

## ORDINANCE C-46-98

AN ORDINANCE FOR THE REZONING OF THE NORTHEAST AND NORTHWEST  
CORNERS OF RELOCATED HOOVER ROAD AND STATE ROUTE 665  
FROM R-1, SINGLE FAMILY RESIDENTIAL TO PUD-C AND SD-1

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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 May 12, 1998; 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-1 Single Family Residential to PUD-C - Planned Unit Development - Commercial and SD-1 - Educational, as shown on Exhibit "B":

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey No. 1434 & 6115, containing 10.029, 20.197, & 5.421 acres of land, more or less, and being part of that Tract of land conveyed to Edwin R. White, by Certificate of Transfer shown of record in Official Record, 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.

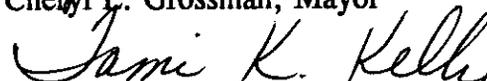
Passed: 8-17-98  
Effective: 9-10-98

Attest:

I Certify that this ordinance  
is correct as to form.

  
\_\_\_\_\_  
Michael Milovich, Jr. President of Council

  
\_\_\_\_\_  
Cheryl L. Grossman, Mayor

  
\_\_\_\_\_  
Tami K. Kelly, CMC/AE, Clerk of Council

  
\_\_\_\_\_  
Thomas Clark, Director of Law

C-46-98

EXHIBIT "A"

DESCRIPTION OF 10.029 ACRE TRACT OF LAND LOCATED  
NORTH OF LONDON-GROVEPORT ROAD (STATE ROUTE 665)  
AND WEST OF RELOCATED HOOVER ROAD  
IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN,  
STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 1434, containing 10.029 acres of land, more or less, said 10.029 acres being part of that original 29.696 acre tract of land, referred to as PARCEL ONE and part of that 15.380 acre tract of land referred to as PARCEL TWO as both parcels are described in the Certificate of Transfer to Edwin R. White, of record in Deed Book 3570, Page 860, Recorder's Office, Franklin County, Ohio, said 10.029 acres being more particularly described as follows:

Beginning, for reference, at a Franklin County Monument FCGS No. 0024 in the centerline of Hoover Road; thence S 3°37'02"W, with the centerline of said Hoover Road and in part with the easterly line of that 0.221 acre tract of land described in the deed to The City of Grove City, Ohio, of record in Official Record 28297A09, a distance of 711.20 feet to the southeasterly corner of said 0.221 acre tract, the same being the northeasterly corner of that 4.445 acre tract of land described in the deed to The City of Grove City, or record in Official Record 27154J11, both being of record in the Recorder's Office, Franklin County, Ohio, said point also being the northeasterly corner of the original PARCEL ONE; thence N 86°34'41"W, with the southerly line of said 0.221 acre tract and with the northerly line of said 4.445 acre tract, a distance of 42.84 feet to a 3/4-inch (I.D.) iron pipe found in a curve of the westerly right-of-way line of relocated Hoover Road same being at the northwesterly corner of said 4.445 acre tract and at the southwest corner of said 0.221 acre tract and at the southeasterly corner of the 29.475 acre residue of that 29.696 acre tract of land described in the deed to The Buckeye Ranch Service Board, Inc., of record in Official Record 30396H04, Recorder's Office, Franklin County, Ohio; thence N 86°34'41"W, with the northerly line of said PARCEL ONE and with the southerly line of said 29.475 acre residue tract, a distance of 374.51 feet to the true point of beginning;

Thence, from said true point of beginning, S 3°25'19"W, a distance of 175.00 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N 86°34'41"W, a distance of 165.75 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S 34°20'41"W, a distance of 163.43 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S 79°20'41"W, a distance of 169.91 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S 34°20'41"W, a distance of 368.53 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S 3°34'30"E, a distance of 122.93 feet to a 3/4-inch (I.D.) iron pipe set, being in a northerly line of that 5.00 acre tract of land described in deed to the Board of Trustees of Jackson Township, of record in Deed Book 3451, Page 902, Recorder's Office, Franklin County, Ohio;

Thence N 86°25'30"W, with the northerly line of said 5.00 acre tract, a distance of 295.82 feet to a 3/4-inch (I.D.) iron pipe found at the northwesterly corner of said 5.00 acre tract, the same being in the easterly line of that 5.127 acre tract of land described in the deed to Buckeye Boys Ranch, Inc., of record in Official Record 26690J12, Recorder's Office, Franklin County, Ohio;

Thence N 3°36'35"E, with the easterly line of said 5.127 acre tract (O.R. 26690J12) and with the westerly line of said PARCEL TWO, a distance of 794.82 feet to a 3/4-inch (I.D.) iron pipe found at the northeasterly corner of said 5.127 acre tract, the same being at the northwesterly corner of said PARCEL TWO and in the southerly line of the 29.475 acre residue of said 29.696 acre The Buckeye Ranch Service Board, Inc. tract;

Thence S 86°34'41"E, with the southerly line of the 29.475 acre residue of said 29.696 acre The Buckeye Ranch Service Board, Inc. tract and with the northerly lines of said PARCEL TWO and PARCEL ONE, a distance of 897.46 feet to the true point of beginning and containing 10.029 acres of land, more or less.

C-46-98

97323705

April 30, 1998

DESCRIPTION OF 10.029 ACRE TRACT OF LAND LOCATED NORTH OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND WEST OF RELOCATED HOOVER ROAD  
- (Cont'd) -

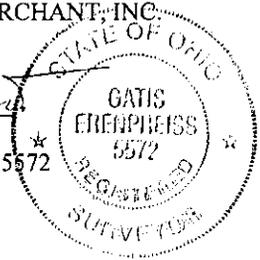
Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in December of 1997 and April of 1998.

The bearings referred to in the hereinabove description are based on the bearing N 82°14'50"W, for the original centerline of London-Groveport Road as it is referred to in the Certificate of Transfer to Edwin R. White, of record in Deed Book 3570, Page 860, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

By Gatis Erenpreiss  
Gatis Erenpreiss  
Professional Surveyor No. 5572



DESCRIPTION OF 20.197 ACRE TRACT OF LAND LOCATED  
NORTH OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND  
WEST OF RELOCATED HOOVER ROAD  
IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN,  
STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, being in part in Virginia Military Survey No. 1434 and part in Virginia Military Survey No. 6115, containing 20.197 acres of land, more or less, said 20.197 acres being part of that original 29.696 acre tract of land, referred to as PARCEL ONE and part of that 15.380 acre tract of land referred to as PARCEL TWO as both parcels are described in the Certificate of Transfer to Edwin R. White, of record in Deed Book 3570, Page 860, Recorder's Office, Franklin County, Ohio, said 20.197 acres being more particularly described as follows:

Beginning, for reference, at a Franklin County Monument FCGS No. 0024 in the centerline of Hoover Road; thence S 3°37'02"W, with the centerline of said Hoover Road and in part with the easterly line of that 0.221 acre tract of land described in the deed to The City of Grove City, Ohio, of record in Official Record 28297A09, a distance of 711.20 feet to the southeasterly corner of said 0.221 acre tract, the same being the northeasterly corner of that 4.445 acre tract of land described in the deed to The City of Grove City, of record in Official Record 27154J11, both being of record in the Recorder's Office, Franklin County, Ohio, said point also being the northeasterly corner of the original PARCEL ONE; thence N 86°34'41"W, with the southerly line of said 0.221 acre tract, with the northerly line of said 4.445 acre tract, a distance of 42.84 feet to a 3/4-inch (I.D.) iron pipe found in a curve of the westerly right-of-way line of relocated Hoover Road and at the true point of beginning, said true point of beginning being at the northwesterly corner of said 4.445 acre tract and at the southwest corner of said 0.221 acre tract;

Thence from said true point of beginning, southwardly, with the westerly right-of-way line of relocated Hoover Road and with the westerly line of said 4.445 acre tract, the following four (4) courses and distances:

- 1) Southwardly with the arc of a curve to the right having a radius of 1392.40 feet, a central angle of 23°21'13" and a chord that bears S 18°57'20"W, a chord distance of 563.62 feet to a 3/4-inch (I.D.) iron pipe found at the point of tangency;
- 2) S 30°37'56"W, a distance of 36.48 feet to a 3/4-inch (I.D.) iron pipe found at a point of curvature;
- 3) southwardly with the arc of a curve to the left having a radius of 1472.40 feet, a central angle of 28°22'08" and a chord that bears S 16°26'52"W, a chord distance of 721.61 feet to a 3/4-inch (I.D.) iron pipe found at the point of tangency;
- 4) S 2°15'48"W, a distance of 102.81 feet to a 3/4-inch (I.D.) iron pipe found at a point of curvature at the right-of-way curve return for London-Groveport Road (S.R. 665);

Thence southwestwardly with said right-of-way curve return, the same being the arc of a curve to the right having a radius 30.00 feet, a central angle of 98°00'22" and a chord that bears S 51°15'59"W, a chord distance of 45.28 feet to a 3/4-inch (I.D.) iron pipe found at a point of reverse curvature in the northerly right-of-way line of said London-Groveport Road (S.R. 665), the same being in a northerly line of said 4.445 acre tract;

Thence westwardly with the northerly right-of-way line of said London-Groveport Road (S.R. 665) and with the northerly boundary of said 4.445 acre tract, the following three (3) courses and distances:

- 1) westwardly, with the arc of a curve to the left having a radius of 1757.05, a central angle of 11°21'58" and a chord that bears N 85°24'54"W, a chord distance of 347.99 feet to a 3/4-inch (I.D.) iron pipe found at the point of tangency;

DESCRIPTION OF 20.197 ACRE TRACT OF LAND LOCATED NORTH OF LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND WEST OF RELOCATED HOOVER ROAD  
- (Cont'd) -

- 2) S 88°54'08"W, a distance of 112.63 feet to a 3/4-inch (I.D.) iron pipe found at a point of curvature;
- 3) westwardly with the arc of a curve to the right having a radius of 1960.00 feet, a central angle of 3°38'57" and a chord that bears N 89°16'23"W, a chord distance of 124.81 feet to a 3/4-inch (I.D.) iron pipe found in the easterly line of that 5.00 acre tract of land described in the deed to Board of Trustees of Jackson Township, of record in Deed Book 3451, Page 902, Recorder's Office, Franklin County, Ohio;

Thence N 3°36'35"E, with the easterly line of said 5.00 acre tract and with the westerly line of said PARCEL TWO, a distance of 623.68 feet to a 3/4-inch (I.D.) iron pipe found at the northeasterly corner of said 5.00 acre tract;

Thence N 86°25'30"W, with the northerly line of said 5.000 acre tract, a distance of 34.18 feet to a 3/4-inch (I.D.) iron pipe set;

Thence northeastwardly and eastwardly, crossing said PARCEL ONE and PARCEL TWO, the following six (6) courses and distances:

1. N 3°34'30"E, a distance of 122.93 feet to a 3/4-inch (I.D.) iron pipe set;
2. N 34°20'41"E, a distance of 368.53 feet to a 3/4-inch (I.D.) iron pipe set;
3. N 79°20'41"E, a distance of 169.91 feet to a 3/4-inch (I.D.) iron pipe set;
4. N 34°20'41"E a distance of 163.43 feet to a 3/4-inch (I.D.) iron pipe set;
5. S 86°34'41"E, a distance of 165.75 feet to a 3/4-inch (I.D.) iron pipe set;
6. N 3°25'19"E, a distance of 175.00 feet to a 3/4-inch (I.D.) iron pipe set in the southerly line of the 29.457 acre residue of that 29.699 acre tract of land described in the deed to The Buckeye Ranch Service Board, Inc. tract, of record in Official Record 30396H04, Recorder's Office, Franklin County, Ohio, the same being in the northerly line of said PARCEL ONE;

Thence S 86°34'41"E with the southerly line of said 29.457 acre residue tract and with the northerly line of said PARCEL ONE, a distance of 374.51 feet to the true point of beginning and containing 20.197 acres, more or less.

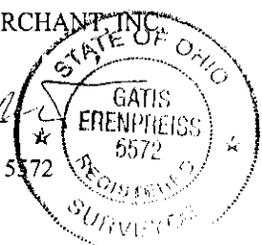
Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from an actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in December of 1997 and March of 1998.

The bearings referred to in the hereinabove description are based on the bearing N 82°14'50"W, for the original centerline of London-Groveport Road as it is referred to in the Certificate of Transfer to Edwin R. White, of record in Deed Book 3570, Page 860, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

By *Gatis Erenpreiss*  
Gatis Erenpreiss  
Professional Surveyor No. 5572



## TO BE REZONED TO PUD-C

97323701

March 2, 1998

DESCRIPTION OF 5.421 ACRE TRACT OF LAND LOCATED NORTH OF  
LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND EAST OF RELOCATED  
HOOVER ROAD IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN,  
STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, being in part in Virginia Military Survey No. 1434 and part in Virginia Military Survey No. 6115, containing 5.421 acres of land, more or less, said 5.421 acres being part of that original 29.696 acre tract of land, referred to as PARCEL ONE, as said PARCEL ONE is referred to in the Certificate of Transfer to Edwin R. White, of record in Deed Book 3570, Page 860, Recorder's Office, Franklin County, Ohio, said 5.421 acres being more particularly described as follows:

Beginning, for reference, at a Franklin County Monument FCGS No. 0024 in the centerline of Hoover Road; thence S 3°37'02"W, with the centerline of said Hoover Road and in part with the easterly line of that 0.221 acre tract of land described in the deed to The City of Grove City, Ohio, of record in Official Record 28297A09, and with the easterly line of that 4.445 acre tract of land described in the deed to The City of Grove City, of record in Official Record 27154J11 both being of record in the Recorder's Office, Franklin County, Ohio, passing the northeasterly corner of said 4.445 acre tract at a distance of 711.20 feet, a total distance of 963.30 feet to a 3/4-inch (I.D.) iron pipe found at the true point of beginning;

Thence from said true point of beginning, S 3°37'02"W, with the easterly line of said PARCEL ONE, the same being the original centerline of Hoover Road, a distance of 1255.95 feet to a 3/4-inch (I.D.) iron pipe found in the present northerly right-of-way line of London-Groveport Road (S.R. 665) at the southeasterly corner of said 4.445 acre tract;

Thence westwardly, with the northerly right-of-way line of said London Groveport Road and with the northerly line of said 4.445 acre tract, the same being the arc of a curve to the left having a radius of 1757.05 feet, a central angle of 8°52'01" and a chord that bears N 70°44'10"W, a chord distance of 271.65 feet to a 3/4-inch (I.D.) iron pipe found at a point of reverse curvature;

Thence northwestwardly with the curve return of London-Groveport Road and relocated Hoover Road right-of-way, the same being the arc of a curve to the right having a radius of 30.00 feet, a central angle of 77°25'55" and a chord that bears N 36°27'10"W, a chord distance of 37.53 feet to a 3/4-inch (I.D.) iron found at the point of tangency in the easterly right-of-way line of said relocated Hoover Road;

Thence northwardly with the easterly right-of-way line of said relocated Hoover Road the following four (4) courses and distances:

- 1) N 2°15'48"E, a distance of 128.22 feet to a 3/4-inch (I.D.) iron pipe found at a point of curvature;
- 2) northwardly, with the arc of a curve to the right having a radius of 1392.40 feet a central angle of 28°22'08" and a chord that bears N 16°26'52"E, a chord distance of 682.40 feet to a 3/4-inch (I.D.) iron pipe found at the point of tangency;
- 3) N 30°37'56"E, a distance of 36.48 feet to a 3/4-inch (I.D.) iron pipe found at the point of curvature;
- 4) northwardly, with the arc of a curve to the left having a radius of 1472.40 feet a central angle of 13°37'45" and a chord that bear N 23°49'04"E, a chord distance of 349.42 feet to the true point of beginning and containing 5.421 acres of land, more or less.

C-46-98

97323701

March 2, 1998

DESCRIPTION OF 5.421 ACRE TRACT OF LAND LOCATED NORTH OF  
LONDON-GROVEPORT ROAD (STATE ROUTE 665) AND EAST OF RELOCATED  
HOOVER ROAD - (Cont'd) -

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information  
obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in  
December of 1997.

The bearings referred to in the hereinabove description are based on the bearing  
N 82° 14' 50" W, for the original centerline of London-Groveport Road as it is referred to  
in the Certificate of Transfer to Edwin R. White, of record in Deed Book 3570, Page 860,  
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