



202300001481 03/10/2023 02:34 PM
 Filed for Record in HANCOCK County, OH
 Tracy L. Coldren, Recorder Rec Fees: \$42.00
 ORDINANCE
 OR Vol 2601 Pgs 2791 - 2793

ORDINANCE NO. 2023-003

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 GREENDALE AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R-1 RESIDENTIAL" TO "O-1 OFFICES/INSTITUTIONS".

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:

Fox Run 1st Addition east of part Lot 2 (parcel no. 210001032996).

Be and the same is hereby rezoned from its respective zoning classifications to O-1 Offices/Institutions.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to I-1 Offices/Institutions 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. Murray
 MAYOR

PASSED February 7, 2023

ATTEST Deanne DeLora
 CLERK OF COUNCIL

APPROVED February 7, 2023

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

DESCRIPTION CHECKED
HANCOCK COUNTY ENGINEER

BY 4-5-22 cc.

20220003 191 04/08/2022 03:40 PM
Filed for Record in HANCOCK County, OH
Tracy L. Coldren, Recorder Rec Fees: \$42.00
QUIT CLAIM
OR Vol 2693 Pgs 1689 - 1671

I hereby certify that the conveyance is in compliance with section 319.202 of the Revised Code. *ex.*

Carla K. Schenck
HANCOCK COUNTY AUDITOR

Transferred 4/5/20

Carla K. Schenck

QUIT CLAIM DEED

Know all Men by these Presents, That,
THE FIRST UNITED CHURCH OF CHRIST, FINDLAY, OHIO, an Ohio non-profit corporation, the Grantor, who claim title by or through instrument, recorded in Volume 387, Page 917, Hancock County Recorder's Office, for the consideration of One Dollar (\$1.00) and other good and valuable consideration received to full satisfaction of THE FIRST UNITED CHURCH OF CHRIST, FINDLAY, OHIO, an Ohio non-profit corporation, the Grantee, whose TAX MAILING ADDRESS will be: 2100 Greendale Avenue, Findlay, Ohio 45840, have GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, heirs and assigns forever, all such right and title as, the said Grantor, have or ought to have in and to the following described piece or parcel of land, situated in the City of Findlay, County of Hancock, and State of Ohio:

Lot Number Two (2) in the Fox Run 1st Addition.

LESS AND EXCEPT:

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of Lot 2 of Fox Run 1st Addition Parcel of Land bounded and described as follows:

Commencing at a Monument found marking the Northwest corner of Lot 2 of the Fox Run 1st Addition, as recorded in Plat Book 11, Page 5 of the Hancock County Records;

Thence along the North line of said Lot 2, S 87°56'27" E, a distance of 378.01 feet to a 5/8 inch Capped Rebar Set, and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence continuing along the North line of said Lot 2, S 87°56'27" E, a distance of 265.44 feet to a 1/2 inch Iron Pipe found, at the Northeast corner of said Lot 2, and being on the west Right-of-Way of Fox Run Road (80' R/W);

- Thence along said west Right of Way line, and along a non-tangent curve to the left in a southeasterly direction, having a central angle of 25°39'19", a radius of 756.20 feet, and a length of curve of 338.60 feet, the chord of said curve bearing, S 16°33'10" W, a distance of 335.78 feet to a 1/2 inch Rebar found, marking the North Right-of-Way line of Greendale Avenue (80' R/W);

Thence along the North Right-of-Way line of said Greendale Avenue, N 89°18'27" W, a distance of 192.76 feet to a 5/8 inch Capped Rebar Set;

Thence, N 00°02'59" W, a distance of 263.44 feet to a 5/8 inch Capped Rebar Set;

Thence, N 89°57'01" E, a distance of 23.43 feet to a 5/8 inch Capped Rebar Set;

Thence, N 00°02'59" W, a distance of 65.62 feet to the PRINCIPAL POINT OF BEGINNING;

Containing 1.675 Acres of land, more or less, all being subject to any prior easements of record or otherwise.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011). 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 November 16, 2021 and filed at the Hancock County Auditor's Office.

Parcel Number: . To Be Determined
Prior Deed Reference: OR Volume: 387, Page 917


To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said Grantee, heirs and assigns, so that neither the said Grantor, nor heirs, nor any other persons claiming title through or under, every one of them shall by these presents be excluded and forever barred.

And for valuable consideration do hereby remise, release and forever quit-claim unto the said Grantee, heirs and assigns, all right and expectancy of *Dower* in the above described premises.

In Witness Whereof, have hereunto set hand, the 23rd day of March in the year of two thousand and twenty-two (2022).

Signed and acknowledged by:

The First United Church of Christ, Findlay, Ohio,
an non-profit corporation


By: Mafilyn Siltner, Council President of The
First United Church of Christ, Findlay, Ohio

CITY OF FINDLAY -MAYORS OFFICE

Inst #202300001481