

ORDINANCE C-70-15

AN ORDINANCE TO VACATE THE PUBLIC ALLEY  
LOCATED BETWEEN PARK STREET AND GROVE CITY ROAD

WHEREAS, on July 20, 2015 Council enacted Resolution CR-44-15 which approved the Development Plan for the Broadway and Park Apartments; and

WHEREAS, the vacation of the public alley located between Park Street and Grove City Road is necessary for the Project; and

WHEREAS, when a road is vacated under Ohio law, the roadway (alley) is split and attaches to the adjoining properties and, in this case, all of the adjoining properties are owned and controlled by the City. The entire property, including the vacated portion, will be conveyed to the Developer of the Project as authorized in Ordinance C-41-15; and

WHEREAS, Council is satisfied that there is good cause for the vacation of said portion of the public alley located between Park Street and Grove City Road and that it will not be detrimental to the general interest of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The public alley located between Park Street and Grove City Road depicted in Exhibit "A" and as more fully described in Exhibit "B" is hereby vacated.

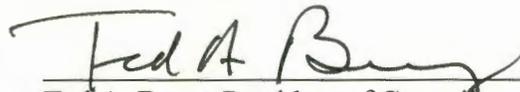
SECTION 2. This Ordinance shall take effect at earliest opportunity allowed by law.

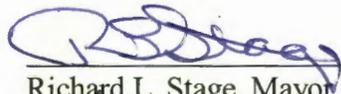
Passed: 9-21-15

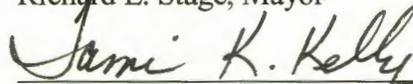
Effective: 10-21-15

Attest:

I certify that this ordinance is correct as to form.

  
Ted A. Berry, President of Council

  
Richard L. Stage, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

  
Stephen J. Smith, Director of Law

C-70-15

Exhibit 'A'

# SURVEY OF ACREAGE PARCEL

## VIRGINIA MILITARY SURVEY NO. 1388

### CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

#### SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey

#### BASIS OF BEARINGS:

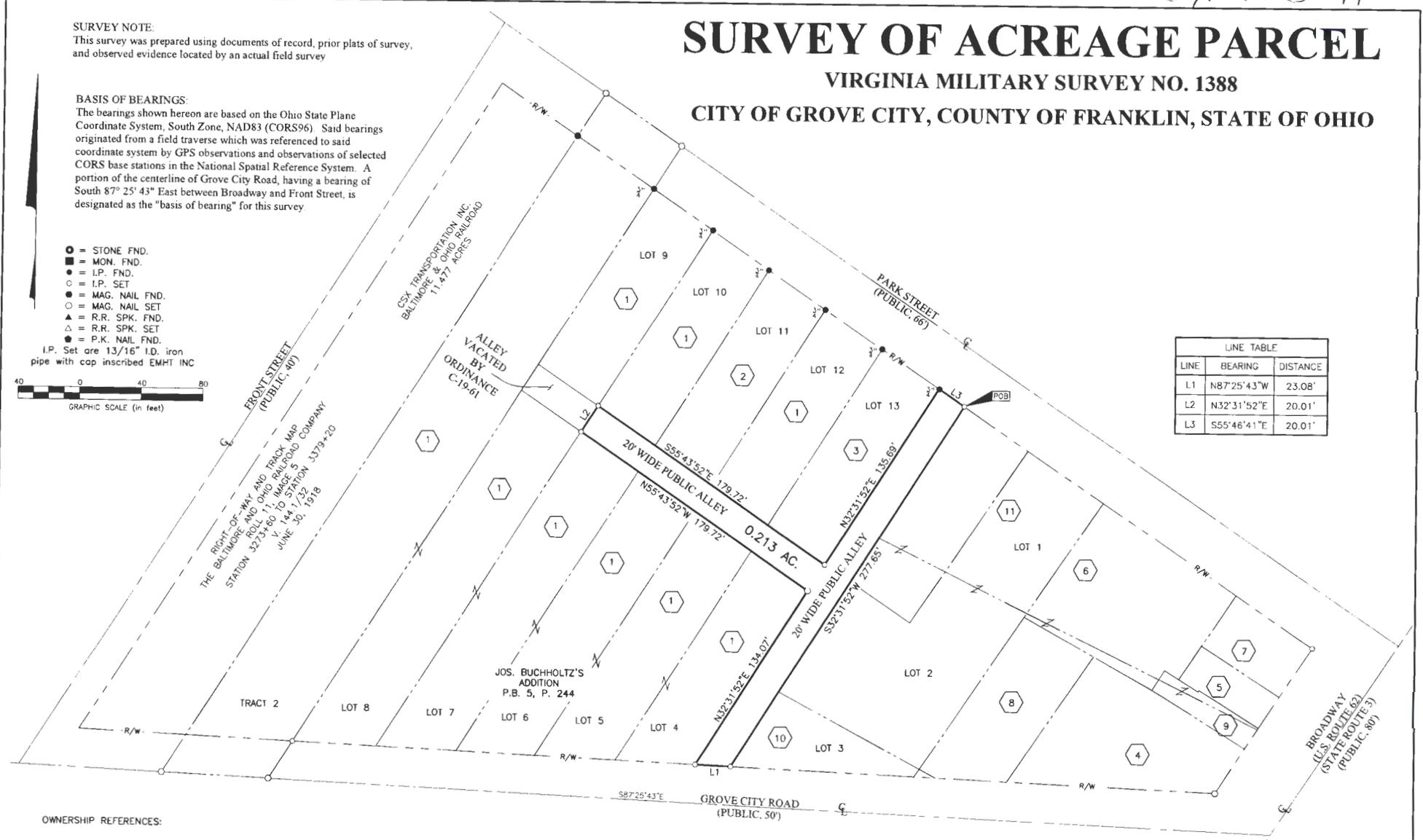
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORSS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A portion of the centerline of Grove City Road, having a bearing of South 87° 25' 43" East between Broadway and Front Street, is designated as the "basis of bearing" for this survey.

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- △ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°25'43"W	23.08'
L2	N32°31'52"E	20.01'
L3	S55°46'41"E	20.01'



#### OWNERSHIP REFERENCES:

- |  |  |   |
|--|--|---|
| 1 THE CITY OF GROVE CITY, OHIO<br>IN: 200108130186816<br>P.N. 040-000102 | 5 THE CITY OF GROVE CITY, OHIO<br>O.R. 12666A20<br>P.N. 040-000045 | 9 THE CITY OF GROVE CITY, OHIO<br>O.R. 12270B16<br>P.N. 040-000045            |
| 2 THE CITY OF GROVE CITY<br>IN: 200302100041687<br>P.N. 040-000102       | 6 THE CITY OF GROVE CITY, OHIO<br>O.R. 11454G16<br>P.N. 040-000045 | 10 THE CITY OF GROVE CITY<br>O.R. 13786F16 & O.R. 13786F17<br>P.N. 040-000045 |
| 3 THE CITY OF GROVE CITY, OHIO<br>O.R. 340B3G17<br>P.N. 040-000102       | 7 THE CITY OF GROVE CITY, OHIO<br>O.R. 12098G08<br>P.N. 040-000045 | 11 THE CITY OF GROVE CITY<br>O.R. 12371D16<br>P.N. 040-000045                 |
| 4 THE CITY OF GROVE CITY<br>O.R. 11964H18<br>P.N. 040-000045             | 8 THE CITY OF GROVE CITY, OHIO<br>O.R. 11545J04<br>P.N. 040-000045 |   |

By \_\_\_\_\_ Date \_\_\_\_\_  
 John C. Dodgion  
 Professional Surveyor No 8069

<p>Evans, Mechwart, Hambleton &amp; Tilton, Inc.        Engineers • Surveyors • Planners • Scientists        4000 New Albany Road, Columbus, OH 43204        Phone: 614.773.4500 Toll Free: 888.773.3648        emht.com</p>	Date: August 28, 2015	
	Scale: 1" = 40'	
	Job No: 2015-0898	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

**C-70-15      Exhibit "B"**  
**0.213 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1388 and being the remainder of the 20 foot wide alleys dedicated to public use by the subdivision entitled "Jos. Buchholtz's Addition" of record in Plat Book 5, Page 244, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

*Beginning* at an iron pin set at the northwesterly corner of Lot 1 of said "Jos. Buchholtz's Addition" and the intersection of the southerly right-of-way line of Park Street (66 feet wide) with the easterly line of the said 20 foot alley;

thence South 32° 31' 52" West, with said easterly right-of-way line and the westerly line of Lots 1, 2, and 3 of said "Jos. Buchholtz's Addition", a distance of 277.65 feet to an iron pin set at the southwest corner of said Lot 3 and the intersection of said easterly right-of-way line with the northerly right-of-way line of Grove City Road (50 feet wide);

thence North 87° 25' 43" West, with the southerly terminus said 20 foot alley and said northerly right-of-way line extended, a distance of 23.08 feet to an iron pin set at the intersection of said northerly right-of-way line with the westerly right-of-way line of said 20 foot alley and the southeasterly corner of Lot 4 of said "Jos. Buchholtz's Addition";

thence North 32° 31' 52" East, with said westerly right-of-way line and the easterly line of said Lot 4, a distance of 134.07 feet to a magnetic nail set at a northeasterly corner of said Lot 4 and the intersection of said westerly right-of-way line with the southerly right-of-way line of a 20 foot alley;

thence North 55° 43' 52" West, with said southerly right-of-way line and the northerly line of said Lot 4 and Lots 5, 6, and 7 of said "Jos. Buchholtz's Addition", a distance of 179.72 feet to an iron pin set at the corner common to said Lot 7 and Lot 8 of "Jos. Buchholtz's Addition", the westerly terminus of said southerly right-of-way line, and the southeasterly corner of the portion of said 20 foot alley vacated by City of Grove City Ordinance C-19-61;

thence North 32° 31' 52" East, with the westerly terminus of said 20 foot alley and the easterly line of said vacated 20 foot alley, a distance of 20.01 feet to an iron pin set at a common corner thereof and the corner common to Lots 9 and 10 of "Jos. Buchholtz's Addition";

thence South 55° 43' 52" East, with the northerly right-of-way line of said 20 foot alley and the southerly line of said Lot 10 and Lots 11, 12, and 13 of "Jos. Buchholtz's Addition", a distance of 179.72 feet to an iron pin set at a southeasterly corner of said Lot 13 and the intersection of said northerly right-of-way line with the westerly right-of-way line of said 20 foot alley;

thence North 32° 31' 52" East, with the easterly line of said Lot 13 and said westerly right-of-way line, a distance of 135.69 feet to a 3/4" iron pin found at a northeasterly corner of said Lot 13 and the intersection of said westerly right-of-way line with the southerly right-of-way of Park Street;

thence South 55° 46' 41" East, with the northerly terminus of said 20 foot alley and said southerly right-of-way line extended, a distance of 20.01 feet, to the *Point of Beginning*.

Containing 0.213 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

**C-70-15      Exhibit "B"**  
**0.213 ACRE**  
**Continued**

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A portion of the centerline of Grove City Road, having a bearing of South 87° 25' 43" East between Broadway and Front Street, is designated as the "basis of bearing" for this survey.

This description was prepared using documents of record, prior plats of survey and observed evidence from an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion  
Professional Surveyor No. 8069

Date