

ORDINANCE NO. 80-18

PASSED: July 23, 2018

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: Changing the Zoning District of a 4.55 Acre Parcel on the West Side of Waggoner Road Known as 441- 455 S. Waggoner Road, Reynoldsburg, Ohio, from R-3 Single Family Residence District to PND Planned Neighborhood Development District.

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

SECTION 1. That the following described premises currently zoned R-3 and R-4 shall be and are hereby rezoned PND Planned Neighborhood Development District; applicant, Enoch Ahenkora, Omega One Development:

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 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 7/24/18

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. -18 as passed by Council of said City on the 23rd day of July, 2018 and as recorded in the Record of Proceedings of said Council.



April L. Beggerow, Clerk of Council

Filed with Mayor: 7/24/18

EXHIBIT "A"

CITY OF REYNOLDSBURG

Situated in the State of Ohio, County of Franklin, Township of Truro, in Half Section 6, Township 16, Range 20, Refugee Lands, being part of an original 6 acre tract recorded in Deed Book 2336, page 260 and being all of the tract conveyed to Joshua D. Eversole as shown of record in Official Records Volume 31296 C-10, Recorder's Office, Franklin County, Ohio (all references to recorded documents are on file in said Recorder's Office, unless otherwise noted), and being more particularly described as follows:

Commencing at a Franklin County Monument at the northeast corner of said 6 Acre tract, being in the line as 8.10 feet left of centerline Station 71 + 54.27, of Waggoner Road (formerly Graham Road) right-of-way plans, TRU-106-2.18, sheet 31 of 33, on file in the Franklin County Engineer's Office, and being the northeast corner of a 0.252 Acre tract conveyed to Franklin County Commissioners known as Parcel 2WD;

Thence, along said township line, north line of said Parcel 2WD and the north line of said original 6 Acre tract, North 85 degrees 54 minutes 45 seconds West, 32.35 feet to a set iron pipe at the TRUE POINT OF BEGINNING OG THE HEREIN DESCRIBED TRACT;

Thence, along part of the west line of said Parcel 2WD and along the arc of a curve to the left, said curve having a radius of 1,185.92 feet, delta of 01 degree 42 minutes 33 seconds, a chord bearing and distance of South 12 degrees 26 minutes 46 seconds west, 35.38 feet to a set iron pipe;

Thence, across said 6 Acre tract, parallel with and 35 feet southerly of the north line of said 6 Acre tract, North 85 degrees 54 minutes 45 seconds west, 440.00 feet to a set iron pipe;

Thence, continuing across said 6 Acre tract, South 04 degrees 28 minutes 58 seconds West, 208.54 feet to a set iron pipe in the south line of said 6 Acre tract, an in the north line of the Warren B. Peter's 7.236 Acre tract (official Records Volume 9284, D-11);

Thence, along part of the south line of said 6 acre tract and part of the north line of said 7.236 acre tract, North 85 degrees 32 minutes 30 seconds west, 475.54 feet to a found iron pipe at the southwest corner of said 6 Acre tract, northwest corner of said 7.236 Acre tract and in the east line of the Robert D. Boster 12.80 Acre tract (Official Record Volume 1144 A-19);

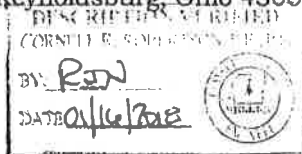
Thence, along the west line of said 6 acre tract, and the east line of said 12.80 Acre tract, North 04 degrees 55 minutes 00 seconds East, 24048 feet to a set iron pipe in said township line at the northwest corner of said 6 Acre tract, northeast corner of said 12.80 Acre tract and in the south line of Ashbury Park Section III (Plat Book 86, Page 27);

Thence, along part of the north line of said 6 acre tract, part of the south line of said Ashbury Park Section III and part of the south line of Keith S. and Cassandra Haberman 0.646 Acre tract (Official Record Volume 14146 J-04) South 85 degrees 54 minutes 45 seconds East, 918.63 feet to the place of beginning Containing 2.992 Acres, subject however, to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, INC. in September 1994. Iron pipes set are 30" X 1" O.D. with orange plastic caps inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the centerline of Waggoner Road held as North 06 degrees 46 minutes 14 seconds East, as shown on said right-of-way plans.

Parcel Number: 060-008341-00

Property Address: 455 S. Waggoner Road Reynoldsburg, Ohio 43068



ALLOF
(660)
008341

EXHIBIT "A"

Situate in State of Ohio, County of **Franklin** and City of **REYNOLDSBURG** and more fully described as:

Situated in the State of Ohio, County of Franklin, Township of Truro, in Half Section 6, Township 16, Range 20, Refugee Lands, being part of an original 6 Acre tract recorded in Deed Book 2336, Page 260 and being all of the tract conveyed to Joshua D. Evercole as shown of record in Official Records Volume 31296 C-10, Recorder's Office, Franklin County, Ohio (all references to recorded documents are on file in said Recorder's Office, unless otherwise noted), and being more particularly described as follow:

Commencing at a Franklin County Monument at the northeast corner of said 6 Acre tract, being in the line as 8.10 feet loft of centerline Station 71 + 54.27, of Waqqoner Road (formerly graham Road) right-of-way plans, TRU-106- 2.18, sheet 31 of 33, on file in the Franklin County Engineer's Office, and being the northeast corner of a 0.252 Acre tract conveyed to Franklin County Commissioners known as Parcel 2WD;

Thence, along said township line, north line of said Parcel 2WD and the north line of said original 6 Acre tract, North 85 degrees 54 minutes 45 seconds West, 32.35 feet to a set iron pipe;

Thence, along part of the west line of said Parcel 2WD and along the arc of a curve to the left, said curve having a radius of 1,185.92 feet delta of 01 degree 42 minutes 33 seconds, a chord bearing and distance of south 12 degrees 26 minutes 46 seconds West, 35.38 feet to a set iron pipe;

Thence, across said 6 Acre tract, parallel with and 35 southerly of the north line of said 6 Acre tract, North 85 degrees 54 minutes 45 seconds West, 340.00 feet to a set iron pipe at the TRUE POINT BEGINNING OF THE HEREIN DESCRIBED TRACT;

Thence, continuing across said 6 Acre tract, South 04 degrees 28 minutes 56 seconds West, 209.19 feet to a set iron pipe in the south line or said 6 Acre tract, and in the north line of the Warren B. Peter's 7.236 Acre tract (Official Records Volume 9284 D-11);

Thence, along part of the south line of sold 6 Acre tract and part or the north line or said 7.236 Acre tract North 85 degrees 32 minutes 30 seconds West, 100.00 feet to a set iron pipe;

Thence, across said 6 Acre tract, North 04 degrees 28 minutes 58 seconds East, 208.54 feet to, set iron pipe;

Thence, continuing across said 6 Acre tract, parallel with and 35 feet southerly or the north line of said 6 Acre tract, South 85 degrees 54 minutes 45 seconds East, 100.00 feet to the place of beginning CONTAINING 0.479 ACRES subject however, to all legal highways, easements, leases and restrictions of record and or records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in September 1994. Iron pipes set are 30" X 1" O.D. with orange plastic caps inscribed "P.S 6579", unless otherwise noted. Basis of bearings is the centerline of Waggoner Road held as North 06 degrees 46 minutes 14 seconds East, as shown on said right-of-way plans.

Parcel No.: 060-0106B-01201

PROPERTY ADDRESS: 443 WAGGONER RD., REYNOLDSBURG, OH 43068