

ORDINANCE C-94-07

AN ORDINANCE FOR THE REZONING OF 2.181 ACRES
LOCATED AT 3755 BROADWAY FROM IND-2 TO R-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 October 9, 2007; 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.

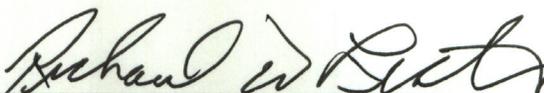
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from IND-2 to R-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and being 2.0 acres conveyed to Harriet E. Vansciever, as recorded in Official Records, p.b. 560, page 206, Recorder's Office, Franklin County, Ohio, and being a 12 foot wide strip of land lying south of the southerly line of A.R. and C.L. Eesley's Addition as recorded in Plat Book 10, Page 395, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

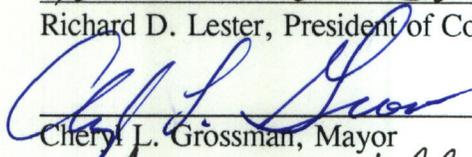
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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



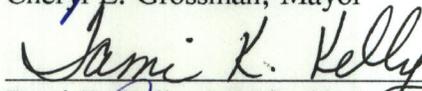
Richard D. Lester, President of Council

Passed: 12-17-07
Effective: 01-16-08



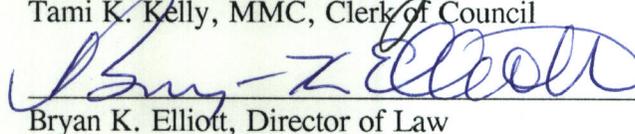
Cheryl L. Grossman, Mayor

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.



Bryan K. Elliott, Director of Law

C-94-07

EXHIBIT "A"

TRACT 1:

Situated in the State of Ohio, County of Franklin, and Township of Jackson, and being described as follows:

Being all that tract and parcel of land lying west of the B&O Railroad and being a part of V.M.S. No. 1388 and being more particularly described as follows:

Beginning at a point in the west right of way line of the B&O R.R. and in the north line of a tract of 26.685 acres conveyed by Harriet E. VanSciever by will to Jennie A. Barbee, as shown in p.b. 560, page 206, Franklin County records; thence with said north line N. 81° 28' W. 1307.9 feet to a stake at the northwest corner of said tract; thence with the west line of said tract 5.2° 3' W. 118 feet, to a stake in the southwest corner; thence with the south line of said tract, 5.57° 50' E. 1150.8 feet to a point in the west line of the right of way of the B&O R.R.; thence with said west line N. 30° 53' E. 625.24 feet to the place of beginning, containing 10.04 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING:

Being part of Virginia Military Survey No. 1388 and being part of a 10.04 acre tract in the name of Dwight D. Davis and Beulah Mae Davis of record in Deed Book 1277, Page 353, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin in the westerly right of way line of the B&O Railroad and at the northeasterly corner of the said Dwight D. and Beulah Mae Davis 10.04 acre tract; thence S. 30° 53' W. and along the westerly right of way line of the B&O Railroad, the easterly line of the Dwight D. and Beulah Mae Davis 10.04 acre tract a distance of 430.20 feet to an iron pin, said iron pin being in the southerly line of Rose Avenue 50 feet in width produced westerly; thence N. 57° 33' W. and along the southerly line of Rose Avenue produced westerly a distance of 443.30 feet to an iron pin; thence S. 30° 53' and parallel to the westerly right of way and the B&O Railroad a distance of 198.02 feet to an iron pin in the southerly line of the said Dwight D. and Beulah Mae Davis 10.04 acres tract a distance of 707.83 feet to an iron pin at the southwesterly corner of said Dwight D. and Beulah Mae Davis 10.04 acre tract; thence N. 1° 21' E. and along the westerly line of said 10.04 acre tract a distance of 118.00 feet to an iron pin in the northwesterly corner of said 10.04 acre tract; thence S. 81° 34' 20" E. and along the northerly line of said 10.04 acre tract a distance of 1308.26 feet to the place of beginning, containing 8.04 acres, more or less.

TRACT 2:

Situated in the State of Ohio, County of Franklin, and City of Grove City, and being a 12 foot wide strip of land lying south of the southerly line of A.R. and C.L. EESLEY'S ADDITION as recorded in Plat Book 10, Page 395 and running westerly from the westerly right of way of Broadway to the Easterly right of way of the Chessie System Railroad and being bounded and more fully described as follows:

Beginning at a found iron pin in the easterly right of way of said railroad and 12 feet southerly from the southerly line of said Addition; thence North 30° 53' East along said railroad line a distance of 12.00 feet to a point at the southwesterly corner of said Addition; thence South 57° 30' East along the southerly line of said Addition a distance of 656.70 feet to a point in the westerly line of Broadway at the southwesterly corner of said Addition; thence South 32° 30' West a distance of 12.00 feet to a point; thence North 57° 30' West a distance of 656.36 feet to the place of beginning, containing 7877 square feet or 0.181 acres, more or less.

Together with all right, title and interest of the grantor to that certain Railroad crossing as more fully set forth in Deed Book 325, Page 51, Recorder's Office, Franklin County, Ohio.

C-94-07

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:
Midland Celtic Title Group and/or Colony Mortgage

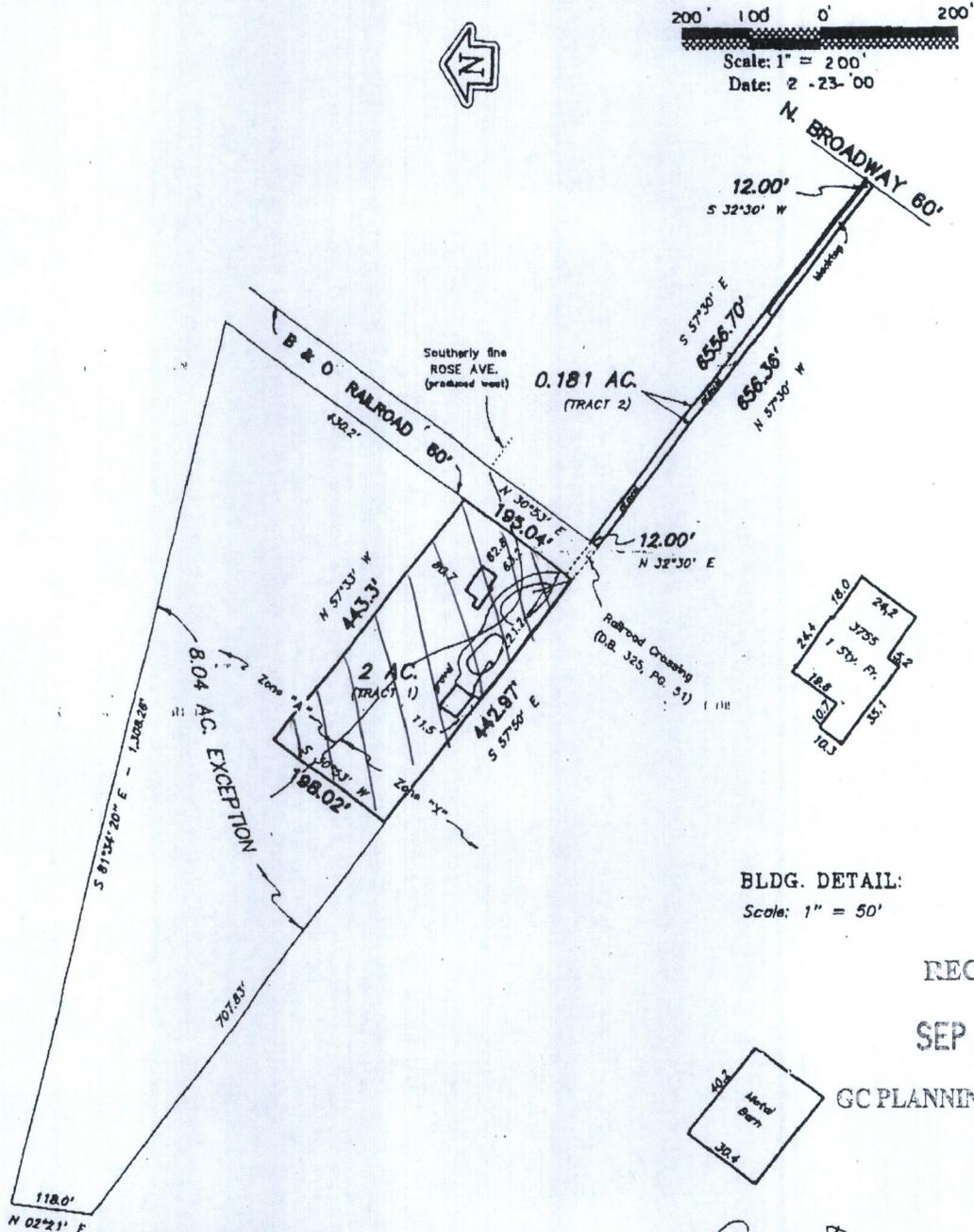
Legal Description: Situated in Ohio, County of Franklin, City of Grove City, Being a 2.0 Acre tract and a 0.181 Acre tract in Virginia Military Survey #1388

Applicant: Underwood

Posted Address: 3755 N. Broadway, Grove City, Ohio

F.E.M.A. Flood Zone Designation: Flood Zones "X" and "A" as per F.I.R.M. 390173 0239G (Subject House in Zone A).

Apparent Encroachments: 1) None



RECEIVED

SEP 19 2007

GC PLANNING COMMISSION

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Allen Myers
Myers Surveying Co., Inc.
By *Allen Myers*
Professional Surveyor