

ORDINANCE C-120-02

AN ORDINANCE FOR THE REZONING OF 5.012 ACRES
LOCATED AT 1615 STRINGTOWN ROAD FROM SF-1 TO C-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 26, 2002; 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 SF-1 to C-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 469 and being all of that 5.000 acre tract conveyed to Dimche Veljanovski, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

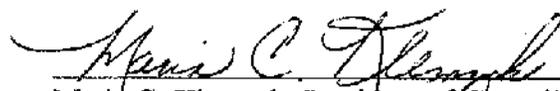
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

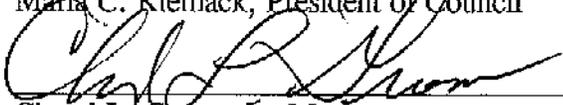
Passed: 1-21-03
Effective: 2-22-03

Attest:

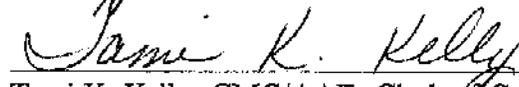
I Certify that this ordinance
is correct as to form.



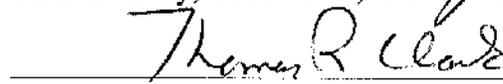
Maria C. Klemack, President of Council



Cheryl L. Grossman, Mayor



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



Thomas Clark, Director of Law

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Exhibit "A"

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 469 and being all of that 5.000 acre tract conveyed to Dimche Veljanovski of record in Instrument Number 199911170287679 and Instrument Number 199911170287681 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a mag nail set in the centerline of Stringtown Road, said mag nail marking the northeasterly corner of said Veljanovski tract, the northwesterly corner of that 5.000 acre tract conveyed to Stanley Wray of record in Instrument Number 199904120090741;

thence South $14^{\circ} 15' 15''$ West, with the easterly line of said Veljanovski tract, the westerly line of said Wray tract, a distance of 1098.81 feet to an iron pin set marking a common corner thereof, in the northerly line of that 48.150 acre tract conveyed to The Greenlawn Realty Company of record in Deed Book 2960, Page 561;

thence North $74^{\circ} 47' 29''$ West, with the southerly line of said Veljanovski tract, the northerly line of said 48.150 tract, a distance of 199.46 feet to the southwesterly corner of said Veljanovski tract, the southeasterly corner of that 5.000 acre tract conveyed to The Greenlawn Realty Company of record in Instrument Number 200001180010820;

thence North $14^{\circ} 20' 11''$ East, with the westerly line of said Veljanovski tract, the easterly line of said The Greenlawn Realty Company 5.000 acre tract, a distance of 1099.09 feet to a mag nail found marking a common corner thereof, in the centerline of said Stringtown Road;

thence South $74^{\circ} 42' 12''$ East, with the northerly line of said Veljanovski tract, the centerline of said Stringtown Road, a distance of 197.88 feet to the Point of Beginning and containing 5.012 acres, inclusive of the present right-of-way which occupies 0.136 acre, more or less.

ZONING EXHIBIT

C-120-02

Adjacent Property Owners for the rezoning request filed by the City of Grove City for the 5.012 ± acres from SF-1 to C2.

Property Owner	Mailing Address	Tax Parcel ID #
1. Stringtown Partners South	555 Greenlawn Avenue Columbus, Ohio 43223	040-009232
2. Greenlawn Realty Co.	555 Greenlawn Avenue Columbus, Ohio 43223	040-009233
3. Stanley L. Wray	1571 Stringtown Road Grove City, Ohio 43123	160-000072
4. Thistlewood, L.P.	1748 Stringtown Road P.O. Box 644 Grove City, Ohio 43123	040-007340

