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 ORDINANCE
 OR Vol 2596 Pgs 2631 - 2633

ORDINANCE NO. 2022-048

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 TECHNOLOGY DRIVE AND MIDWEST COURT 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 vacant Lot #11 and parts unplatted east of said lot located at the southeast corner of Technology Drive (Lot #11) and Midwest Court. 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 period provided by law.



 PRESIDENT OF COUNCIL
 Christina M. Meyer
 MAYOR

PASSED 6/21/2022

ATTEST 
 Acting CLERK OF COUNCIL

APPROVED 6/21/2022

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



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LEGAL DESCRIPTION

Pt. of the SW 1/4, Section 36, T2N, R10E,
City of Findlay,
Hancock County,
State of Ohio
55.206 Acres

REZONING

PARCEL 1

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Southwest Quarter of Section 36, Township 2 North, Range 10 East, also being part of a parcel of land conveyed to Mardic Investments, Inc. as per OR Book 2524, Page 842 of the Hancock County Records and being part of Parcels #690001021914 & #690001031530 and all of Parcel #230001031528, a tract of land bounded and described as follows:

Beginning at a 5/8 inch Capped Rebar Set marking the Northeast corner of Lot #11 of the Findlay Commerce Park, as recorded in Plat Book 20, Page 348 of the Hancock County Records Office;

Thence, N 01°15'58" E, a distance of 60.00 feet to a Monument found;

Thence, S 88°44'02" E, a distance of 797.95 feet to a 5/8 inch Capped Rebar Set;

Thence, S 00°51'31" W, a distance of 60.00 feet to a 5/8 inch Capped Rebar Set;

Thence, S 88°44'02" E, a distance of 330.89 feet to a 5/8 inch Capped Rebar Set on the west line of a parcel of land conveyed to Blanchard Valley Health System recorded in OR Book 2550, Page 1314 of the Hancock County Records Office;

Thence along the west line of said Blanchard parcel, S 00°51'31" W, a distance of 196.39 feet to a 5/8 inch Capped Rebar Set at the southwest corner of said parcel;

Thence along the south line of said Blanchard parcel, S 89°08'29" E, a distance of 712.01 feet to a 5/8 inch Capped Rebar Set on the westerly LA/RW of I-75;

Thence along said LA/RW, S 01°47'48" E, a distance of 381.04 feet to a 5/8 inch Capped Rebar found;

Thence continuing along said LA/RW, S 00°59'41" W, a distance of 100.00 feet to a 5/8 inch Capped Rebar found;

Thence continuing along said LA/RW, S 00°54'52" E, a distance of 300.17 feet to a 5/8 inch Capped Rebar found;

Thence continuing along said LA/RW, S 01°01'23" W, a distance of 331.24 feet to a 1/2 inch Rebar found;

Thence, N 88°51'19" W, a distance of 1119.16 feet to a point;

Thence, N 89°18'12" W, a distance of 620.89 feet to a point on the east line of a parcel of land conveyed to Hillgo, LLC recorded in OR Book 2516, Page 576 of the Hancock County Records Office;



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Hancock County,
State of Ohio
55.206 Acres

Thence along the east line of said Hillgo parcel, N 01°15'42" E, a distance of 125.99 feet to a 5/8 inch Capped Rebar Set;

Thence along the north line of said Hillgo parcel, N 89°22'54" W, a distance of 337.97 feet to a 1/2 inch Rebar found on the east line of Lot 13 of the Findlay Commerce Park recorded in Plat Book 20, Page 348;

Thence along said east line of said Lot 13, N 01°15'42" E, a distance of 335.59 feet to a Capped 5/8 inch Rebar found;

Thence along the south line of Lot 12 of the Findlay Commerce Park, N 58°44'11" E, a distance of 239.21 feet to a Monument found marking the southeast corner of Lot 12;

Thence along the east line of Lots 12 & 11 of said Subdivision, N 01°15'58" E, a distance of 725.15 feet to the POINT OF BEGINNING;

Containing 55.206 Acres of land more or less, of which 3.837 acres lies in Parcel #690001021914, 6.725 acres lies in Parcel #690001031530, 44.644 acres lies in Parcel #230001031528, all being subject to any prior easements of record or otherwise.

Bearings are based on prior surveys and Deeds of Record and are 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.

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 February 18, 2022 and filed at the Hancock County Auditor's Office.

PARCEL 2

Situated in the City of Findlay, County of Hancock, State of Ohio and being Lot 11 of the Findlay Commerce Park as recorded in Plat Book 20, Page 348, also being part of a parcel of land conveyed to Fintech Ltd. as per OR Book 2154, Page 2409 of the Hancock County Records and being Parcel #690001019431, containing 3.959 acres of land more or less, all being subject to any prior easements of record or otherwise.

Date: 18. Feb. 2022



Survey and Legal Description by:

Daniel R. Stone

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

February 18, 2022
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CITY OF FINDLAY -MAYORS OFFICE
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FINDLAY CITY OF

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