

ORDINANCE C-85-04

AN ORDINANCE FOR THE REZONING OF 141.46 ACRES
LOCATED AT 7620 JACKSON PIKE FROM SF-1 TO PUD-R

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 August 24, 2004, with the following stipulations:

1. M/I Homes will dedicate a 10-acre area to the City of Grove City to be used as a potential school site or open parkland. In either case, this site shall be graded and seeded at the same time the ground is broken for the development;
2. M/I Homes will construct a bridge over Plum Run creek to enable pedestrian access to the park area as well as a walkway around the park;
3. M/I Homes will provide equipment in the Tot Lot in the amount of \$30,000.00;

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.

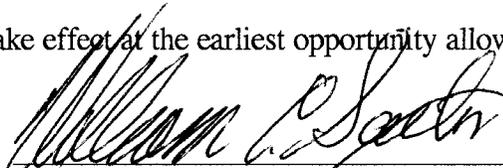
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R:

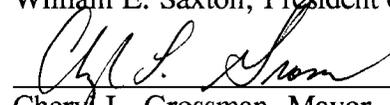
Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1105 *and being part of a 146.471 acre tract conveyed to M/I Homes of Central Ohio, LLC, as recorded in Official Records, Instrument Number 200310010314742, Recorder's Office, Franklin County, 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.

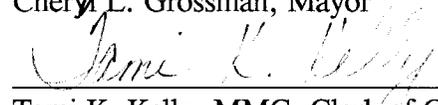
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.



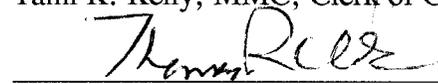
William E. Saxton, President of Council



Cheryl L. Grossman, Mayor



Tami K. Kelly, MMC, Clerk of Council



Thomas R. Clark, Director of Law

Passed: 10-18-04
Effective: 11-17-04

Attest:

I Certify that this ordinance
is correct as to form.

EXHIBIT "A"
C-85-04

ZONING DESCRIPTION
141.460 ACRES

Situated the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1105, being part of a 146.471 acre tract conveyed to M/I Homes of Central Ohio, LLC, by deed of record in Instrument Number 200310010314742 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

BEGINNING, at the common corner of a 1.0614 acre tract conveyed to Thaddeus Cole & Judith A Cole by deed of record in Official Record 9490 I12 and Lot 89 of "Scioto Meadows, Section 1, Part 2" a subdivision of record in Plat Book 86, Page 49;

Thence North $84^{\circ} 41' 03''$ East, a distance of 2668.39 feet, with the line common to said 144.46 acre tract, "Scioto Meadows, Section 1, Part 2" and "Scioto Meadows, Section 1, Part 3", a subdivision of record in Plat Book 88, Page 63, to a point at the southeasterly corner of Lot 123;

Thence North $03^{\circ} 45' 35''$ East, a distance of 686.51 feet, with the line common to said 146.471 acre tract and "Scioto Meadows, Section 1, Part 3", to a point at the common corner of said "Scioto Meadows, Section 1, Part 3" and "Scioto Meadows, Section 1, Part 1", a subdivision of record in Plat Book 89, Page 2;

Thence North $84^{\circ} 54' 35''$ East, a distance of 919.63 feet, with the line common to said 146.471 acre tract and "Scioto Meadows, Section 1, Part 1", to a point in the easterly right-of-way of London-Groveport Road;

Thence South $05^{\circ} 42' 28''$ East, a distance of 2546.64 feet, with the easterly right-of-way of said London-Groveport Road, to an angle point of London-Groveport Road;

Thence North $82^{\circ} 20' 10''$ West, a distance of 2182.03 feet, with the northerly right-of-way of said London-Groveport Road, to a point being the common corner of said 146.471 acre and a 2.204 acre tract conveyed to Steven M. Doersam and Sharon Doersam by deed of record in Official Record 17206 E06;

Thence the following courses and distances with the line common to said 146.471 and 2.204 acre tract:

North $06^{\circ} 42' 18''$ East, a distance of 464.21 feet, to a point;

North $82^{\circ} 07' 25''$ West, a distance of 200.59 feet, to a point;

South $06^{\circ} 40' 40''$ West, a distance of 464.96 feet, to a point in the northerly right-of-way of said London-Groveport Road;

Thence North $82^{\circ} 20' 10''$ West, a distance of 1628.65 feet, with the northerly right-of-way of said London-Groveport Road, to a point;

Thence the following courses and distances over and across said 146.471 acre tract:

North 07° 44' 24" East, a distance of 275.90 feet, to a point;

North 80° 17' 24" West, a distance of 205.74 feet, to a point in the easterly right-of-way of Jackson Pike (State Route 104);

Thence North 03° 34' 58" East, a distance of 657.19 feet, easterly right-of-way of said Jackson Pike, to a point at the common corner of said 146.471 and 1.0614 acre tracts;

Thence North 84° 41' 03" East, a distance of 229.56 feet, with the line common to said 146.471 and 1.0614 acre tract, to the POINT OF BEGINNING. Containing 141.460 acres, more or less.

This description was prepared from existing records and is for zoning purposes.

C-85-04

VIRGINIA MILITARY RESERVE DEVELOPMENT
TOWNSHIP OF JACKSON, FRANKLIN COUNTY, OHIO

Area for Rezoning to PUD-R

