



20230003293 05/22/2023 11:26 AM  
 Filed for Record in HANCOCK County, OH  
 Tracy L. Coldren, Recorder Rec Fees: \$50.00  
 ORDINANCE  
 OR Vol 2603 Pgs 828 - 831 *SEE Plat Vol 22 pg 242*

**ORDINANCE NO. 2023-010**

**AN ORDINANCE ACCEPTING THE FINAL PLAT AS SHOWN ON THE LAKOTA PARK ROADWAY DEDICATION PLAT, AND DECLARING AN EMERGENCY.**

WHEREAS, in accordance with the Ohio Revised Code of Ohio, roadway dedications plats as shown thereon are to be accepted and dedicated by City Council for public use.

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


SECTION 1: That the roadway dedication as shown on the "attached unexecuted" Lakota Park roadway dedication plat be and is hereby accepted by this Council and is hereby dedicated to public use.

SECTION 2: That the following described parcel:

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Northwest Quarter of Section 8, Township 1 North, Range 11 East, a Parcel of Land bounded and described in the complete legal description as attached hereto as Exhibit A.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to accept said roadway dedication plat for public use.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

  
 \_\_\_\_\_  
 PRESIDENT OF COUNCIL  
*Christina M. Muey*  
 \_\_\_\_\_  
 MAYOR

PASSED March 7, 2023

ATTEST *Dennis DeKore*  
 CLERK OF COUNCIL

APPROVED March 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



**LEGAL DESCRIPTION**

Pt. of the NW1/4, Section 8, T1N, R11E,  
City of Findlay, Hancock County  
State of Ohio  
**48.786 Acres**

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Northwest 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°21'01" W, a distance of 2353.86 feet to a 5/8 inch Capped Rebar found, marking the north line of the Norfolk Southern Railroad;

Thence along the north line of said Railroad, S 57°47'00" W, a distance of 412.41 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 89°25'52" W, a distance of 290.99 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 00°34'08" E, a distance of 480.00 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, S 89°25'52" E, a distance of 33.91 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set on a non-tangent curve;

Thence along said non-tangent curve to the left in a northeasterly direction, having a central angle of 91°38'58", a radius of 135.00 feet, and a length of curve of 215.94 feet, the chord of said curve bearing N 44°44'39" E, a distance of 193.65 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 01°04'50" W, a distance of 802.61 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set on a tangent curve;

Thence along said 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°10'43" W, a distance of 7.24 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 00°43'23" E, a distance of 235.62 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 89°16'40" W, a distance of 129.39 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, S 00°43'20" W, a distance of 2.48 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;



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Thence, N 89°16'40" W, a distance of 971.87 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 24°14'09" E, a distance of 133.94 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set on a non-tangent curve;

Thence along said non-tangent curve to the right in a southeasterly direction, having a central angle of 06°21'45", a radius of 262.54 feet, and a length of curve of 29.15 feet, the chord of said curve bearing S 68°43'08" E, a distance of 29.14 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 20°47'21" E, a distance of 25.03 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 71°57'32" W, a distance of 1.14 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 18°10'43" E, a distance of 115.48 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, S 61°03'47" E, a distance of 37.24 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 14°50'05" E, a distance of 229.94 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, S 89°16'40" E, a distance of 17.93 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 00°43'20" E, a distance of 100.50 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 89°16'40" W, a distance of 2.90 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 00°43'20" E, a distance of 125.50 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, S 89°16'40" E, a distance of 10.00 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set;

Thence, N 00°43'20" E, a distance of 238.92 feet to a 1"x30" Rebar w/ 2" Aluminum Cap Set, marking the South Right-of-Way of East Melrose Avenue (80' R/W)

Thence along the South Right-of-Way, S 89°16'38" E, a distance of 1344.46 feet to the PRINCIPAL POINT OF BEGINNING;

Containing 48.786 Acres of land, more or less, all being subject to any prior easements of record or otherwise.



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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.

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 March 21, 2022 and filed at the Hancock County Auditor's Office.

Date: \_\_\_\_\_

Survey and Legal Description by:

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