b, SINGLE FAMILY RESIDENTIAL

WHEREAS, a preliminary development plan and site plan has been submitted to the Planning Commission of the City of Grove City; and

WHEREAS, the Planning Commission recommended the site be rezoned from PUD-R to R-1b, single family residential; 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.

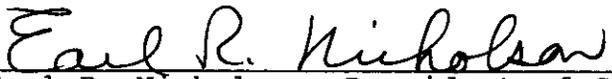
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The following described premises are rezoned from PUD-R to R-1b, single family residential:

Being all of the proposed Indian Trails, Sections 6, 7 and 8 from State Route #665 and Buckeye Parkway through to Borror Road. A copy of the legal description is attached hereto as Exhibit "A" 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.



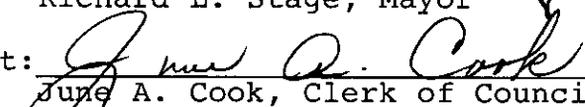
Earl R. Nicholson, President of Council

Passed: 11/5/90



Richard L. Stage, Mayor

Effective: 12/5/90

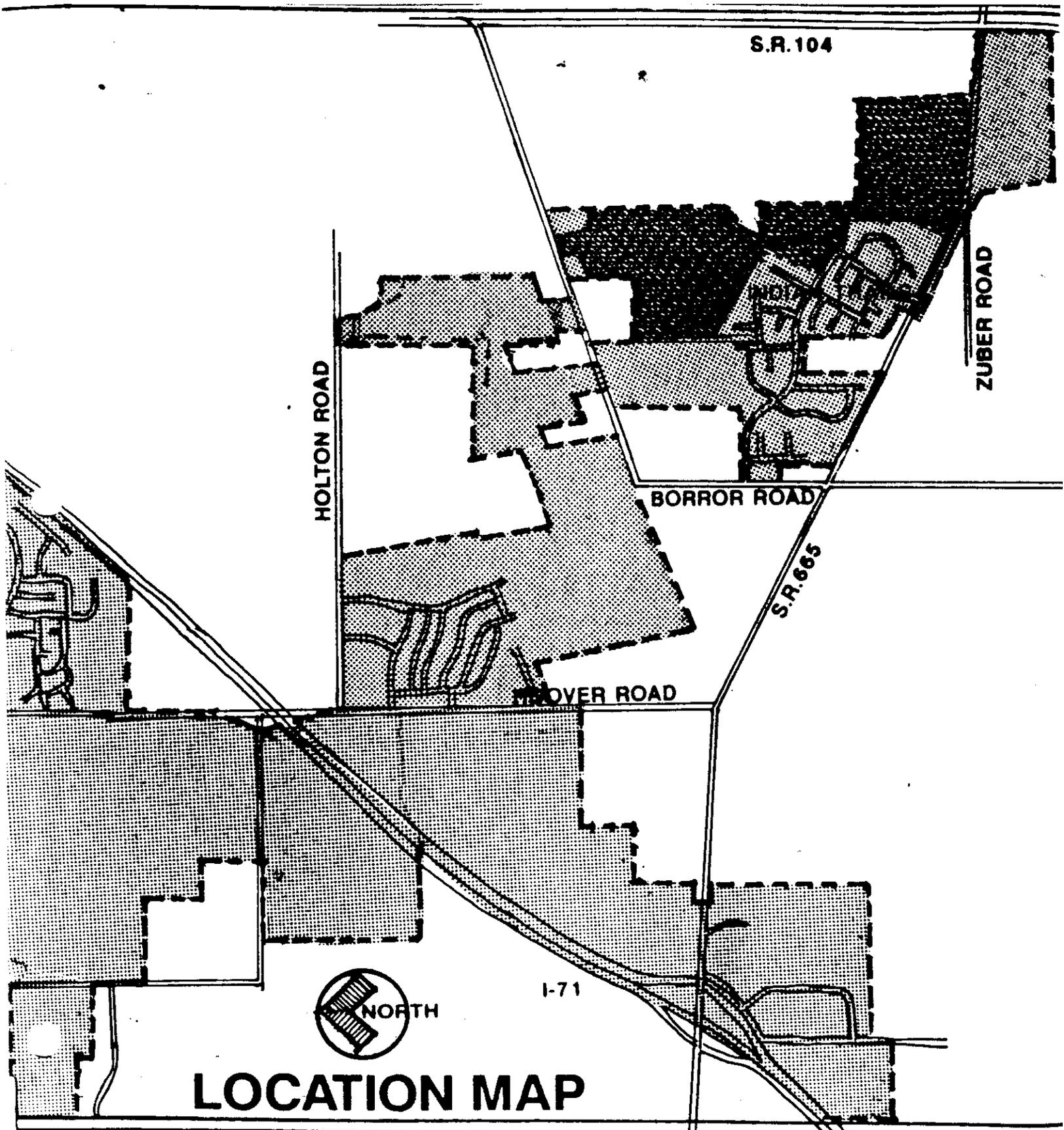
Attest: 

June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form.



R.E. Gunderman, Director of Law



S.R. 104

HOLTAN ROAD

ZUBER ROAD

BORROR ROAD

S.R. 665

GROVER ROAD

I-71



LOCATION MAP

EXHIBIT A
PARCEL 040-5215
(98.086 ACRES)

Situated in the County of Franklin, State of Ohio and in the City of Grove City, and bounded and described as follows:

Being part of Survey No. 6115, Virginia Military Lands, also being part of a 109.137 acre tract conveyed to Buckeye Service Corporation by deed shown of record in Deed Book 3341, page 131, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the southeasterly corner of said 109.137 acre tract in the northerly line of Reserve "H", Indian Trails Section No. 2 of record in Plat Book 52, pages 16 & 17;

thence N 86 deg. 42' 04" W, along the southerly line of said 109.137 acre tract and along the northerly line of Indian Trails Section No. 2 and along the northerly line of Indian Trails Section No. 3 of record in Plat Book 52, page 58, a distance of 400 feet to an iron pin;

thence N 60 deg. 44' 01" W, along the northerly line of Indian Trails Section No. 3, a distance of 1371.79 feet to an iron pin;

thence S 1 deg. 58' 38" W, along a westerly line of Indian Trails Section No. 3, a distance of 330.00 feet to an iron pin;

thence N 88 deg. 26' 56" W, along a northerly line of Indian Trails Section No. 3, a distance of 62.01 feet to a stone at the southeasterly corner of a 55.50 acre tract owned by Ruth E. Nyhart as shown in AFDT Book 19, page 261;

thence N 3 deg. 01' 06" E, along the westerly line of said 109.137 acre tract and along the easterly line of said 55.50 acre tract a distance of 1799.84 feet to an iron pin at the northwesterly corner of said 109.137 acre tract and at the southwest corner of a 4.162 acre tract conveyed to Anthony J. and Bertie L. Capocciana by deed shown of record in Deed Book 2765, page 66;

thence S 86 deg. 56' 32" E, along the northerly line of said 109.137 acre tract and along the southerly line of said 4.162 acre tract and along the southerly line of a 7.689 acre tract conveyed to Alan J. Capocciana by deed shown of record in Deed Book 3652, page 510, a distance of 1027.67 feet to an iron pin at the southeasterly corner of said 7.689 acre tract;

thence N 3 deg. 05" 26" E, along the westerly line of said 109.137 acre tract and along the easterly line of said 7.689 acre tract and along the easterly line of a 1.526 acre tract conveyed to M. V. Weaver by Certificate of Transfer shown of record in Deed Book 3434, page 895, a distance of 774.73 feet to an iron pin at the southwesterly corner of a 2.035 acre tract conveyed to Alice M. Huffman by deed shown of record in Deed Book 3340, page 405;

thence N 74 deg. 37' 04" E, along the southerly line of said 2.035 acre tract, a distance of 426.83 feet to an iron pin at the southeasterly corner of said tract;

thence N 15 deg. 22' 56" W, along the easterly line of said 2.035 acre tract, a distance of 180 feet to an iron pin;

thence with a curve to the left having a radius of 20 feet the long chord of which bears N 60 deg. 22' 56" W a distance of 28.28 feet to an iron pin;

thence N 15 deg. 22' 56" W, a distance of 30 feet to an iron pin in the centerline of Borrer Road at the northeasterly corner of said 2.035 acre tract;

thence N 74 deg. 37' 04" E, along the centerline of Borrer Road and along the northerly line of said 109.137 acre tract, a distance of 237.71 feet to an iron pin at the northwesterly corner of a 1.822 acre tract conveyed to Ralph Huffman by deed shown of record in Deed Book 3340, page 408;

thence S 15 deg. 22' 56" E, along the westerly line of said 1.822 acre tract, a distance of 230 feet to an iron pin at the southwesterly corner of said tract (passing an iron pin on line at 30 feet);

thence N 87 deg. 07' 54" E, along the southerly line of said 1.822 acre tract, a distance of 260.54 feet to an iron pin at the southeasterly corner of said tract and in the westerly line of a 28.50 acre tract conveyed to Helen B. and Walter J. Hann by deed shown of record in Deed Book 2689, page 394;

thence S 3 deg. 04' 56" W, along the easterly line of said 109.137 acre tract and along the westerly line of said 28.50 acre tract, a distance of 1128.21 feet to an iron pin at the southwesterly corner of said 28.50 acre tract and at the northwesterly corner of as 28.50 acre tract conveyed to Randall J. and Mary Pack by deed shown of record in Deed Book 2277, page 107;

thence S 2 deg. 44' 49" W, along the easterly line of said 109.137 acre tract and along the westerly line of said Pack 28.50 acre tract, a distance of 1654.13 feet to an iron

pin at the southwesterly corner of said 28.50 acre tract and in a northwesterly line of a 59.76 acre tract conveyed to Clarabelle Myers by deed shown of record in Deed Book 2673, page 206;

thence S 39 deg. 20' 14" W, along a northwesterly line of said 59.76 acre tract, a distance of 370.88 feet to the place of beginning;

containing 100.330 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the County of Franklin, State of Ohio and in the City of Grove City, and bounded and described as follows:

Being part of a 100.33 acre tract conveyed to Jacob A. Schlosser shown of record in Deed Book 3803, page 665, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a spike on the centerline of Borrer Road (60 feet wide) at the northeasterly corner of said 100.33 acre tract, and the northwesterly corner of a 1.822 acre tract conveyed to Debra K. And Jerome French shown of record in Official Record 972, page I-07;

thence South 15 deg. 22' 56" East, along an easterly line of said 100.33 acre tract, and along the westerly line of said 1.822 acre tract, a distance of 230.00 feet to an iron pin at the corner of said 100.33 acre tract, and the southwesterly corner of said 1.822 acre tract, and the true point of beginning of this description;

thence North 87 deg. 07' 54" East, along a Northerly line of said 100.33 acre tract, and along the southerly line of said 1.822 acre tract, a distance of 260.54 feet to an iron pin at a northeasterly corner of said 100.33 acre tract, and the southeasterly corner of said 1.822 acre tract, and on the westerly line of a 0.904 acre tract conveyed to H. W. and E. B. Vick shown of record in Deed Book 3457, page 840;

thence South 3 deg. 04' 56" West, along the easterly line of said 100.33 acre tract, and along the westerly line of said 0.904 acre tract, and along the westerly line of an original 28.50 acre tract conveyed to H. B. and W. J. Hann shown of record in Deed Book 2689, page 394, a distance of 190.75 feet to an iron pin;

thence South 87 deg. 07' 54" West, across said 100.33 acre tract, and along a line parallel with the southerly

line of said 1.822 acre tract, and a northerly line of said 100.33 acre tract, a distance of 198.66 feet to an iron pin;

thence North 15 deg. 22' 56" West, across said 100.33 acre tract, and along the westerly line of said 1.822 acre tract, and an easterly line of said 100.33 acre tract produced southerly a distance of 194.34 feet to the place of beginning, containing 1.000 acres.

"G"	PARCEL 040-5494	"m"	PARCEL 040-5500
	(6.35 ACRES)		(21.894 ACRES)
"I"	PARCEL 040-5496	"L"	PARCEL 040-5499
	(11.718 ACRES)		(68.581 ACRES)

Situated in the County of Franklin, State of Ohio and in the City of Grove City, and bounded and described as follows:

Being Reserves "G", "I", & "L", and "M" of INDIAN TRAILS SECTION NO. 2 SUBDIVISION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 52, page 16 and 17, Recorder's Office, Franklin County, Ohio.

"m" PARCEL 040-5500
(21.894 ACRES)
"L" PARCEL 040-5499
(68.581 ACRES)

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 6115 and being all of Reserves "L" and "M" of "INDIAN TRAILS SECTION NO. 2", as the plat of same is of record in Plat Book 52, pages 16 and 17, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin found in the northerly right-of-way line of London-Groveport Road (State Route 665) at the southwesterly corner of said Reserve "L", the southeasterly corner of Reserve "K" of said "INDIAN TRAILS SECTION NO. 2";

thence along the easterly line of said Reserve "K", North 29 deg. 32' 30" East, 800.00 feet to an iron pin found at an angle point in said line;

thence continuing along said easterly line of Reserve "K", North 2 deg. 51' 34" East, 831.00 feet to an iron pin set in the southerly right-of-way line of Hawthorne Parkway (being 80 feet in width);

thence along said right-of-way line, South 87 deg. 08' 26" East, 355.14 feet to an iron pin set in the easterly terminus of said Hawthorne Parkway and being a northeasterly corner of Reserve "L";

thence along an easterly line of said Reserve, South 1 deg. 49' 17" West, 120.02 feet to an iron pin found at an angle point in said line;

thence along the northerly line of Reserves "L" and "M", South 87 deg. 08' 26" East, 1658.84 feet to an iron pin found at the northeasterly corner of said Reserve "M";

thence along the easterly line of said Reserve "M", South 2 deg. 48' 13" West, 1958.72 feet to an iron pin set at the southeasterly corner of said Reserve and being in the northerly right-of-way line of London-Groveport Road;

thence along said right-of-way line of London-Groveport Road, North 82 deg. 21' 30" West (being 50 feet northerly, as measured at right angles and parallel with the centerline of London-Groveport Road, 1372.62 feet to an iron pin set at a point of curvature of a curve to the right;

thence continuing along said right-of-way line, being the arc of said curve (Delta = 21 deg. 54' 00", Radius = 1100 feet), a chord bearing and distance of North 71 deg. 24' 30" West, 417.90 feet to an iron pin at a point of tangency;

thence continuing along said right-of-way line, North 60 deg. 27' 30" West, 679.59 feet to the place of beginning, containing 90.475 acres, more or less.