To Whom It May Concern, 6/09/2016

My name is David E. Rose and I own along with Karen L. Rose the property located at 2121 Sonora Dr. in Grove City, OH. The parcel number of this property is 040-009173-00 and it is currently listed for sale. The current zoning on the property is IND-1 which has a setback of 100 feet from the residence located directly to the West of our property on Sonora Dr. Since my property frontage on Sonora Dr. is 132 feet, this set back renders my property unable to build on with the current zoning. In order to attract a buyer I would like to change the zoning of this property to C2 which would lessen the setback requirement to 60 feet. Making my property more attractive to potential buyers. Thank you for your consideration on this matter.

Sincerely,

David E. Rose

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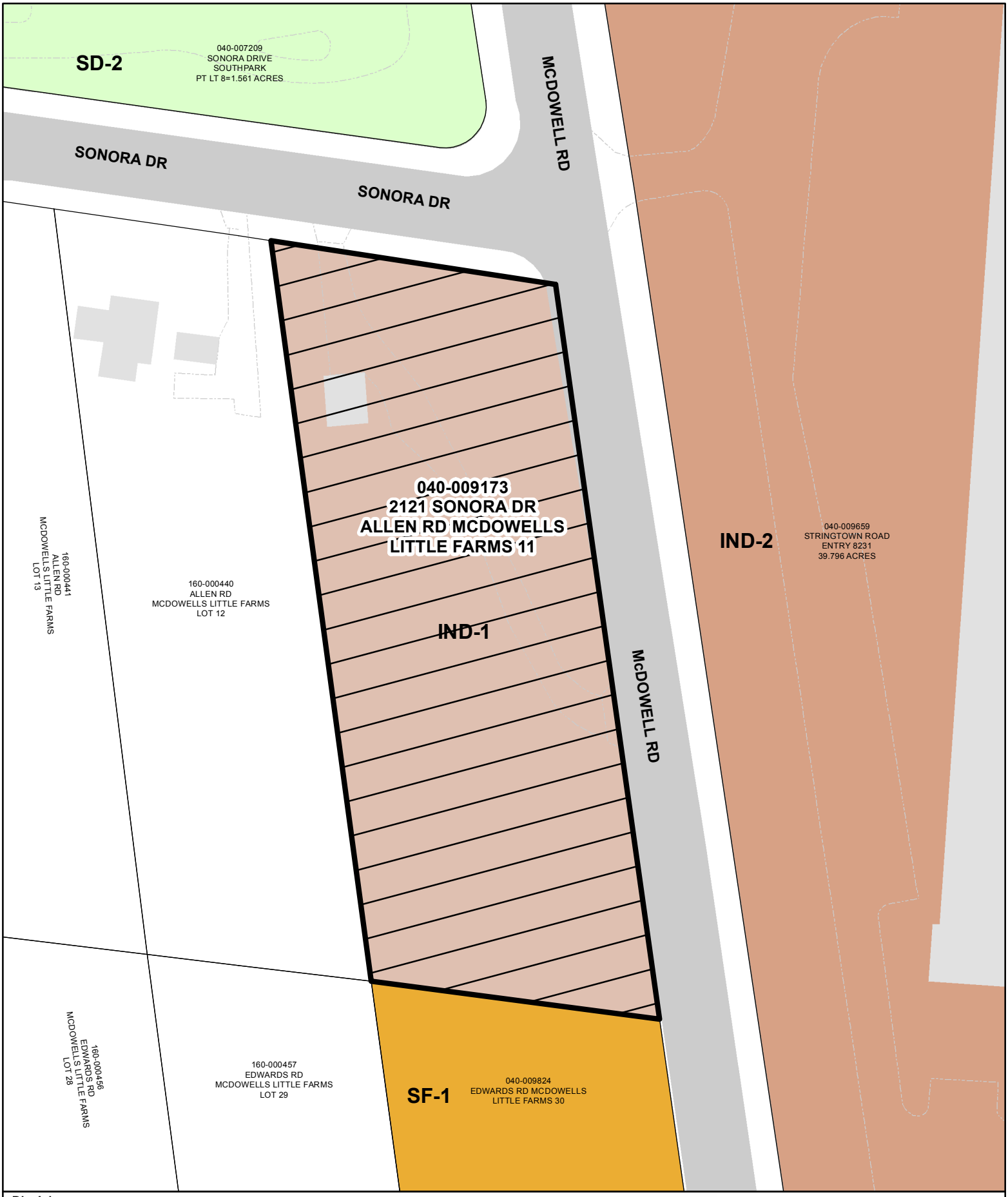
JUN 13 2016
GC PLANNING COMMISSION



Disclaimer

2121 Sonora Dr

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

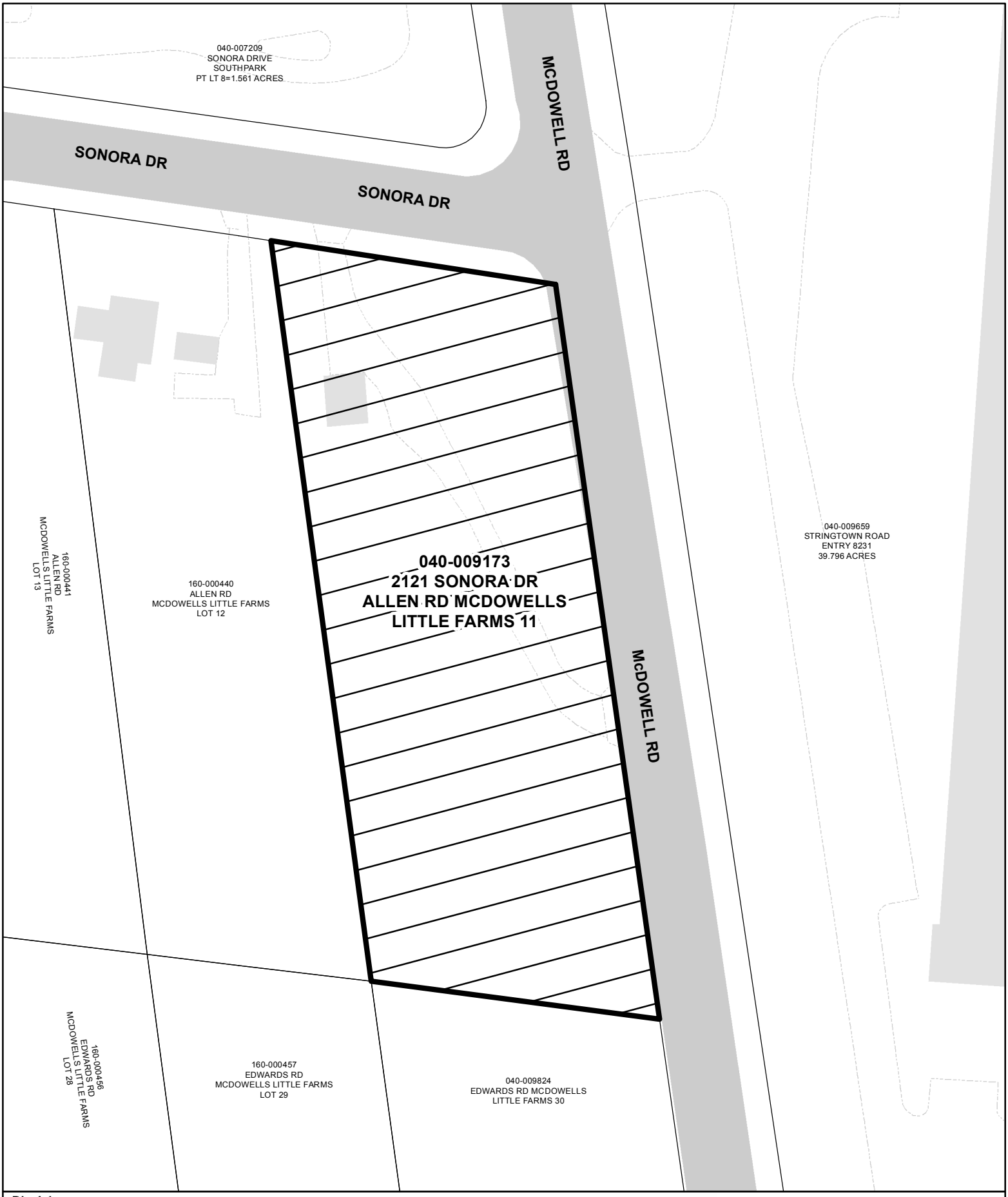
Property information obtained from Franklin County Auditor, June 2016

N

1 inch = 60 feet

Feet

0 10 20 40



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2121 Sonora Dr

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EXHIBIT "A"

DESCRIPTION OF APPROXIMATELY 1.955 +/- ACRES
ON SONORA DRIVE AND MCDOWELL ROAD
(LOT 11 OF ALLEN E. MCDOWELL'S
LITTLE FARMS AMENDED PLAT)
PLAT BOOK 17, PAGE 284,
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
TO BE ANNEXED TO THE CITY OF GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, and Township of Jackson and being Lot Number 11 of Allen E. McDowell's Little Farms Amended Plat, Plat Book 17, page 284, and a portion of Sonora Drive and McDowell Road, and being more particularly described as follows:

Beginning at a point in the existing Grove City Corporation Line as established by Grove City Ordinance C-14-65 of record in Miscellaneous Record Volume 138, page 155, said point also being the southeast corner of a 3.722 acre tract annexed to the City of Grove City by Grove City Ordinance C-115-88, of record in Official Record Volume 12813, page D-12, and said point being the intersection of the northerly line of Sonora Drive with the easterly line of McDowell Road;

Thence, southerly along the east line of McDowell Road and along the aforesaid Grove City Corporation Line a distance of approximately 415.32 feet to a point in the easterly line of McDowell Road;

Thence, westerly approximately 181.69 feet acrossing McDowell Road and following the southerly line of Lot 11 of Allen E. McDowell's Little Farms Amended Plat to the southwest corner of said Lot 11;

Thence, northerly along the westerly line of Lot 11 approximately 366.31 feet to the northwest corner of Lot 11 and in the southerly line of Sonora Drive;

Thence, westerly along the southerly line of Sonora Drive and the northerly line of Lots 12 and 13 a distance of approximately 205.9 feet to a point in the southerly line of Sonora Drive and said point also being the northwest corner of Lot 13;

Thence, northerly across Sonora Drive to a point in the northerly line of Sonora Drive a distance of approximately 50 feet and said point also being the southeast corner of Lot 7 and also being the southwest corner of the aforesaid 3.722 acre tract annexed to the City of Grove City by the aforesaid Grove City Ordinance C-115-88;

Thence, in an easterly direction along the northerly line of Sonora Drive and along the existing Grove City Corporation Line as established by Grove City Ordinance C-115-88 approximately 392.00 feet to the point of beginning, containing 1.955 acres, more or less.

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Adjacent Owners

PARCEL NO.	PROPERTY OWNER	MAILING ADDRESS
040-009824	Carl/Parma Morefield	2102 Edwards Rd. Grove City, Ohio 43123
160-000440	Chris Adams	BAC Tax Services Corp. TX-975-02-01 2375 N. Glanville Drive Richardson, TX 75082
160-000456 160-000457	Tim/Julie Ruzicka	2172 Edwards Rd. Grove City, Ohio 43123
040-007209	Columbus Elks Grove City Lodge	2140 Sonora Drive Grove City, Ohio 43123
040-009659	Dugan Realty LLC Duke Realty Real Estate Tax Advisors	PO Box 40509 Indianapolis, IN 46240