



BY 10-22-2020

I hereby certify that the conveyance is in compliance with section 319.202 of the Revised Code. ^{Ex}

Carla Rauschenberg
HANCOCK COUNTY AUDITOR

Transferred 10-22-20

Carla Rauschenberg

ORDINANCE NO. 2020-103, AS AMENDED

AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN RIGHT-OF-WAY (HEREINAFTER REFERED TO AS LAKE CASCADES PARKWAY VACATION) IN THE CITY OF FINDLAY, OHIO.

WHEREAS, a petition has been presented to Council requesting that a portion of a right-of-way to be vacated as set forth herein, and;

WHEREAS, Council upon approval and recommendation of such vacation by the Planning Commission of the City of Findlay, Ohio, is satisfied that it will not be detrimental to the general interest and ought to be made.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That the following described right-of-way be and the same is hereby vacated:

Situated in the City of Findlay, County of Hancock and State of Ohio:

Being the northern section of Lake Cascades Parkway's right-of-way along Cooper Tire & Rubber Company facility in the City of Findlay. See attached legal description and plat.

SECTION 2: That the aforesaid vacation is hereby made subject to the preservation of the public utilities right-of-way, in accordance with the provisions of Ohio Revised Code Section 723.041 including an easement is reserved for all sanitary and/or storm sewer lines in said vacated right-of-way.

Christine M. Murray
PRESIDENT OF COUNCIL
MAYOR

PASSED September 15, 2020

ATTEST *Dennis DeVore*
CLERK OF COUNCIL

APPROVED September 15, 2020

This Instrument Prepared By: Donald J. Rasmussen, Director of Law
City of Findlay
318 Dorney Plaza, Room 310
Findlay, Ohio 45840
(419) 429-7338



ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING

Findlay, OH • 3200 N. Main Street • 419.423.5630

Charlotte, NC • P.O. Box 621524 • 704.604.4124

LEGAL DESCRIPTION

Pt. of Lake Cascades Parkway,
Pt. SW & SE 1/4 Sec. 24 & NW 1/4 Sec. 25
T1N, R10E
City of Findlay, Hancock County,
State of Ohio
1.094 Acres

RIGHT OF WAY VACATION

Situated in the City of Findlay, being a part of the Southwest and Southeast Quarters of Section 24 and the Northwest Quarter of Section 25, T1N, R10E, County of Hancock, State of Ohio and being part of Lake Cascades Parkway Right of Way, a Parcel of Land bounded and described as follows:

COMMENCING at the Southeast Corner of the Southwest Quarter of Section 24;

Thence along the south line of the Southwest Quarter of Section 24, N 89°21'31" W, a distance of 1006.01 feet to a point on the centerline of Lake Cascades Parkway (R/W Varies);

Thence along said centerline, N 01°16'40" E, a distance of 50.46 feet;

Thence S 88°43'20" E, a distance of 40.00 feet to a 1/2" Capped Rebar found at the intersection of the easterly Right of Way and the northerly Right of Way lines of Lake Cascades Parkway, and being the PRINCIPAL point of beginning of a parcel of land herein described;

Thence along the north Right of Way of said Lake Cascades Parkway, S 89°21'28" E, a distance of 263.77 feet to an angle point in said Right of Way;

Thence continuing along the north Right of Way of said Lake Cascades Parkway, S 01°08'34" W, a distance of 18.00 feet to an angle point in said Right of Way;

Thence continuing along the north Right of Way of said Lake Cascades Parkway, S 89°21'28" E, a distance of 702.05 feet to an angle point in said Right of Way;

Thence continuing along the north Right of Way of said Lake Cascades Parkway, S 89°21'49" E, a distance of 320.01 feet to a 1/2" Capped Rebar found at the southeast corner of a parcel of land conveyed to Cooper Tire and Rubber Company;

Thence S 01°00'53" W, a distance of 2.26 feet to point on the new Right of Way of Lake Cascades Parkway;

Thence along the said new Right of Way and on a non-tangent curve to the left, having a radius of 8634.37 feet, a delta angle of 02°13'49" along an arc distance of 336.09 feet, the chord of said curve bearing S 88°17'12" W, a chord distance of 336.07 feet;

Thence continuing along the new Right of Way; S 87°10'18" W, a distance of 841.30 feet to point marking a non-tangent curve to the right;

Thence continuing along the said new Right of Way and on a non-tangent curve to the right, having a radius of 100.52 feet, a delta angle of 87°32'07" along an arc distance of 153.58 feet, the chord of said curve bearing N 51°42'07" W, a chord distance of 139.07 feet to the POINT OF BEGINNING;



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Pt. SW & SE 1/4 Sec. 24 & NW 1/4 Sec. 25
T1N, R10E
City of Findlay, Hancock County,
State of Ohio

RIGHT OF WAY VACATION

1.094 Acres

Containing 1.094 acres of land, more or less, all being subject to any prior easements of record or otherwise.

Bearings are based on the Right of Way Plans for HAN-75-14.39 (Phase 1).
Distances referenced are ground distances.

Where described above, all 5/8" Capped Rebar Set are 30 inches in length,
with an orange plastic cap stamped 'VHHA #8159' placed on top.

This description was prepared in accordance with a recent Field Survey prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840, dated July 23, 2020 and filed at the Hancock County Auditor's Office.

Date: _____

4 Sept. 2020



Survey and Legal Description by:

Daniel R. Stone

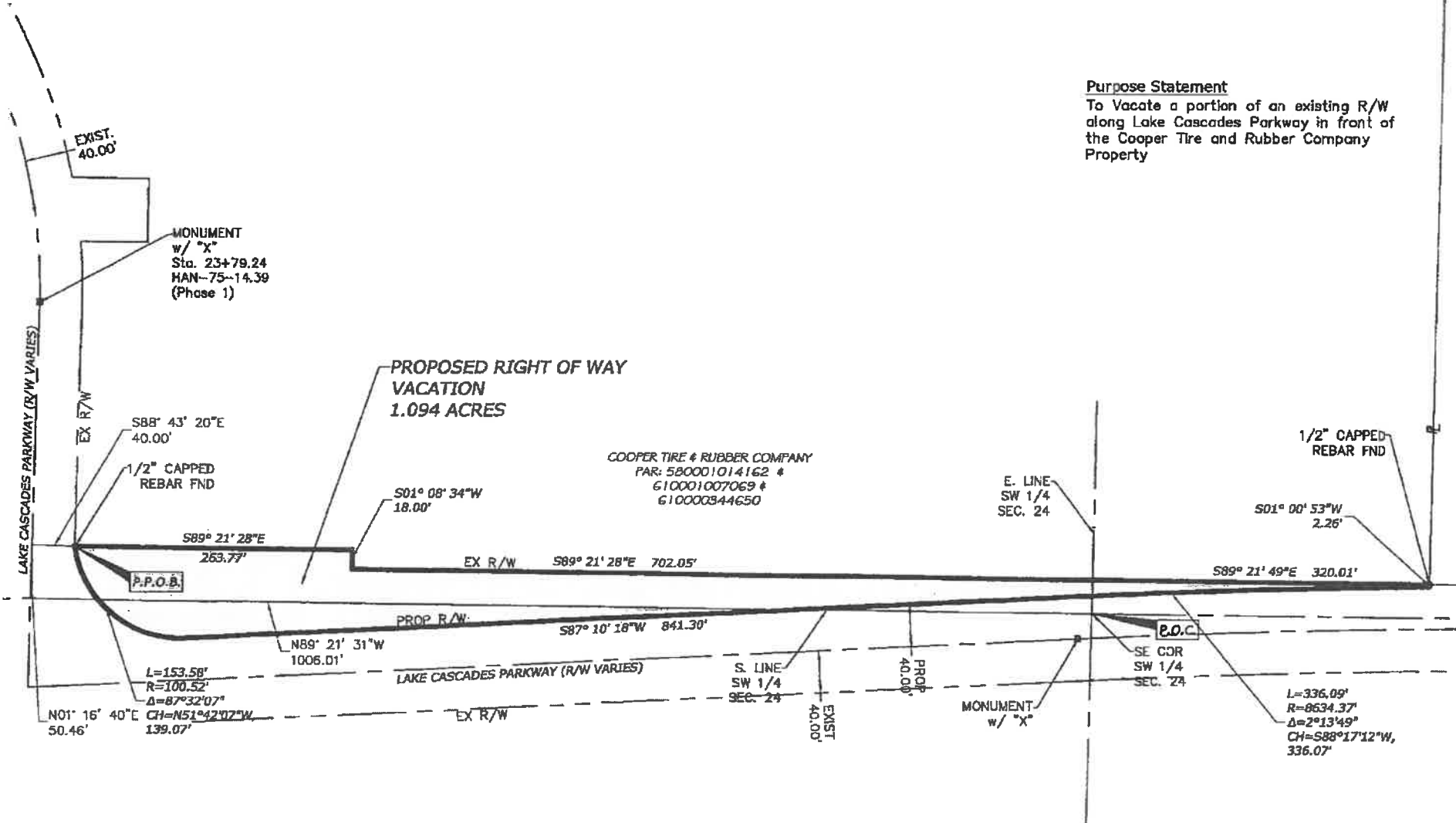
Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

Right-of-Way Vacation

Being a part of Lake Cascades Parkway,
 Being in the Southwest and Southeast Quarters of Section 24 and
 the Northwest Quarter of Section 25, T1N, R10E,
 City of Findlay,
 County of Hancock, State of Ohio

Purpose Statement

To Vacate a portion of an existing R/W
 along Lake Cascades Parkway in front of
 the Cooper Tire and Rubber Company
 Property



VH

Van Horn
 Hoover

A Subsidiary, Inc.

SURVEYING

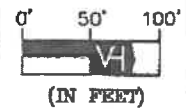
CIVIL ENGINEERING

LAND USE PLANNING

3200 N. MAIN ST.
 FINDLAY, OH 45840
 (419) 423-5630

www.vanhornhoover.com

EMAIL:
 info@vanhornhoover.com



PREPARED FOR:
 COOPER TIRE &
 RUBBER CO.
 701 LIMA AVE.
 FINDLAY, OH

RIGHT-OF-WAY VACATION
 PETITION

REVISIONS		
MARK	DATE	DESCRIPTION

SCALE:	1:1
DATE:	09/04/2020
PROJECT:	VAC1

CITY OF FINDLAY -MAYORS OFFICE
 DENISE 7137
 FINDLAY CITY OF
 Inst #202000011209

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