



202200002462 03/17/2022 10:39 AM
 Filed for Record in HANCOCK County, OH
 Tracy L. Coldren, Recorder Rec Fees: \$34.00
 ORDINANCE
 OR Vol 2592 Pgs 4052 - 4053

ORDINANCE NO. 2022-006

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 SOUTH MAIN STREET, PARCEL NO. 620001022082 REZONE) WHICH PREVIOUSLY WAS ZONED "C-2 GENERAL COMMERCIAL" TO "M-2 MULTI-FAMILY, HIGH DENSITY".

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:

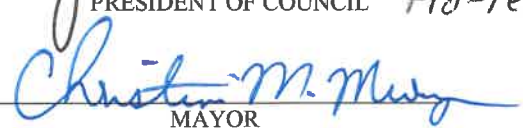
Being T1N R10 S36 PT SE ¼ of the City of Findlay, Ohio. A complete legal description is attached as Exhibit A.

Be and the same is hereby rezoned from its respective zoning classifications to M-2 Multi-Family, High Density.

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 regulations.

SECTION 3: This Ordinance shall be in full force and effect from and after the earliest


 PRESIDENT OF COUNCIL *Pro-Tem*


 MAYOR

PASSED February 15, 2022

ATTEST 
 CLERK OF COUNCIL

APPROVED February 15, 2022

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 – LEGAL NOT PROVIDED IN TITLE COMMITMENT.
LEGAL OBTAINED FROM DEED

SITUATED IN THE CITY OF FINDLAY, TOWNSHIP OF LIBERTY, COUNTY OF HANCOCK AND STATE OF OHIO AND BEING PART OF THE SE 1/4 OF SECTION 36, T1N, R10E, A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL FOUND MARKING THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 36:

THENCE ALONG THE EAST LINE OF SAID SE 1/4 , ALSO BEING THE CENTERLINE OF SOUTH MAIN STREET (80' R/W), S 01°07'22" W, A DISTANCE OF 660.45 FEET TO A P.K. NAIL SET.

THENCE ALONG THE NORTH LINES OF PARCELS PREVIOUSLY CONVEYED IN DEED VOLUME 1775, PAGE 207 AND VOLUME 2028, PAGE 0258 OF THE HANCOCK COUNTY DEED RECORDS, N 89°19'39" W, A DISTANCE OF 563.65 FEET TO A 1/2" REBAR SET;

THENCE N 00°37'47" E, A DISTANCE OF 682.50 FEET TO A 1/2" REBAR SET ON THE SOUTH LINE OF SOUTHRIDGE ESTATES 1ST ADDITION AS RECORDED IN PLAT BOOK 20, PAGE 450 OF THE HANCOCK COUNTY PLAT RECORDS;

THENCE ALONG SAID SOUTH LINE, S 89°22'13" E, A DISTANCE OF 230.74 FEET TO THE WEST LINE OF A TRACT OF LAND PREVIOUSLY CONVEYED IN DEED VOLUME 1509, PAGE 0048;

THENCE ALONG SAID WEST LINE, S 01°16'47" E, A DISTANCE OF 22.50 FEET TO A P.K. NAIL FOUND ON THE CENTERLINE OF TOWNSHIP ROAD NO. 145;

THENCE ALONG SAID CENTERLINE, S 89°22'13" E, A DISTANCE OF 337.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.705 ACRES OF LAND OF WHICH 8.5306 ACRES LIES IN THE CITY OF FINDLAY, AND 0.1744 ACRES LIES IN LIBERTY TOWNSHIP, AND OUT OF THE OVERALL 0.999 ACRES LIE IN THE RIGHT-OF-WAYS OF SOUTH MAIN STREET AND TOWNSHIP ROAD NO. 145, LEAVING A NET ACREAGE OF 7.706 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ANY PRIOR EASEMENT OF RECORD.