

ORDINANCE C-22-12

AN ORDINANCE FOR THE REZONING OF 109,83+
ACRES LOCATED AT 5525 HOOVER ROAD FROM SD-3 TO M-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 April 03, 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 SD-3 to M-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being in Virginia Military Survey Number 1434 and being parcels conveyed to Mara Enterprises, Inc.; also being across Parcel No. 23-LA, a perpetual highway easement on file with the Ohio Department of Transportation, and across a 40 foot highway easement conveyed to the County of Franklin; 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: 05-21-12

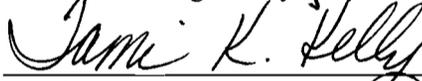
Effective: 06-21-12

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-22-12
Exhibit A

FEB 27 2012

GC PLANNING COMMISSION

109.838 ACRES
East side of Interstate 71
North of State Route 665

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Survey Number 1434 of the Virginia Military District, being all of the remainder of the 20.823 acre tract conveyed to Mara Enterprises, Inc. of record in Deed Book 3587, Page 530, all of the 8.35 acre tract conveyed to Mara Enterprises, Inc. of record in Official Record 6886E10, all of the 13.694 acre tract conveyed to Mara Enterprises, Inc. of record in Deed Book 3190, Page 124, all of the 22.766 acre tract and all of the remainder of the 48.177 acre tract conveyed as Parcels I and II to Mara Enterprises, Inc. of record in Deed Book 3190, Page 127, all of the 0.697 acre tract conveyed to Mara Enterprises, Inc. of record in Deed Book 3325, Page 153, all of the 1.739 acre tract conveyed to Mara Enterprises, Inc. of record in Official Record 29451H06, and all of the 5.954 acre tract conveyed to Mara Enterprises, Inc. of record in Official Record 5639H17, also, being across Parcel No. 23-LA, a perpetual highway easement as shown on the Right-of-Way Plans FRA-62-2.12 on file with the Ohio Department of Transportation conveyed to State of Ohio of record in Deed Book 2095, Page 284 and across a 40 foot highway easement conveyed to the County of Franklin of record in Deed Book 2899, page 91, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 0024 RESET marking an angle point in the centerline of Hoover Road and in the easterly line of said Survey Number 1434;

thence North 02° 42' 46" East, with the centerline of Hoover Road and the easterly line of said Survey Number 1434, a distance of 1436.20 feet, to the northeasterly corner of the 85.5735 acre tract conveyed to The Buckeye Ranch Foundation, Inc. of record in Instrument Number 199809090228735 and the southeasterly corner of said 5.954 acre tract;

thence North 87° 22' 44" West, with the northerly line of said 85.5735 acre tract, a distance of 30.00 feet to the *True Point of Beginning*;

thence North 87° 22' 44" West, with the northerly line of said 85.5735 acre tract and the southerly line of said 5.954, 48.177, and 22.766 acre, a distance of 2598.49 feet, to a point at the northwesterly corner of said 85.5735 acre tract and the northeasterly corner of said 0.697 acre tract;

thence South 01° 06' 52" West, with the line common to said 0.697 and 85.5735 acre tracts, a distance of 123.96 feet, to a point at the southeasterly corner of said 0.697 acre tract and the northeasterly corner of Lot 6 as shown on the plat entitled "Gateway Business Park" of record in Plat Book 86, Pages 4 and 5 and conveyed to Crossroads Ohio LLC of record in Instrument Number 200512160265086;

thence with the common perimeter of said 0.697 acre tract and said Lot 6, the following courses:

North 81° 53' 57" West, a distance of 228.35 feet, to a point; and

North 38° 51' 36" West, a distance of 136.30 feet, to a point at a common corner thereof and in the southerly line of said 22.766 acre tract;

thence North 87° 22' 44" West, with said southerly line and the northerly line of said Lot 6 and the 3.820 acre tract conveyed as Parcel 14-WL to the city of Grove City, Ohio of record in 201005260064704, a distance of 66.67 feet, to a point in the easterly limited access right-of-way line of Interstate 71 as shown on said Right-of-Way Plans FRA-62-2.12;

thence with the westerly line of said 22.766 acre tract, the easterly line of said 5.393 acre tract, and said centerline, with the arc of a curve to the right, having a central angle of 07° 38' 59", a radius of 11704.30 feet, an arc length of 1562.68 feet, a chord bearing and distance of North 41° 56' 44" East, 1561.52 feet, to a point at a common corner thereof and in the southerly line of the 25 acre tract conveyed as Parcel 2 to The First Baptist Church of Grove City of record in Instrument Number 200212270333608;

thence South 87° 26' 50" East, with the line common to said 22.766 and 25 acre tracts, a distance of 107.37 feet, to a point at a common corner thereof and in the westerly line of said 13.694 acre tract;

thence North 02° 41' 27" East, with the line common to said 13.694 and 25 acre tracts, a distance of 113.04 feet, to a point at corner common to said 13.694 acre tract and the remainder of the tract

DESCRIPTION OF 109.838 ACRES

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conveyed to Roberta P. Rice of record in Deed Book 2773, Page 210 and on the easterly limited access right-of-way line of Interstate 71;

thence with said easterly limited access right-of-way line and the line common to said 13.694 acre tract and said Roberta P. Rice tract, with the arc of a curve to the right, having a central angle of $00^{\circ} 17' 25''$, a radius of 11704.30 feet, an arc length of 59.32 feet, a chord bearing and distance of North $46^{\circ} 40' 47''$ East, 59.32 feet, to a point;

thence North $46^{\circ} 49' 30''$ East, continuing with said easterly limited access right-of-way line, continuing with the line common to said 13.694 acre tract and said Roberta P. Rice tract, with the line common to said 8.35 acre tract and said Roberta P. Rice tract, and with the line common to said 20.823 acre tract and 19.022 acre tract conveyed to Jackson Township, Franklin County, Ohio of record in Official Record 13747108, a distance of 2460.26 feet, to a point at the northernmost corner of said 20.823 acre tract and the westernmost corner of the 0.029 acre tract conveyed as Parcel 1-WDV to the Township of Jackson of record in Instrument Number 200604040062390;

thence South $16^{\circ} 00' 45''$ East, with the line common to said 20.823 and 0.029 acre tracts and the westerly right-of-way line of Hoover Road, a distance of 140.50 feet, to a point;

thence with the line common to said 20.823 and said 19.022 acre tracts and said westerly right-of-way line, the following courses:

South $09^{\circ} 13' 51''$ East, a distance of 133.84 feet, to an iron pin set;

South $05^{\circ} 44' 00''$ East, a distance of 324.81 feet, to a point; and

South $02^{\circ} 47' 00''$ West, a distance of 432.91 feet, to a point;

thence South $05^{\circ} 42' 51''$ East, continuing with the line common to said 20.823 and said 19.022 acre tracts and partly with said westerly right-of-way line, a distance of 74.06 feet, to a point;

thence South $02^{\circ} 42' 46''$ West, with the easterly line of said 20.823 acre tract, said centerline, and said easterly line of said Survey Number 1434, a distance of 175.46 feet, to a point at the corner common to said 20.823 acre tract and the 0.124 acre tract conveyed to The City of Grove City, Ohio of record in Instrument Number 200001180010675;

thence North $87^{\circ} 06' 38''$ West, with the line common to said 20.823 and 0.124 acre tracts and the line common to said 20.823 acre tract and 1.537 acre tract conveyed to William A Plank and Kimberly D. Plank of record in Instrument Number 200310020316295, a distance of 370.00 feet, to a point;

thence South $02^{\circ} 42' 46''$ West, with the easterly line of said 8.35 and 13.694 acre tracts and with the westerly line of said 1.537 acre tract, the remainder of the 0.918 acre tract conveyed to Donald J. Rife and Linda L. Rife of record in Official Record 15350A14, the 0.918 acre tract conveyed to Mary P. Rice, Trustee of the Rice Family Living Trust of record in Instrument Numbers 199909240241709 and 201007260094467, and the 0.918 acre tract conveyed to Wallace D. Lewellyn and Elizabeth S. Lewellyn of record in Deed Book 3612, Page 226, a distance of 480.00 feet, to a point at a corner common to said 13.694 acre tract and said Lewellyn 0.918 acre tract;

thence South $87^{\circ} 06' 38''$ East, with a northerly line of said 13.694 acre tract, the southerly line of said Lewellyn 0.918 acre tract and the southerly line of the 0.069 acre tract conveyed to The City of Grove City, Ohio of record in Instrument Number 199901260019339, a distance of 360.00 feet, to a point a common corner thereof, in the easterly line of said Survey Number 1434, and in the centerline of Hoover Road;

thence South $02^{\circ} 42' 46''$ West, with an easterly line of said 13.694 acre tract, said centerline, and said easterly line of said Survey Number 1434, a distance of 193.19 feet, to a point at a corner common to said 13.694 acre tract and the 0.110 acre tract conveyed to The City of Grove City, Ohio of record in Instrument Number 199901260019336;

DESCRIPTION OF 109.838 ACRES

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thence North 87° 26' 14" West, with the line common to said 13.694 and 0.110 acre tracts and the line common to said 13.694 acre tract and 0.908 acre tract conveyed to Shirley A. Arick, Trustee of the Shirley A. Arick Revocable Trust dated August 9th, 2007 of record in Instrument Number 200810080150626, a distance of 240.00 feet, to a point at a corner common to said 0.908 and 48.177 acre tracts;

thence South 02° 42' 46" West, with an easterly line of said 48.177 acre tract and with the westerly line of said 0.908 acre tract, the 0.574 acre tract conveyed to John A. Tilley, III and Amy M. Tilley of record in Instrument Number 201009280126795, and the remainder of the 0.643 acre tract conveyed to Vinson P. Lewis and Dawn M. Lewis of record in Official Record 9751H10, a distance of 357.33 feet, to a point at a corner common to said 0.643 and 1.739 acre tracts;

thence South 86° 57' 14" East, with the northerly line of said 1.739 acre tract and the southerly line of said 0.643 acre tract and the 0.069 acre tract conveyed to The City of Grove City, Ohio of record in Instrument Number 199901260019338, a distance of 250.00 feet to a point at a common corner thereof, in the easterly line of said Survey Number 1434, and in the centerline of Hoover Road;

thence South 02° 42' 46" West, with an easterly line of said 1.739 and 5.954 acre tracts, said centerline, and said easterly line of said Survey Number, a distance of 827.71 feet, to the *True Point of Beginning*, containing 109.838 acres, more or less.

Of the above described 109.838 acres, 5.578 acres are from Auditor's Parcel Number 040-005545, 1.549 acres are from Auditor's Parcel Number 040-004960, 42.063 acres are from Auditor's Parcel Number 040-004965, 17.366 acres are from Auditor's Parcel Number 040-004979, 0.691 acre are from Auditor's Parcel Number 040-004971, 13.550 acres are from Auditor's Parcel Number 040-004967, 8.353 acres are from Auditor's Parcel Number 040-006319, and 20.688 acres are from Auditor's Parcel Number 040-000905.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.