

ORDINANCE NO. 104-17

PASSED: September 25, 2017

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6305 E. Livingston Avenue, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District; Applicant Mark Larrimer.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the following described premises currently zoned R-2 Single Family Residence District, shall be and are hereby rezoned S-1 Special District; applicant, Mark Larrimer.

See legal description as received with application, and marked Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That all documents received pertaining to this rezoning are on file in the Clerk of Council's office and are incorporated herein by reference.

SECTION 3. That the Planning & Zoning Administrator be and is hereby authorized and directed to make said changes on the OFFICIAL ZONING MAP of the City of Reynoldsburg.

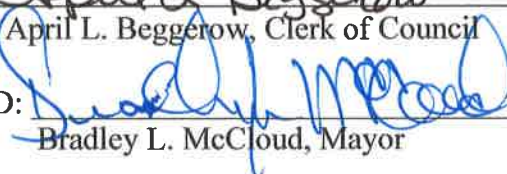
SECTION 4. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.



Doug Joseph, President of Council

ATTEST: 

April L. Beggerow, Clerk of Council

APPROVED:  DATE 9/26/17

Bradley L. McCloud, Mayor

CERTIFICATE

I, April L. Beggerow, Clerk of Council, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Ordinance No. 104-17 as passed by Council of said City on the 25th day of September, 2017 and as recorded in the Record of Proceedings of said Council.



April L. Beggerow, Clerk of Council

Filed with Mayor: 9/24/17

Published: _____

Exhibit A

200505190095819
05/19/2005 11:45AM BKVALNER LAND
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

Complete General Construction Company, a corporation organized under the laws of the State of Ohio, and licensed to do business in the State of Ohio, by William Cooper, its Treasurer, having been duly authorized to execute the same, for valuable consideration paid, grants, with general warranty covenants, to The Board of Township Trustees of Truro Township, whose tax-mailing address is 6900 E Main Street, Reynoldsburg, OH 43068, the following real property:

VALMERLAND TITLE AGENCY BOX 52108424

See Attached Legal Exhibit "A"

Prior Instrument Reference: Volume Deed Book 3701, page 355, Recorder's Office, Franklin County, Ohio.

Complete General Construction Company

By: William Cooper
William Cooper, Treasurer

State of Ohio
County of Fairfield

On the 19th day of May, 2005, before me personally came William Cooper, to me known to be the person who executed the foregoing instrument, being first duly sworn, Treasurer of the Complete General Construction Company, the corporation described in and which executed the foregoing instrument, who states this action is taken with full corporate authority by resolution of the Board of Directors of that corporation and that this instrument was executed pursuant to that resolution.

Witness my official signature and seal on the day last above mentioned.



Monica R. Merriman
NOTARY PUBLIC

MONICA R. MERRIMAN
Notary Public, State of Ohio
My Commission Expires 06-09-09

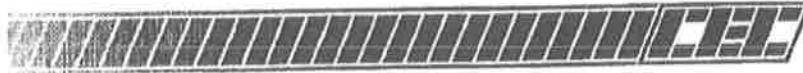
This document was prepared by The Durst Law Firm, Co.

TRANSFERRED

MAY 19 2005

JOSEPH W. TESTA
ALLEGATOR
FRANKLIN COUNTY, OHIO

11475
CONVEYANCE TAX
\$ 525.00
JOSEPH W. TESTA
FRANKLIN COUNTY ALLEGATOR



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.8633 • Fax 614.540.8638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

Description of 5.739 Residual Acres

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Half Section 20, Section 13, and Half Section 41, Section 24, Township 12, Range 21, Refugee Lands, and being a 5.739 Residual Acres of an Original 9.975 Acre Tract Conveyed to Complete General Construction Company, Deed Book 3701, Page 355 in the Franklin County Recorder's Office:

Beginning for Reference at the Centerline Intersection of Livingston Avenue and Briceton Drive (P.B. 42, Pg. 122);

Thence following the Centerline of Livingston Avenue with a Curve to the Right having a Radius of 1432.69 feet, a Delta of $11^{\circ}56'28''$, an Arc Length of 298.59 feet, and a Chord Bearing of South $79^{\circ}20'52''$ West for a Chord Distance of 298.05 feet to a Point;

Thence South $04^{\circ}40'54''$ East crossing Livingston Avenue, a Distance of 40.00 feet to a Found $3/4''$ Iron Pipe, 30" in Length with No ID Cap on the Southerly Right-of-Way Line of Livingston Avenue, said Iron Pipe being the True Point of Beginning;

Thence South $16^{\circ}37'37''$ East following the Westerly Line of a 0.988 Acre Tract Conveyed to Paul M & Judy F Loper, O.R. 21681, Pg. A01, and a 0.992 Acre Tract (Parcel 1) & a 1.520 (Tract 2) Conveyed to Richard A & Deborah a Raup, O.R. 20391, Pg. G15, a Distance of 567.93 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER, on the Northerly Right-of-Way Line of Birchview Drive (P.B. 42, Pg. 122);

Thence following the Right-of-Way Line of Birchview Drive (P.B. 42, Pg. 122) with a Curve to the Left having a Radius of 1025.00 feet, a Delta of $15^{\circ}29'26''$, an Arc Length of 277.12 feet, and a Chord Bearing of South $61^{\circ}02'01''$ West for a Chord Distance of 276.28 feet to a Found $3/4''$ Iron Pipe with an ID Cap stamped MATMAR, INC.;

Thence with the following Two (2) Courses around a 2.031 Acre Tract Conveyed to the Central Ohio Transit Authority, O.R. 5263, Pg. H15;

1. North $36^{\circ}47'21''$ West a Distance of 200.00 feet to a Found $3/4''$ Iron Pipe, 30" in Length with No ID Cap;
2. With a Curve to the Left having a Radius of 1225.00 feet, a Delta of $08^{\circ}05'54''$, an Arc Length of 173.15 feet, and a Chord Bearing of South $49^{\circ}13'35''$ West for a Chord Distance of 173.00 feet to a Found $3/4''$ Iron Pipe with an ID Cap stamped MATMAR, INC.;

Thence North $44^{\circ}49'23''$ West following the Easterly Line of a 0.998 Acre Tract Conveyed to the Central Ohio Transit Authority, O.R. 15691, Pg. I19, a Distance of 81.17 feet to a Found $3/4''$ Iron Pipe with an ID Cap stamped MATMAR, INC., on the Easterly Right-of-Way Line of Merchants Drive;

Thence with the following Two (2) courses along the Easterly Right-of-Way Line of Merchants Drive (P.B. 41, Pg 105);

1. With a Curve to the Left having a Radius of 66.00 feet, a Delta of $36^{\circ}46'33''$, an Arc Length of 42.36 feet, and a Chord Bearing of North $26^{\circ}50'43''$ East for a Chord Distance of 41.64 feet to a Found $3/4''$ Iron Pipe, 30" in Length with No ID Cap;
2. North $08^{\circ}27'34''$ East a Distance of 529.85 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

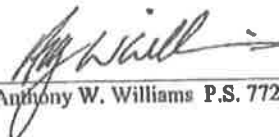
Thence North $38^{\circ}27'34''$ East following the Right-of-Way Return from the Easterly Right-of-Way Line of Merchants Drive (P.B. 41, Pg 105) and the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122), a Distance of 19.23 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

Thence South $85^{\circ}24'20''$ East following the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122), a Distance of 40.47 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

Thence following the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122) with a Curve to the Left having a Radius of 1472.69 feet, a Delta of $09^{\circ}16'34''$, an Arc Length of 238.42 feet, and a Chord Bearing of North $89^{\circ}57'23''$ East for a Chord Distance of 238.16 feet to the Point of Beginning, Containing 5.739 Acres, More or Less, Subject to all Easements, Right-of-Ways, and Restrictions.

This description was based on an actual field survey by Civil & Environmental Consultants, Inc. in April, 2005.

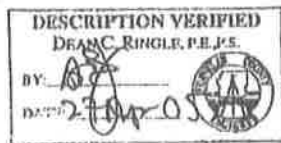
Bearing were based on the Centerline of Merchants Drive as being North $08^{\circ}27'34''$ East as shown on the Dedication Plat of Service Road in Eastgreen on the Common, Plat Book 41, Page 105.


 Anthony W. Williams P.S. 7726

4/20/05
 Date



O-105-A
 All of
 (060)
 5861

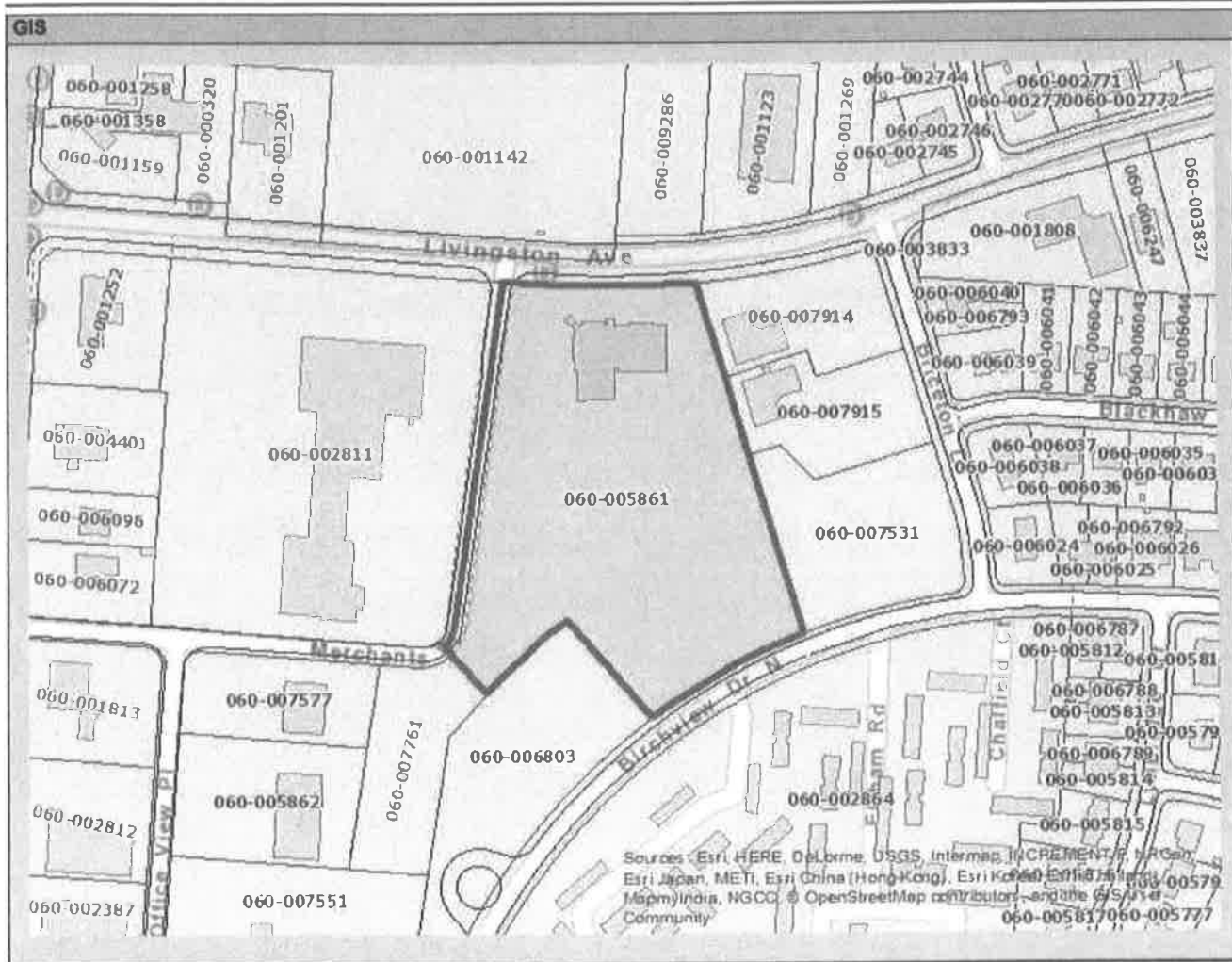


BB
 5-19-05

MAP(GIS)

Generated on 05/22/2017 at 03:36:35 PM

Parcel ID	Map Routing No	Owner	Location
06000586100	0600105A 01700	BOARD OF TOWNSHIP TRS	6805 LIVINGSTON AV E



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.