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 ORDINANCE
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ORDINANCE NO. 2021-083

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS THE DEER RIDGE MOBILE HOME PARK) WHICH PREVIOUSLY WAS ZONED "MH MOBILE HOME" TO "M-2 MULTI-FAMILY HIGH DENSITY, WITH THE NORTHEAST CORNER OF 9.66 ACRES BEING ZONED I-1 LIGHT INDUSTRIAL

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

SECTION 1: That the following described parcel:

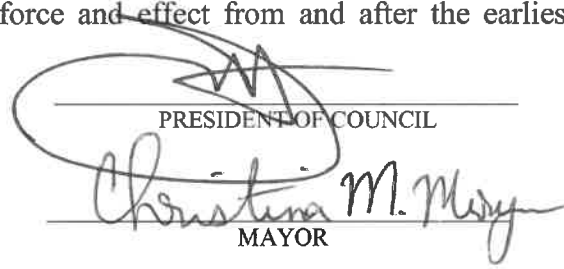
Situated in the City of Findlay, County of Hancock, State of Ohio:

Being a part of the NE quarter of Section 8, Twp 1 north, R11E with the NE corner of 9.66 acres being zoned I-1 Light Industrial. See Council Office for full legal description.

Be and the same is hereby rezoned from its respective zoning classifications to M-2 Multi-Family High Density with the northeast corner of 9.66 acres being zoned I-1 Light Industrial classification.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to M-2 Multi-Family High Density and I-1 Light Industrial regulations.

SECTION 3: This Ordinance shall be in full force and effect from and after the earliest period provided by law.



 PRESIDENT OF COUNCIL
 Christina M. Mory

 MAYOR

PASSED September 21, 2021

ATTEST Deuse DeVoy

 CLERK OF COUNCIL

APPROVED September 21, 2021

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



LEGAL DESCRIPTION

Pt. of the NE1/4, Section 8, T1N, R11E,
City of Findlay, Hancock County
State of Ohio
48.677 Acres

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Northeast Quarter of Section 8, Township 1 North, Range 11 East, a Parcel of Land bounded and described as follows:

BEGINNING at a 5/8 inch Capped Rebar found marking the Northwest corner of the Replat of Deer Meadows Subdivision, as recorded in Plat Volume 20, Page 292 of the Hancock County Plat Records and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the west line of said Deer Meadows Subdivision, S 00°21'59" E, a distance of 2353.95 feet to a 5/8 in Capped Rebar found, marking the north line of the Norfolk and Western Railroad;

Thence along the north line of said Railroad, S 57°04'00" W, a distance of 412.41 feet to a point;

Thence, S 89°51'08" W, a distance of 290.99 feet to a point;

Thence, N 00°08'44" W, a distance of 480.00 feet to a point;

Thence, N 89°51'08" E, a distance of 29.57 feet to a point of a non-tangent curve;

Thence along said non-tangent curve to the left in a northeasterly direction, having a central angle of 93°23'40", a radius of 140.00 feet, and a length of curve of 228.21 feet, the chord of said curve bearing N 44°52'27" E, a distance of 203.77 feet to a point;

Thence, N 01°47'50" W, a distance of 956.39 feet to a point of a non-tangent curve;

Thence along said non-tangent curve to the right in a northwesterly direction, having a central angle of 01°48'13", a radius of 230.00 feet, and a length of curve of 7.24 feet, the chord of said curve bearing N 00°53'43" W, a distance of 7.24 feet to a point;

Thence, N 00°00'23" E, a distance of 76.75 feet to a point;

Thence, N 89°59'40" W, a distance of 129.39 feet to a point;

Thence, S 00°00'20" W, a distance of 2.48 feet to a point;

Thence, N 89°59'40" W, a distance of 971.87 feet to a point;

Thence, N 23°31'09" E, a distance of 133.94 feet to a point to a point of a non-tangent curve;



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Thence along said non-tangent curve to the right in a southeasterly direction, having a central angle of $06^{\circ}21'45''$, a radius of 262.54 feet, and a length of curve of 29.15 feet, the chord of said curve bearing $S\ 69^{\circ}26'08''\ E$, a distance of 29.14 feet to a point;

Thence, $N\ 20^{\circ}04'21''\ E$, a distance of 25.03 feet to a point;

Thence, $N\ 72^{\circ}40'32''\ W$, a distance of 1.14 feet to a point;

Thence, $N\ 17^{\circ}27'43''\ E$, a distance of 115.48 feet to a point;

Thence, $S\ 61^{\circ}46'46''\ E$, a distance of 37.24 feet to a point;

Thence, $N\ 14^{\circ}07'05''\ E$, a distance of 229.94 feet to a point;

Thence, $S\ 89^{\circ}59'40''\ E$, a distance of 17.93 feet to a point;

Thence, $N\ 00^{\circ}00'20''\ E$, a distance of 100.50 feet to a point;

Thence, $N\ 89^{\circ}59'40''\ W$, a distance of 2.90 feet to a point;

Thence, $N\ 00^{\circ}00'20''\ E$, a distance of 125.50 feet to a point;

Thence, $N\ 90^{\circ}00'00''\ E$, a distance of 10.00 feet to a point;

Thence, $N\ 00^{\circ}00'20''\ E$, a distance of 239.01 feet to a point, marking the South Right-of-Way of East Melrose Avenue (80' R/W)

Thence along the South Right-of-Way, $S\ 89^{\circ}59'39''\ E$, a distance of 1344.46 feet to the PRINCIPAL POINT OF BEGINNING;

Containing 48.677 Acres of land, more or less, all being subject to any prior easements of record or otherwise.

Bearings are based on prior surveys and Deeds of Record for the purpose of description only. 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.



LEGAL DESCRIPTION

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48.677 Acres

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 22, 2021 and filed at the Hancock County Auditor's Office.

Date: 22 July, 2021



Survey and Legal Description by:

Daniel R. Stone

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