

ORDINANCE C-68-60

To Adopt a Zoning Map, and Amend Existing Zoning Ordinances and To Declare an Emergency and to Rezone Certain Premises

WHEREAS, it is necessary to establish and create and adopt a zoning map, and

WHEREAS, Ordinance C-68-60 provided for such a map, its control and maintenance, and

WHEREAS, the Planning Commission has established, created and recommended approval of Comprehensive Zoning Map No. 1 dated November, 1960 as indicated by the enclosed hereto, and

WHEREAS, a public notice of the pendency of this Ordinance has been given in accordance with Revised Code 713.12 and such hearing has been accomplished, and

WHEREAS, it is necessary to amend existing zoning ordinances to conform to Comprehensive Zoning Map No. 1 and to provide for orderly growth of the City of Grove City, Ohio, and

WHEREAS, such regulations as above described are immediately necessary for the protection of the public health, safety and morals, and

NOW, THEREFORE, Be It Ordained by the Council of the City of Grove City, Ohio, that

SECTION 1. Comprehensive Zoning Map No. 1 dated November, 1960 is hereby adopted and approved in part as set forth herein below in accordance with Chapter 3319.01.

SECTION 2. Comprehensive Zoning Map No. 1 dated November 1960 which is attached hereto, is made part hereof as if set forth in full and/or detail herein.

SECTION 3. All ordinances which are in conflict with this Ordinance and/or Ordinance No. C-68-60 are hereby amended and/or repealed.

SECTION 4. The uses, districts and further descriptions or Comprehensive Zoning Map No. 1 dated November 1960 as shown in the color legend thereon are hereby approved and adopted with respect to the below described premises. The type, boundary and use designations as shown on said map of the below described premises shall conform to the description

as herein set forth and the description as set forth in Ordinance C-68A-60.

SECTION 5. The following described premises are rezoned from agricultural-residential to J-B Residential District

DESCRIPTION OF A 44.266 ACRE TRACT OUT OF THE HUGO T. AND ELLEN B. LEITHART 40 ACRE TRACT AND 34 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Lot 15 of a subdivision of Survey No. 1388 of the Virginia Military Lands of record in Deed Book 17, Page 154 and being 44.266 acres out of the Hugo T. and Ellen B. Leithart 34 acre tract described as first tract, and part of the Hugo T. and Ellen B. Leithart 40 acre tract described as fourth tract in Deed Book 916, Page 531 all in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at an iron pin in the westerly line of said 34 acre tract, said iron pin being located N 0° 39' E, a distance of 349.00 feet from the southwesterly corner of said 34 acre tract, the centerline of Stringtown Road, said point being also the northwesterly corner of a 3.871 acre tract as described in a deed to the Grove City Methodist Church in Deed Book 1908, Page 116, Franklin County Recorder's Office:

Thence, with the westerly line of said 34 acre tract N 0° 39' E, a distance of 1617.42 feet to an iron pin in the northwesterly corner of said 34 acre tract;

Thence S 89° 32' 05" E, a distance of 99.96 feet to an iron pin;

Thence S 89° 18' 33" E, with the northerly lines of said 34 acre and 40 acre tracts, a distance of 953.90 feet to an iron pin in the northerly line of said 40 acre tract;

Thence S 89° 24' 55" E, with the northerly line of said 40 acre tract, a distance of 610.04 feet to a point in the centerline of Hoover Road (60 feet in width), the northeasterly corner of said 40 acre tract;

Thence S 1° 25' W, with the centerline of said Hoover Road, the easterly line of said 40 acre tract, a distance of 625.00 feet to a point;

Thence N 89° 24' 55" W, a distance of 642.97 feet to a point;

Thence S 69° 42' 14" W, a distance of 93.38 feet to a point;

Thence S 26° 20' 22" W, a distance of 93.15 feet to a point;

Thence S 0° 39' W, a distance of 556.20 feet to a point;

Thence N 89° 21' W, a distance of 20.00 feet to a point;

Thence S 23° 30' 01" E, a distance of 139.69 feet to a point;

Thence S 17° 14' 41" W, a distance of 57.85 feet to a point;

Thence S 11° 14' 16" E, a distance of 140.25 feet to a point;

Thence N 89° 15' W, parallel to the southerly line of said 34 acre tract and 349 feet northerly therefrom, a distance of 934.49 feet to the place of beginning and containing 44.266 acres, more or less.

SECTION 6. That for the reasons stated in the preamble hereto and made a part hereof, this Ordinance is declared to be an emergency measure and shall take effect immediately upon passage.

SUBMITTED March 10, 1961

PASSED March 10, 1961

EFFECTIVE March 10, 1961

Paul J. Brinkman
President of Council

Anton C. Palmer
Mayor

Richard D. ...
Clerk of Council

Date:

I hereby certify that the foregoing legislation was published in accordance with the provisions of Section 2.11. of the Grove City Charter.

.....
Clerk of Council