

ORDINANCE NO. 40-17

PASSED: May 8, 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 - 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers.

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

SECTION 1. That the following described premises currently zoned R1 Single Family Residence, shall be and are hereby rezoned PCD Planned Commercial Development District; applicant, United Dairy Farmers:

*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 should the project proposed by the applicant fail to be constructed, the property shall revert to its original un-zoned state.

SECTION 4. 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 5. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

  
\_\_\_\_\_  
Doug Joseph, President of Council

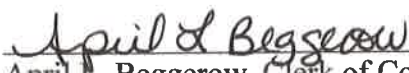
ATTEST:   
\_\_\_\_\_  
April L. Beggerow, Clerk of Council

APPROVED:   
\_\_\_\_\_  
Bradley L. McCloud, Mayor

DATE 5/9/17

#### 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. 40-17 as passed by Council of said City on the 8th day of May, 2017 and as recorded in the Record of Proceedings of said Council.

  
\_\_\_\_\_  
April L. Beggerow, Clerk of Council

Filed with Mayor: 5/9/17

Published: \_\_\_\_\_

January 5, 2017

**6.4244 Acre Parcel  
Project No. 752862**

Situated in the State of Ohio, Franklin County, Jefferson Township, and being part of Section 4 (T1, R16) and known as Parcel #067-000068-00, 067-000073-00 and 067-000009-00 and being further bounded and described as follows:

Commencing at the intersection of East Broad Street (SR 16) (width varies) and South Waggoner Road (width varies);

thence **South 09°49'20" West**, along the centerline of South Waggoner Road, a distance of **86.35 feet**;

thence **North 80°10'40" West**, a distance of **40.00 feet** to the intersection of the south right-of-way line of East Broad Street and the west right-of-way line of South Waggoner Road, said intersection also being the **TRUE PLACE OF BEGINNING**;

thence along the west right-of-way line of South Waggoner Road the following 3 calls:

**South 09°49'20" West**, a distance of **174.80 feet**;

**South 74°15'21" West**, a distance of **27.71 feet**;

**South 09°49'20" West**, a distance of **56.91 feet**;

thence **South 80°10'40" East**, continuing along the westerly right-of-way line of South Waggoner Road and an easterly extension thereof, a distance of **63.69 feet**;

thence **South 10°03'00" West**, a distance of **173.88 feet** to the northerly line of Deerfield Estates (Plat Book 33, Page 19);

thence **North 81°14'29" West**, along the northerly line of said Deerfield Estates, a distance of **325.19 feet** to a deflection therein;

thence **North 88°21'50" West**, continuing along the northerly line of Deerfield Estates, a distance of **616.00 feet** to the easterly line of a parcel conveyed to Donald O. & Jacqueline M. Manson (Parcel # 170-000036-00);

thence **North 10°28'33" East**, along the easterly line of said Manson parcel, a distance of **106.34 feet** to a deflection therein;

thence **North 16°02'27" West**, continuing along the easterly line of said Manson parcel, a distance of **72.70 feet** to the southerly right-of-way of East Broad Street;

thence along the southerly right-of-way line of East Broad Street the following 3 calls:

**North 82°02'02" East**, a distance of **86.93 feet**;

**North 48°20'35" East**, a distance of **72.11 feet**;

**North 82°02'02" East**, a distance of **839.83 feet** to the **TRUE PLACE OF BEGINNING** and containing **6.4244 acres**, more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2016.

The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



01/05/2017

Steven W. Clutter, Ohio P.S. #7655  
CESO, Inc.

Date

395 Springside Drive, Akron, OH 44333 (330) 665-0660

