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 Filed for Record in HANCOCK County, OH
 Tracy L. Coldren, Recorder Rec Fees: \$42.00
 ORDINANCE
 OR Vol 2604 Pgs 2016 - 2018

ORDINANCE NO. 2023-046

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 315 NORTH BLANCHARD STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R-3 SMALL LOT RESIDENTIAL" TO "C-1 LOCAL COMMERCIAL".

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:

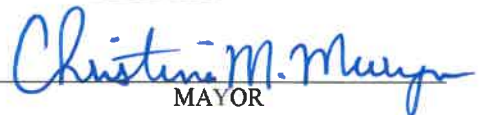
Being a part of Lot #16779 in the Palmer's Addition. A complete legal description is attached hereto as Exhibit A.

Be and the same is hereby rezoned from its respective zoning classifications to C-1 Local Commercial.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to C-1 Local Commercial regulations.

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


 PRESIDENT OF COUNCIL


 MAYOR

PASSED June 6, 2023

ATTEST Denise DeVore
 CLERK OF COUNCIL

APPROVED June 6, 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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that

STEVEN M. SMEAL, a married man,

the Grantor, for the consideration of Ten Dollars (\$10.00) and other good and valuable considerations received to his full satisfaction from

PARKE E. LYDICK and MARY L. HOBBS, both unmarried,

the Grantees, for their joint lives, remainder over in fee simple to the survivor of them, whose tax mailing address will be 315 North Blanchard Street, Findlay, OH 45840, does Give, Grant, Bargain, Sell and Convey unto the said Grantees, their heirs and assigns, the following described real estate, situated in the City of Findlay, County of Hancock and State of Ohio:

Being a part of Lot #16779 in the Palmer's Addition, a tract of land bounded and described as follows:

Beginning at a 1/2" Rebar set marking the southeast corner of Lot #16779;

Thence along the south line of said Lot #16779 also being the north line of a 16.5' alley, N 89°25'00" W, a distance of 44.80 feet to a capped Rebar found set on the east right-of-way line of North Blanchard Street (70' R/W);

Thence along said east line of North Blanchard Street, N 00°31'55" W, a distance of 37.71 feet to a 1/2" Rebar set;

Thence parallel with said south line of Lot #16779, S 89°25'00" E, a distance of 44.84 feet to a 1/2" Rebar set on the east line of said Lot #16779;

Thence along said east line, S 00°28'27" E, a distance of 37.71 feet to the point of beginning and containing 0.039 acres of land, more or less, subject to any prior easements of record.

NOTE: All bearings used are based on prior surveys and plats of record and are for the purpose of description only.

Prior Deed Reference: Volume 2278, Page 2470.

Permanent Parcel No.: 59-1025025.

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And the said Grantor does for himself, his heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents he is well seized of the above-described premises as a good and

20060002962
MID AM TITLE AGENCY

Transmitted March 17, 2006

I hereby certify that the conveyance is in compliance with section 319.212 of the Revised Code.

Charity Sawachuk
HANCOCK COUNTY AUDITOR

DESCRIPTION CHECKED
HANCOCK CO. ENGINEER

BY Shirley TS

WARRANTY DEED

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indefeasible estate in FEE SIMPLE, that he has good right to bargain and sell the same in manner and form as above-written, that the same are free from all encumbrances whatsoever except real estate taxes for the year 2006, which will be pro-rated to the date of delivery of this deed, and also except and subject to any recorded easements, easements now in use upon the premises, zoning ordinances and restrictions of record, if any, and that he will Warrant and Defend the said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever, except as noted above.

And for valuable consideration, Gina Staccione-Smeal, wife of Steven M. Smeal, does hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all her right and expectancy of Dower in the above-described premises.

Executed by the undersigned this 15th day of March, 2006.



Steven M. Smeal



Gina Staccione-Smeal

State of Ohio :
 : ss.
Hancock County :

Before me, a Notary Public in and for said County and State, personally appeared the above-named Steven M. Smeal and Gina Staccione-Smeal, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunder set my hand and official seal at Findlay, OH, this 15th day of March, 2006.



Notary Public

This instrument prepared by:
J. Bruce Brimley - bpw
Attorney at Law
337 South Main Street
Findlay, OH 45840
(419) 422-8000
[NO TITLE SEARCH PERFORMED BY THIS OFFICE]



DEBRA K. CODY
Notary Public, State of Ohio
My Commission Expires
April 1, 2008

200600002962
Filed for Record in
HANCOCK COUNTY OHIO
ANITA H MUGRAVE
03-17-2006 At 10:01 am.
WARR DEED 28.00
OR Book 2288 Page 1982 - 1983

CITY OF FINDLAY -MAYORS OFFICE
DENISE 7137
FINDLAY CITY OF

Inst #202300004534