

ORDINANCE C-61-93

AN ORDINANCE FOR THE REZONING OF 1.212 ACRES NORTH OF EXECUTIVE INN AND EAST OF JACKPOT ROAD FROM IND-1 TO C-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 gave its approval to the rezoning on June 15, 1993; 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-1 - Light Industry to C-2 - Commercial.

Situated in the State of Ohio, County of Franklin, City of Grove City and being 1.212 acres of land, more or less, all out of that Parcel No. 2 as same is designated and delineated on the recorded plat of "JACKPOT PARCELS" in Plat Book 30, Page 105, all referenced in this description are to the records in the 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.

Brian L. Buzby
Brian L. Buzby, President of Council

Passed: 8-2-93
Effective: 9-1-93

Richard L. Stage
Richard L. Stage, Mayor

Attest:

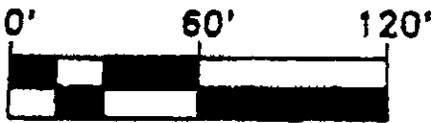
Tami K. Kelly
Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.

Thomas R. Clark
Thomas Clark, Director of Law

6515 E. LIVINGSTON AVE.
REYNOLDSBURG, OHIO 43068
PHONE: (614) 759-9900

C-61-93



GRAPHIC SCALE

LEGEND

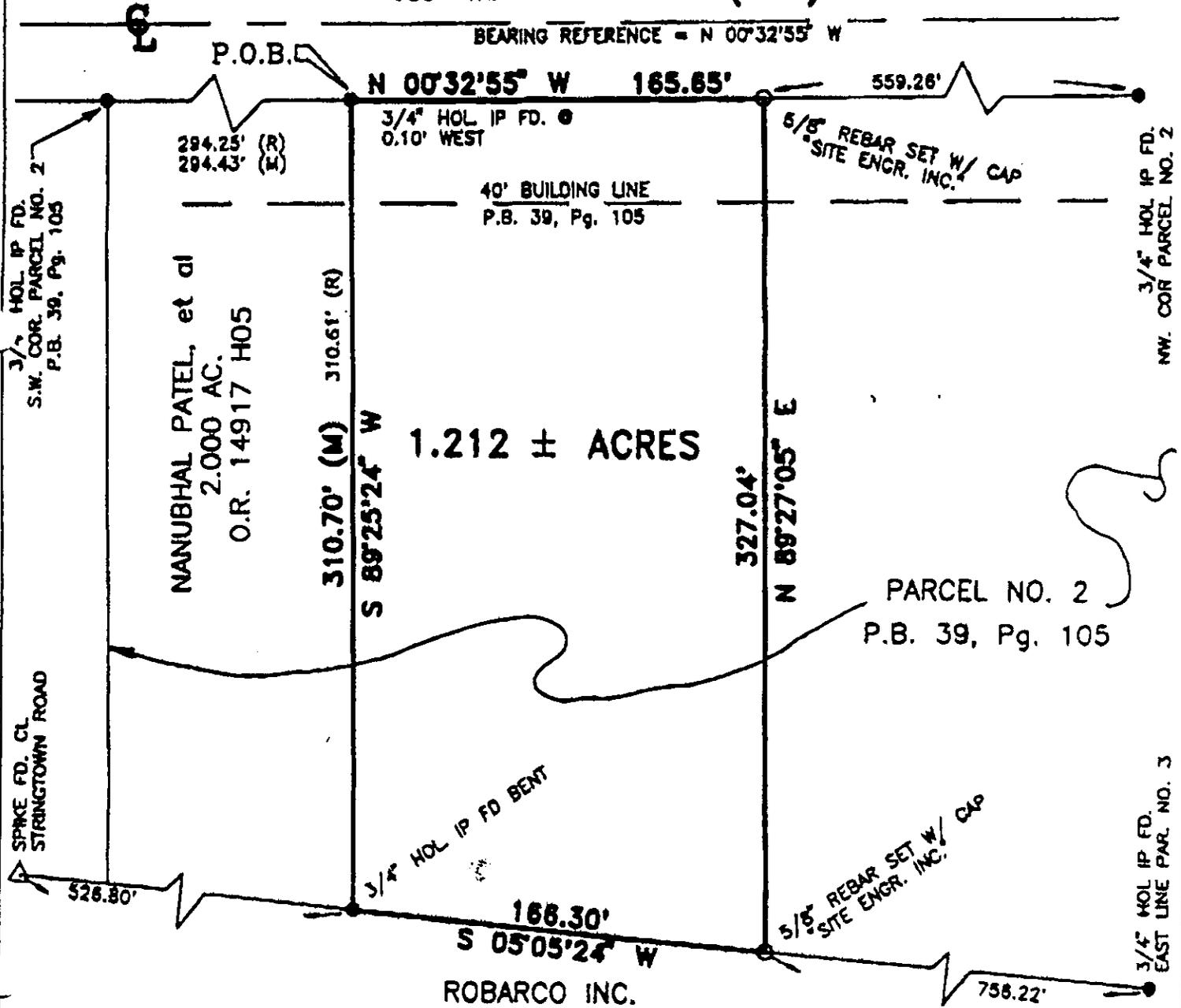
- (*) = DEED MEASUREMENT
- (M) = MEASURED THIS SURVEY

FILE NO. 2310
DATE: JUNE 1993
SCALE: 1"=80'

JACKPOT ROAD (80')

P.B. 39, Pg. 105

BEARING REFERENCE = N 00°32'55" W



Situated in the State of Ohio, County of Franklin, City of Grove City, and being 1.212 acres of land, more or less, all out of that Parcel No. 2 as same is designated and delineated on the recorded plat of "JACKPOT PARCELS" in Plat Book 39, Page 105 in the Recorder's Office, Franklin County, Ohio.

NOTES

- 1) This survey was prepared in reliance on the title policy provided by Guarantee Title and Trust/ARTA, Inc. Commitment No. 29783C dated October 22, 1992.
- 2) According to F.E.M.A. Flood Insurance Rate Map, Community-Panel Number 380167 0180 B dated July 5, 1983, this property is in Zone "C," areas of minimal flooding.

We hereby certify that this plat was prepared from an actual field survey of the premises on June 1, 1993; that it is correct to the best of our knowledge.

SITE ENGINEERING, INC.

By Mark A. Hazel per 6-3-93

Mark A. Hazel
Professional Surveyor #7039



6515 E. Livingston Ave. - Suite 11
Reynoldsburg, Ohio 43068
614-759-9900

EXHIBIT "A"

OUR FILE NO. 2310
JACKPOT ROAD
GROVE CITY, OHIO

1.212± ACRES
PROPERTY DESCRIPTION
JUNE 1, 1993

Situated in the State of Ohio, County of Franklin, City of Grove City, and being 1.212 acres of land, more or less, all out of that Parcel No. 2 as same is designated and delineated on the recorded plat of "JACKPOT PARCELS" in Plat Book 39, Page 105 all reference in this description are to the records in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning, for reference, at a 3/4" hollow iron pin found at the southwesterly corner of said Parcel No. 2, on the easterly right-of-way line of Jackpot Road (60 foot wide, Plat Book 39, Page 105);

Thence North 00° 32' 55" West 294.43 feet, along said right-of-way line and the westerly line of that 2.000 acre tract described in a deed to Namubhal Patel, et. al. in Official Record 14520D20, to the northwesterly corner of said 2.000 acre tract, THE TRUE POINT OF BEGINNING, witness a 3/4" hollow iron pin found at South 89° 25' 24" West 0.10 feet;

Thence North 00° 32' 55" West 165.65 feet, along said right-of-way line and the westerly line of said Parcel No. 2, to a 5/8" rebar set;

Thence North 89° 27' 05" East 327.04 feet, crossing said Parcel No. 2 with a new division line, to a 5/8" rebar set on the easterly line of said Parcel No. 2;

Thence South 05° 05' 24" West 166.30 Feet, along the easterly line of said Parcel No. 2, to a 3/4" hollow iron pin found at the northeasterly corner of said 2.000 acre tract;

Thence South 89° 25' 24" West 310.70 feet, along the northerly line of said 2.000 acre tract, to the POINT OF BEGINNING, containing 1.212 acres of land, more or less, subject to any easements, restrictions or right-of-ways of record.

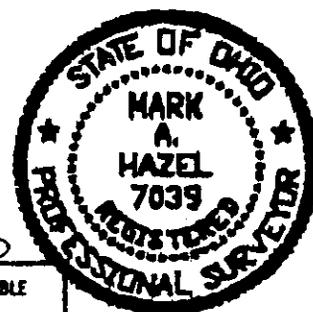
NOTE: Bearings are used for the determination of angles only. For the purpose of this description a bearing of North 00° 32' 55" West was used on the centerline of Jackpot Road as shown on Plat Book 39, Page 105 and all other bearings were calculated from this meridian. The 5/8" rebars set are 30" long with plastic caps stamped "Site Engineering, Inc."

The above description was prepared from an actual field survey of the premises on June 1, 1993 by Site Engineering, Inc.

SITE ENGINEERING, INC.

M-88-C
1.212 ACRES.
OUT OF
5961
(040)

By Mark A. Hazel, pro 6-3-93
Mark A. Hazel
Professional Surveyor #7039



DESCRIPTION ACCEPTABLE	JOHN CIRCLE
FRANKLIN COUNTY ENGINEER	DATE 6-7-93
INT	SPLIT
TRANSFER	