

ORDINANCE C-11-12

AN ORDINANCE FOR THE REZONING OF 0.654 ACRES
LOCATED AT 3722 GROVE CITY ROAD FROM R-2 TO D-1

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 February 14, 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 R-2 to D-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Parcel 1, Parcel 2. and a 16 foot wide alley vacated by Ordinance of the Council of the Village of Grove City dated 9/5/1940 and being 0.654 acres conveyed to Kevin and Kelly Ferguson, as recorded in Official Records, Plat Book 5, page 310, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

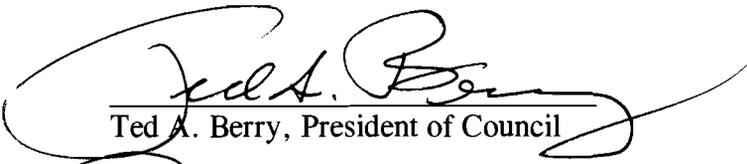
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

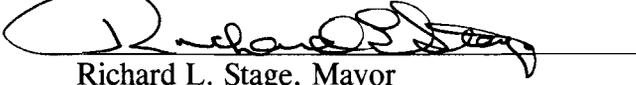
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

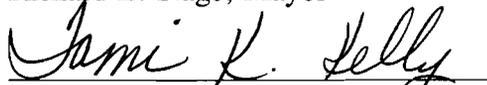
Passed: 04-16-12
Effective: 05-16-12

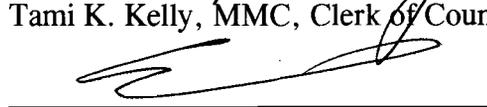
Attest:

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

C-11-12
EXHIBIT "A"

Legal Description of 0.654 Acres of Land.

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, and being a 0.654 acre tract of land entirely being Parcel 1, Parcel 2, and a 16.00 foot wide Alley vacated by Ordinance of the council of the Village of Grove City dated Sept. 5, 1940, and said Parcels and said vacated Alley all belonging to Kevin and KERRY Ferguson of record in Instrument No. 201003050026608 at the Franklin County Recorders Office, Franklin County, Ohio, and said 0.654 acre tract being entirely within Smith's Addition to Beulah of record in Plat Book 5, page 310 at said Recorders Office. and said 0.654 acre tract being more particularly described as follows:

Beginning at a point said point being located at the intersection of the westerly right-of-way line of Elm Street (40 feet wide), and the northerly right-of-way line Grove City Road (50 feet wide), said point also being located at the most southeasterly property corner of said Subdivision;

Thence along the said northerly right-of-way line, N 89° 05' 00" W, (passing an iron pin (set) at a distance of 2.00 feet a total distance of 150.00 feet to an iron pin (found 1" O.D. in rough condition), said iron pin being located at the most southwesterly corner of said Subdivision, said iron pin also being located at the easterly right-of-way line of a alley (10 feet wide);

M91

Thence along the said easterly right-of-way line of said alley, and also along the westerly property line of said Subdivision, N 01° 17' 00" E, a distance of 190.00 feet to an iron pin (found 1" O.D. in good condition), said iron pin being located at the most northwesterly property corner of the herein described said 0.654 acre tract, said iron pin also being located at the southwesterly property corner of a tract of land belonging to A. & N. Partnership of record at said Recorders Office;

All of (010)

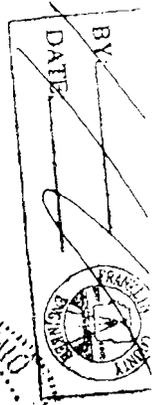
644

Thence along the southerly property line of said A. & N. Partnership's tract, and also along the northerly property line of the herein described tract, S 89° 05' 00" E, a distance of 150.00 feet to an iron pin (found 1/2" O.D. solid pin in good condition), said iron pin being located at said westerly right-of-way line of Elm Street;

Thence along said westerly right-of-way line, and the easterly property line of the herein described tract, S 01° 17' 00" W, a distance of 190.00 feet to the point of beginning, and containing 0.654 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.

Joseph P. Arnold
Professional Surveyor No. 6065.

DATE: MARCH 2, 2011



Note: iron pins (set) are 30" X 1" O.D. with yellow plastic caps inscribed 6065 and in excellent condition.

Basis of bearing used upon the attached Legal Description is the centerline of Grove City Road, N 89° 05' 00" W, as recorded in Instrument No. 200106110130853 at the Franklin County Recorders Office, Franklin County, Ohio.

FRANKLIN COUNTY
ENGINEERING DEPT.
DATE 3/5/12 BY RB

C-11-12

Arnold Survey Company

0.654 ACRES

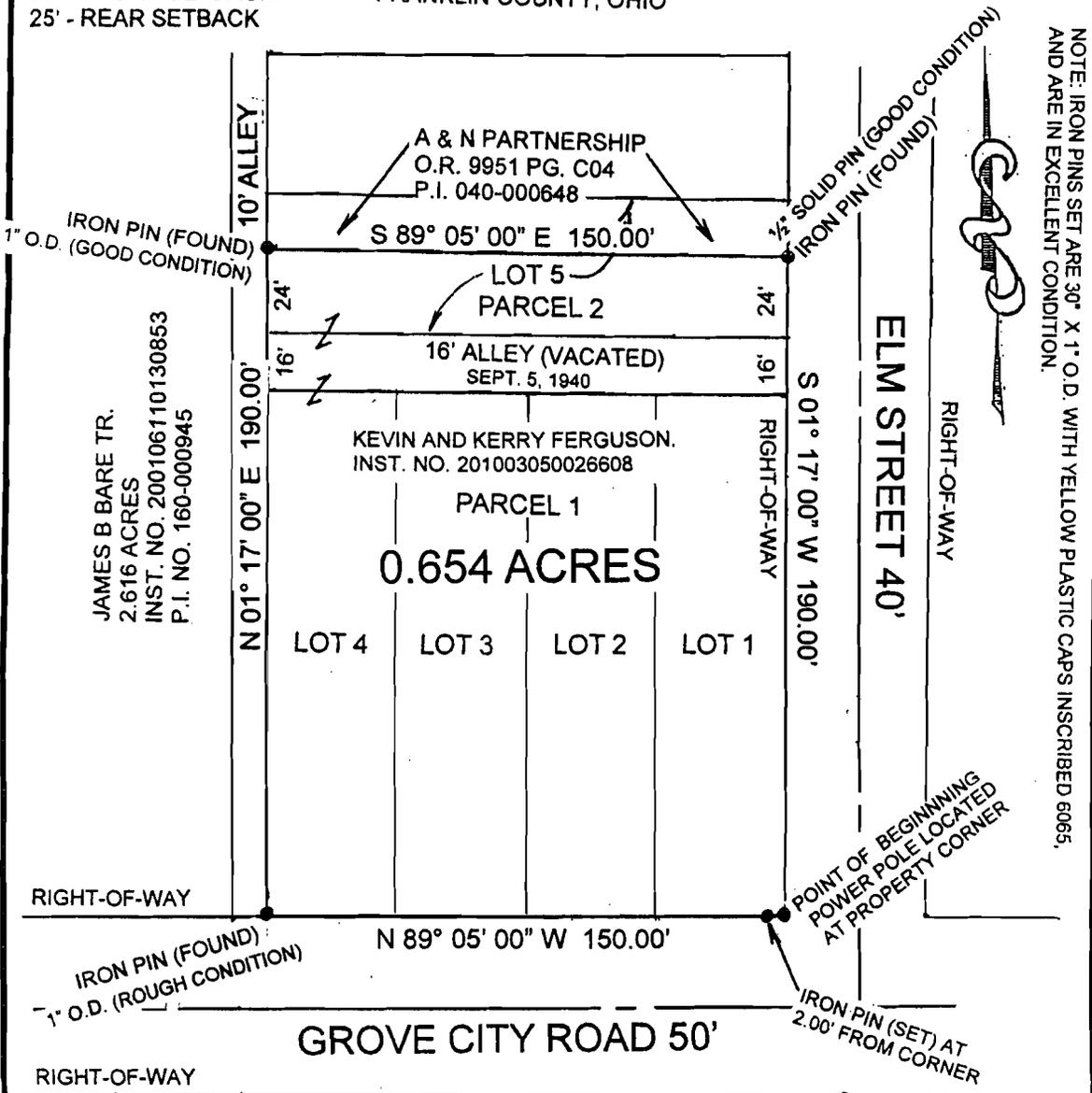
BOUNDARY SURVEY

ZONED: R-2

6' - SIDELINE SETBACK
30' - FRONT SETBACK
25' - REAR SETBACK

SMITH'S ADDITION TO BEULAH
PLAT BOOK 5 PAGE 310
FRANKLIN COUNTY, OHIO

DATE: APRIL 2, 2010
SCALE: 1" = 40'



NOTE: IRON PINS SET ARE 30" X 1" O.D. WITH YELLOW PLASTIC CAPS INSCRIBED 6065, AND ARE IN EXCELLENT CONDITION.

Basis of bearing: Being the centerline of Grove City Road, N 89 05' 00" W, as recorded in Instrument No. 200106110130853 at the Franklin County Recorders Office, Franklin County, Ohio.

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, and being a 0.654 acre tract of land entirely being Parcel 1, Parcel 2, and a 16.00 foot wide Alley vacated by Ordinance of the council of the Village of Grove City dated Sept. 5, 1940.



Roger P. Arnold
ROGER P. ARNOLD
REGISTERED SURVEYOR NO. 6065