

ORDINANCE C-7-98

AN ORDINANCE APPROVE A C-2 ZONING CLASSIFICATION FOR A
19.62± ACRE PARCEL LOCATED WEST OF S.R. 104 AND SOUTH OF
THRAILKILL RD. UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

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 zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the C-2 Zoning Classification request on January 27, 1998 with the stipulations that: *1. Manheim Services Corp., dba Ohio Auto Auction purchase the property; and 2. This parcel be combined with adjoining property owned by Ohio Auto Auction to become one (1) parcel;* and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation 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 shall be given a zoning classification of C-2 - Retail Commercial, upon its annexation to the City of Grove City, Ohio, contingent upon the stipulations set forth by Planning Commission:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 469 and being part of a 153.001 acre tract conveyed to Eileen O. Barbee and Judith A. Poenish, Trustees, as recorded in Official Records, 1669-F-18, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

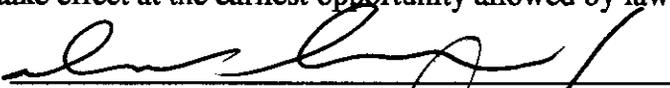
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

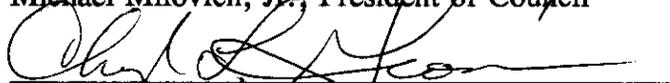
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

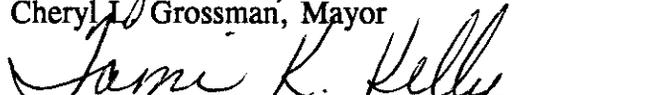
Passed: 4-20-98
Effective: 5-20-98

Attest:

I Certify that this ordinance
is correct as to form.


Michael Milovich, Jr., President of Council


Cheryl J. Grossman, Mayor


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

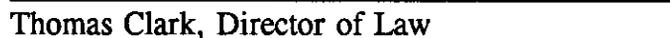

Thomas Clark, Director of Law

EXHIBIT "A"
C-7-98



LOUIS HAINES
SURVEYOR
354 KESSLER ST. PHONE 837-2181
GROVEPORT, OH 43125

September 10, 1997

Description of 19.620 Ac. in
VMS # 469, Jackson Twp., Franklin
County, Ohio for

Eileen O. Barbee, & Judith A. Poenish,
Trustees.

Situated in the Township of Jackson, County of Franklin State of Ohio, being a part of Virginia Military Survey Number 469 and being a part of a 153.001 acre tract conveyed to Eileen O. Barbee and Judith A. Poenish, Trustees, as recorded in Official Records, 1669-F-18, Recorder's Office, Franklin County, Ohio. More particularly bounded and described as follows:

beginning at a point on a steep bank on the south side of Brant Run at the southwesterly corner of the aforementioned 153.001 acre tract and the southeasterly corner of the Margaret Luce 7.0 acre tract, D.B. 2511, Pg. 505, in the northerly line of the Manheim Services Corp 45.457 acre tract, O.R. 31643-I-16, which bears South 74 degrees 09 minutes 14 seconds East. 324.32 feet from a 3/4 inch pipe found at the northwesterly corner of said 45.457 acre tract, thence North 16 degrees 09 minutes 25 seconds East, 68.50 feet, with the line between said 7.0 and 153.001 acre tracts, to a 3/4 inch pipe set in said line, on the northerly side of a Brant Run;

thence northeasterly, generally following the bottom of a valley, crossing and recrossing Brant Run, the following 4 courses:

thence North 88 degrees 14 minutes 05 seconds East, 194.26 feet to a 3/4 inch pipe set;

thence South 62 degrees 42 minutes 15 seconds East, 255.71 feet to a 3/4 inch pipe set;

thence North 69 degrees 41 minutes 35 seconds East, 248.97 feet to a 3/4 inch pipe set;

thence South 80 degrees 16 minutes 55 seconds East, 241.31 feet, to a 3/4 inch pipe set;

thence North 83 degrees 13 minutes 22 seconds East 828.39 feet, leaving the aforesaid Run, to a 3/4 inch pipe found at an angle in the Ashland Oil Co. pipe line, (buried);

thence South 74 degrees 09 minutes 14 seconds East, 643.52 feet, parallel to the southerly line of the tract herein described, to a 3/4 inch pipe set, said pipe being 780.00 feet westerly from the center line of State Route 104, measured at right angle thereto;

thence South 00 degrees 25 minutes 25 seconds East, 587.45 feet, 780.00 feet westerly from and parallel to the center line of State Route 104, measured at right angles thereto, to a 3/4 inch pipe set in the southerly line of the aforesaid 153.001 acre tract and in the northerly line of the Manheim Services 11.016 acre tract, O.R. 31643-I-16;

thence North 74 degrees 50 minutes 56 seconds West, 319.67 feet, with the line between the aforesaid 153.001 and 11.016 acre tract to a 3/4 inch pipe found at the common corner of the aforesaid 11.016 and 45.457 acre tract,

thence North 74 degrees 09 minutes 14 seconds West, 2130.20 feet, with the line between the aforesaid 153.001 and 45.457 acre tract, to the place of beginning;

19.620 Acre Tract

Page 2

September 10, 1997

to contain 19.620 acres, be the same more or less and subject to all legal easements, restrictions and conditions, as the same may be of record.

Basis of bearings: Center line of Thrailkill Road being South 54 degrees 46 minutes 35 minutes East, as dedicated in Plat Book 36, page 79.

Surveyed and written by,

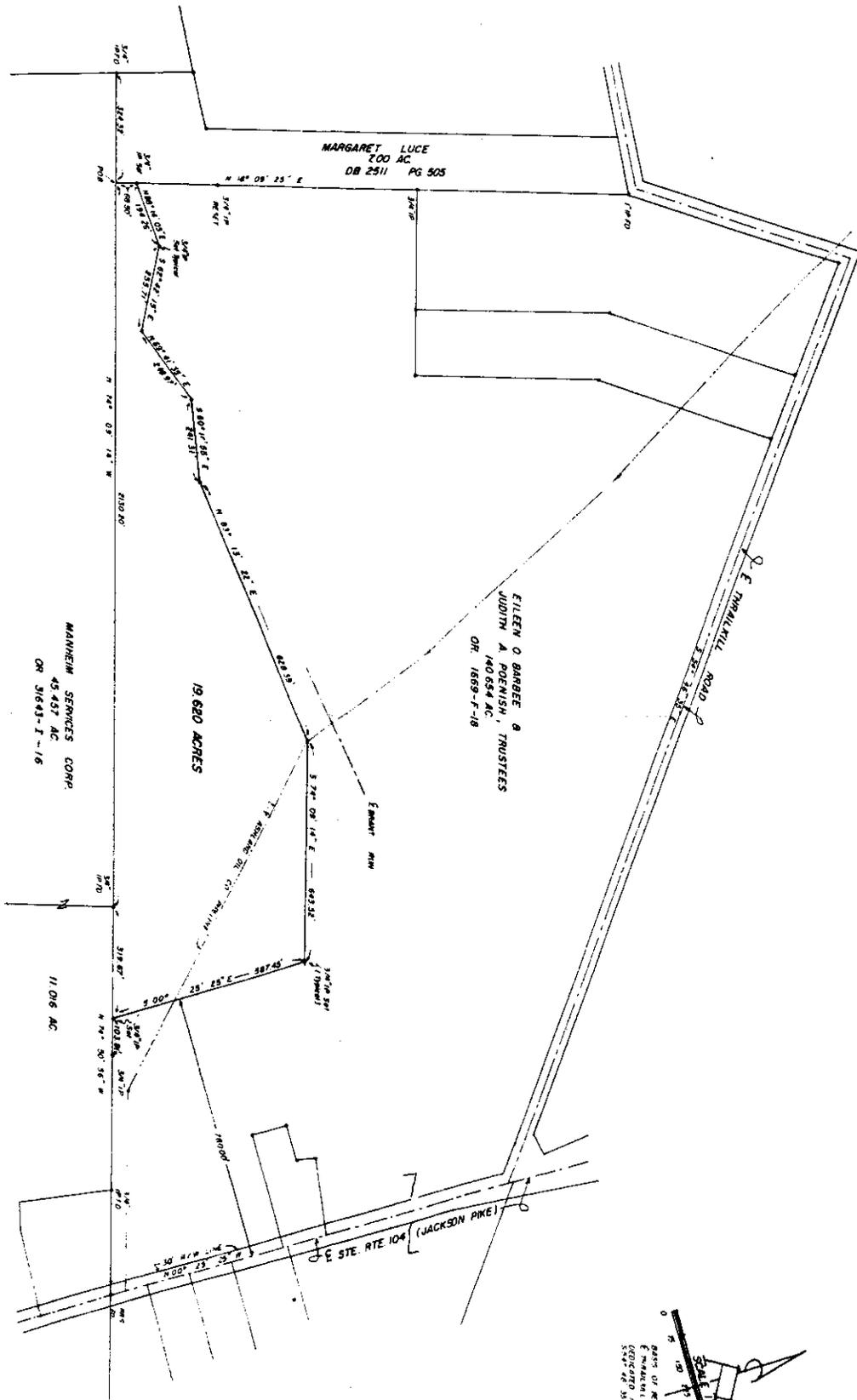


Louis J. Haines
Professional Surveyor 7205



25BRANT4

C-7-98
EXHIBIT "C"



SURVEY OF 19,680 ACRES
IN WMS: 469, JACKSON TOWNSHIP,
FRANKLIN COUNTY, STATE OF OHIO:
For
Eileen O. Barber & Judith A. Povich, Trustees

MAKING SURVEYING
300 Madison Street
Columbus, Ohio 43215
Phone: 607-2181



THIS SURVEY WAS MADE BY THE SURVEYOR AND THE BOUNDARIES SHOWN ARE THE RESULT OF HIS FIELD MEASUREMENTS AND CALCULATIONS. THE SURVEYOR'S OFFICE IS AT 300 MADISON STREET, COLUMBUS, OHIO 43215. PHONE: 607-2181.