

ORDINANCE C-33-09

AN ORDINANCE FOR THE REZONING OF 0.20 ACRES LOCATED AT 4068 GLADMAN AVENUE FROM R-2 TO PSO

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 14, 2009, stipulating that the .200 acre parcel shall be combined with the .665 acre parcel to the north, containing the existing medical facility, to result in one parcel, and all the necessary permits shall be obtained from the City prior to starting an construction on the site; 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 PSO:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and being all of Lot 24, as recorded in Official Records, GLADMAN ADDITION, Plat Boot 24, Page 72, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

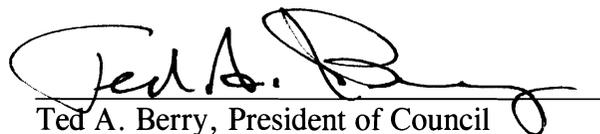
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

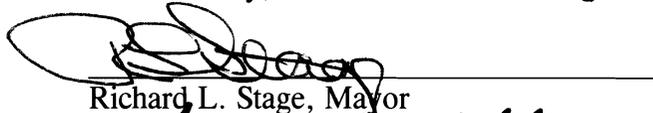
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

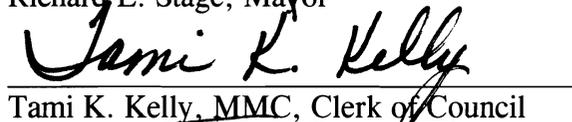
Passed: 06-15-09
Effective: 07-15-09

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

SITE ENGINEERING

— Incorporated —

Civil Engineers & Surveyors

7453 East Main Street
Reynoldsburg, OH 43068
phone: 614-759-9900
fax: 614-759-9902
email: siteeng@ameritech.net

C-33-09

SEI FILE 3044
GROVE CITY, OHIO

PROPERTY DESCRIPTION FOR REZONING MARCH 3, 2009

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 1383, being all of Lot No. 24 as same is designated and delineated on the recorded plat of GLADMAN ADDITION of record in Plat Book 24, Page 72 in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at the northwesterly corner of said Lot 24, on the easterly right-of-way line of Gladman Avenue (50' R/W);

Thence South $83^{\circ} 56' 10''$ East 173.90 feet, along the northerly line of Lot 24 and the southerly line of Lot 23 of said subdivision, to the northeasterly corner of said Lot 24;

Thence South $06^{\circ} 39' 20''$ West 50.00 feet, along the easterly line of Lot 24 and the westerly line of that 1.13 acre tract described in a deed to James R. Byrum of record in Instrument 200002180033783, to the southeasterly corner of said Lot 24;

Thence North $83^{\circ} 56' 10''$ West 173.88 feet, along the southerly line of Lot 24 and the northerly line of Lot 25 of said subdivision, to the southwestly corner of said Lot 24;

Thence North $06^{\circ} 37' 50''$ East 50.00 feet, along the westerly line of Lot 24, being the easterly right-of-way line of Gladman Avenue, to the point of beginning, containing 0.200 acres of land, more or less, subject to any easements, restrictions or right-of-ways of previous record.

NOTE: Bearings are used for the determination of angles only. The above description was prepared from an actual field survey during October, 2007 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A. Hazel, p.s.
Mark A. Hazel
Professional Surveyor No. 7039

3-3-09
Date

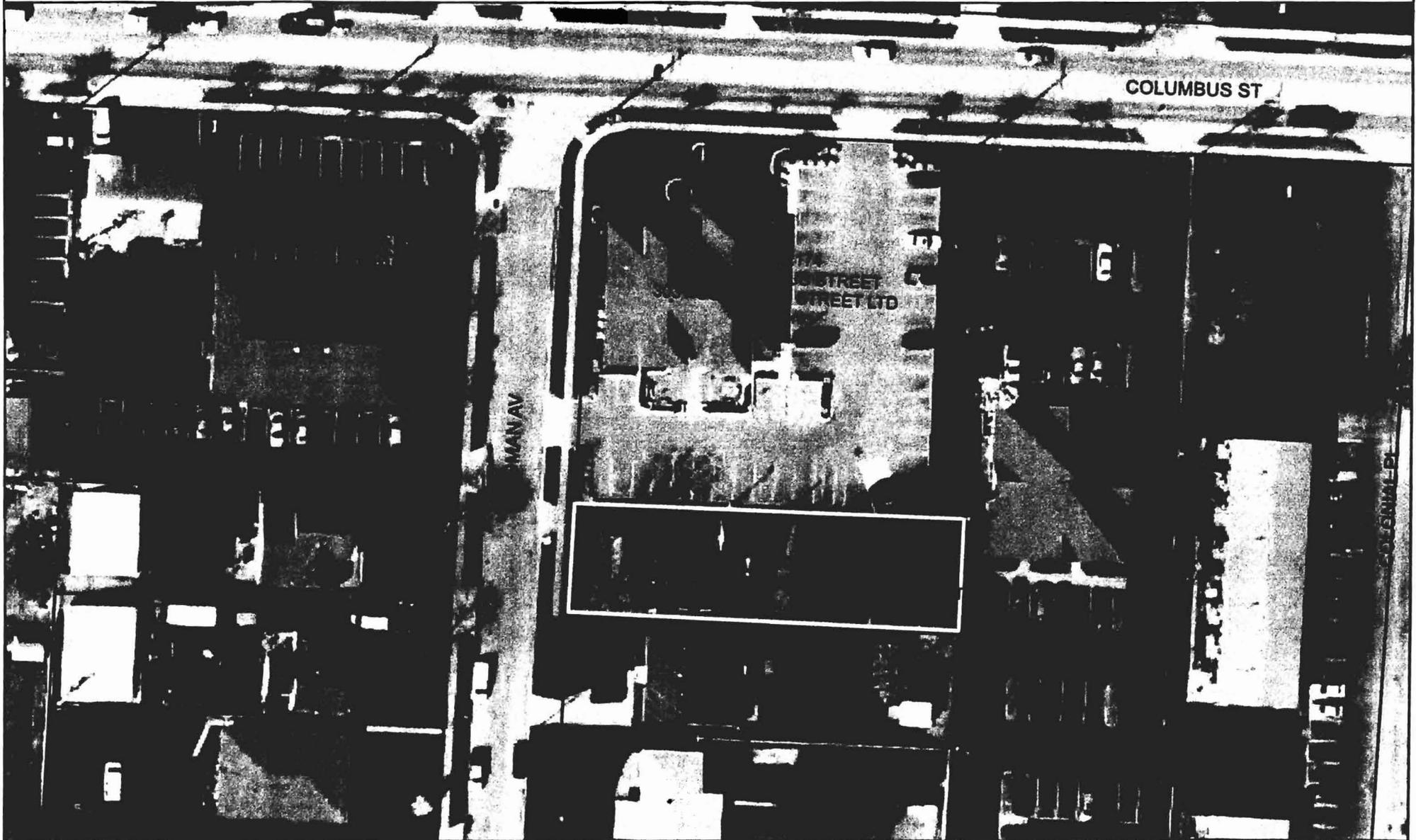




Grove City Family Dentistry

4068 Gladman Ave

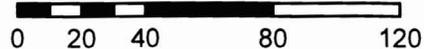
C-33-09



Disclaimer Created by the City of Grove City Development Department, 614-277-3000

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

1 inch = 60 feet
Feet



 Buildings to be Razed

 Applicant's Parcel

 Parcel Boundary

