

# ORDINANCE C-94-02

AN ORDINANCE FOR THE REZONING OF 0.030 ACRES  
LOCATED AT 4461 BROADWAY FROM PUD-C TO SD-4

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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 September 24, 2002; 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 PUD-C to SD-4:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Reserve "A", Castle Farms Subdivision, P.B. 21, Pg. 3 and being part of a 4.836 acre tract conveyed to Larry W. Beavers, as recorded in Official Records, 25393-1-17, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

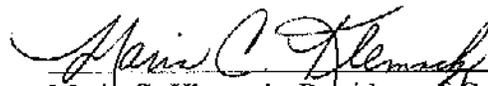
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

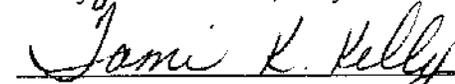
Passed: 11-18-02  
Effective: 12-20-02

Attest:

I Certify that this ordinance  
is correct as to form.

  
\_\_\_\_\_  
Maria C. Klemack, President of Council

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

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

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



C-94-02

Lease Area  
0.030 Acres Tract

A part or Reserve "A"  
Castle Farms Subdivision, P.B. 21, Pg. 3  
Grove City, Franklin County, Ohio

Being Part of a 4.836 acre tract conveyed to Larry W. Beavers, as recorded in O.R. 25393-I-17, Recorder's office Franklin County, Ohio and being more particularly described as follows:

Commencing at found railroad Spike in the Westerly right of way of Harrisburg Pike, U. S. Route 62 (Broadway), at the Northeasterly corner of the said Reserve "A" and the Southeasterly corner of Larry's Trucking Inc. 1.518 acre tract O.R. 3564-J-04;

Thence North  $85^{\circ}41'28''$  West a distance of 485.62' to a point;

Thence South  $35^{\circ}42'07''$  West a distance of 298.92' to a point, said point also being **The True Point of Beginning**;

Thence South  $35^{\circ}42'07''$  West a distance of 40.00' to a point;

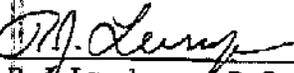
Thence North  $60^{\circ}33'03''$  West a distance of 22.36' to a found iron pin;

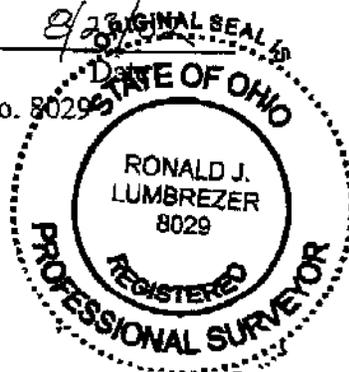
Thence North  $5^{\circ}42'05''$  East a distance of 36.64' to a point;

Thence South  $84^{\circ}39'47''$  East a distance of 21.50' to a point;

Thence South  $53^{\circ}52'18''$  East a distance of 22.00' to the **True Point of Beginning**, having an area of 1307.07 square feet, containing 0.030 acres of land more or less, subject to all easements, rights-of-way and restrictions of previous record.

This description is based on a survey of the premises by Jeffery D. Hofius of R.D. Zande, Ohio Professional Surveyor No. 7455 on August 02, 2002. Any reference to set iron pins are 1/2" diameter iron pipes, 30" in length with a yellow cap, bearing the name "R.D. Zande". Bearings used in this description are assumed and are for the sole purpose of showing angular relationship.

  
R. J. Lumbrezer, P. S.  
Ohio Professional Surveyor No. 8029



R.D. Zande & Associates, Inc.  
5555 Airport Highway, Suite 210  
Toledo, Ohio 43615

