

ORDINANCE C-91-01

AN ORDINANCE FOR THE REZONING OF 1.958 ACRES LOCATED IN HENNIGAN'S GROVE, PART II, SECTION II FROM SD-3 TO R-2

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 November 13, 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 SD-3 to R-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 478 and being part of a 36.968 acre tract conveyed to Dominion Homes, Inc., as recorded in Official Records, Instrument No. 200110030228831, 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: 01-07-02
Effective: 02-06-02

Attest:

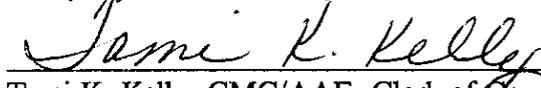
I Certify that this ordinance
is correct as to form.



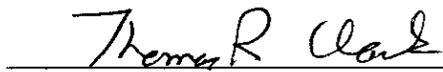
Steven M. Bennett, President of Council



Cheryl L. Grossman, Mayor



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



Thomas Clark, Director of Law

EXHIBIT A

BISCHOFF & ASSOCIATES, INC.

C-91-01

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Consulting Engineers & Surveyors

2001 OCT 17 PM 4:19

Project No. 11474
October 8, 2001

CITY OF GROVE CITY

**DESCRIPTION OF A 1.958 ACRE SPLIT
OUT OF A 36.968 ACRE TRACT**

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey 478, and being part of a 36.968 acre tract of land as conveyed by deed to Dominion Homes, Inc., as recorded in Instrument Number 200110030228831, Recorder's Office, Franklin County, Ohio:

Beginning at a (set) iron pin on the southerly line of a 73.868 acre tract owned by Robert and Evelyn M. Johnson, (Deed Book 3702, Page 400), and also being in the westerly line of a 191.57 acre tract conveyed to the City of Grove City (Instrument Number 199912290317933), said iron pin being the **TRUE PLACE OF BEGINNING** of this description;

Thence with the west line of said 191.57 acre tract and the east line of Dominion Homes, Inc., the following two courses:

- 1.) South 40 Degrees, 28 Minutes, 39 Seconds East, a distance of 341.15 feet to a set pin; and
- 2.) Thence, South 01 Degrees, 51 Minutes, 49 Seconds East, a distance of 414.36 feet to a set iron pin;

Thence across said 36.968 acre tract the following four courses:

- 1.) North 43 Degrees, 46 Minutes, 04 Seconds West, a distance of 268.70 feet to a point on a curve;
- 2.) Thence along a curve to the left with a Central Angle of 60 Degrees, 29 Minutes, 15 Seconds, a Radius of 175.00 feet, and a Chord of 176.29 feet to a point of curvature of a curve;
- 3.) Thence along a curve to the left with a Central Angle of 77 Degrees, 08 Minutes, 15 Seconds, a Radius of 175.00 feet, and a Chord of 218.21 feet to an iron pin (set);
- 4.) Thence North 01 Degrees, 23 Minutes, 34 Seconds West, a distance of 140.50 feet to an iron pin set on the southerly line of Johnson's 73.868 acre tract;

Thence North 63 Degrees, 21 Minutes, 52 Seconds East, along the southerly line of said 73.868 acre tract, a distance of 87.57 feet to the **TRUE PLACE OF BEGINNING** and containing 1.958 acres, more or less, and being subject to any legal easements and rights-of-way of record.

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CITY OF GROVE CITY

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BASIS OF BEARINGS:

Bearings were based on the centerline of Hibbs Road, from the found Franklin County Monument Number 5538, to the centerline of State Route 665, London-Groveport Road, as being North 11 Degrees, 59 Minutes, 34 Seconds West, as shown in Official Record 14866 I-15, of the Recorder's Office, Franklin County, Ohio.

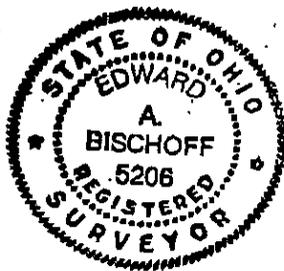
I hereby certify that Bischoff & Associates, Inc. made an actual field survey of the above-described premises on December 3, 1997 and from records on file at the Engineer's Office and the Recorder's Office, Franklin County, Ohio.

NOTE: All Iron Pins set are 5/8" (inch) rebar, 30" (inches) long with a yellow cap bearing "Bischoff & Assoc."

Edward A. Bischoff
Edward A. Bischoff, P.E., P.S.
Registered Surveyor No. S-5206

8 Oct 2001
Date

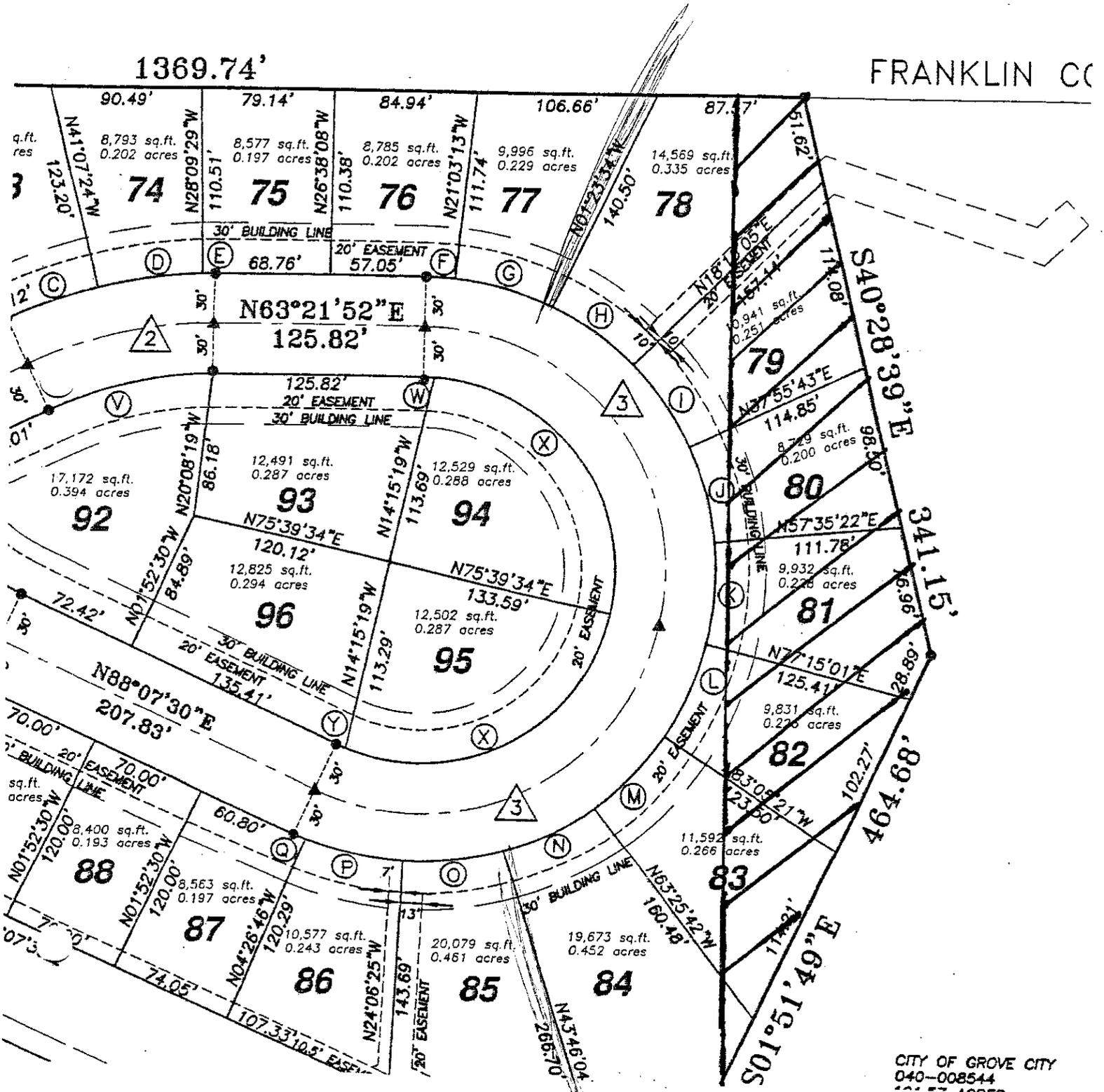
H:28101\data/easements/dominion/1.958acre.doc



COUNTY OF FRANKLIN CITY

No. 478

EXHIBIT B



FRANKLIN CO