

ORDINANCE NO. 2024-044

AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE TALL TIMBERS 3RD ADDITION SUBDIVISION PLAT WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.

WHEREAS, in accordance with the Ohio Revised Code of Ohio, plats are to be approved and accepted by the City Planning Commission and dedicated by City Council for public use, and;

WHEREAS, in that City Planning Commission has accepted said plat, it is now the intention and desire of this Council to dedicate said subdivision to public use.

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

SECTION 1: That the designated area as shown on the plat of the Tall Timbers 3rd Addition to the City of Findlay, Ohio, be and the same is hereby accepted by this Council and is dedicated to public use (*legal description attached as Exhibit A*).

SECTION 2: This Ordinance shall be in full force and effect from and after the earliest period provided by law.


PRESIDENT OF COUNCIL Pro-Tem

MAYOR

PASSED May 7, 2024

ATTEST Deise DeVore
CLERK OF COUNCIL

APPROVED May 7, 2024

**LEGAL DESCRIPTION:**

Situated in the City of Findlay, County of Hancock, State of Ohio and being Lot #3 of the Tall Timbers 3rd Addition and a part of the Northeast Quarter of Section 4, Township 1 North, Range 11 East, a Parcel of Land bounded and described as follows:

Commencing at a Monument Box with a punch hole found marking the northeast corner of the Northeast Quarter of said Section 4;

Thence along the east line of said Northeast Quarter, also being the centerline of County Road No. 236 (R/W Varies), S 00°16'42" W, a distance of 990.07 feet to a Nail Shank found;

Thence along the south line of the Amended Final Plat of Tall Timbers 2nd/ Addition, as recorded in Plat Book 21, Page 88 of the Hancock County Records, and extended N 89°03'48" W, a distance of 919.49 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap at the northwest corner of a tract of land conveyed to JDP Ventures, LLC in Volume 2271, Page 1261 of the Hancock County Records and marking the PRINCIPAL POINT OF BEGINNING;

Thence along the west line of said JDP tract, S 00°16'42" W, a distance of 1105.83 feet to a 1/2" Bent Rebar found at the southwest corner of said tract, and on the north line of a tract of land conveyed to Michael J. Gardner, 2011 Marital Trust #1 as recorded on Volume 2514, Page 1959 of the Hancock County Records;

Thence along the north line of said Gardner tract, N 88°30'33" W, a distance of 820.36 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

Thence N 00°16'42" E, a distance of 669.43 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

Thence N 38°24'47" W, a distance of 230.75 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

Thence S 89°03'48" E, a distance of 87.35 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

Thence N 00°56'12" E, a distance of 250.00 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

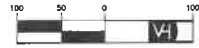
Thence S 89°03'48" E, a distance of 874.26 feet to the PRINCIPAL POINT OF BEGINNING,

And containing 21.360 acres of land, more or less, all being subject to any prior easements of record, or otherwise.

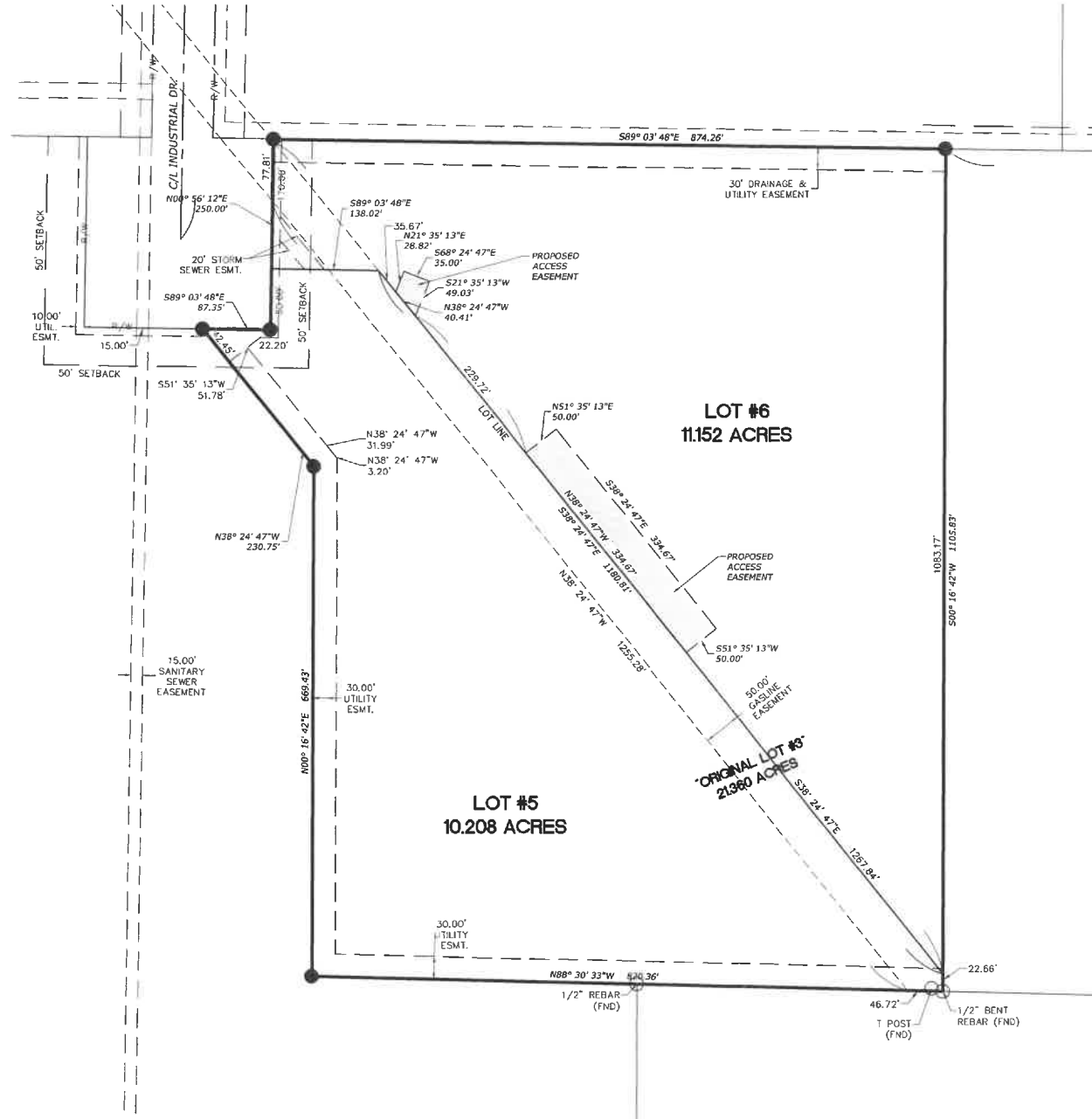
Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011). Distances referenced above are ground distances.

Replat of Lot #3 of the TALL TIMBERS 3RD ADDITION

BEING A PART OF THE NE 1/4 SECTION 4, T1N, R11E,
CITY OF FINDLAY, COUNTY OF HANCOCK, STATE OF OHIO.
21.360 ACRES



(IN FEET)
1 inch = 100 ft.



PREPARED FOR:
REINGARD ENTERPRISES LLC
409 S. MAIN ST.
FINDLAY, OHIO 45840
DATE: MARCH 11, 2024

PREPARED BY
VAN HORN, HOOVER
& ASSOCIATES, INC.
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- = 1"x30" Rebar Set with 2" Aluminum Cap
- = Found PK Nail
- ▲ = Found RR Spike
- = Found Iron Pin

NOTE: All bearings are based on published Ohio North 3401 Zone State Plane Coordinate System using NGS Monument Designation WILSON (PID#AA7366) as the control point, and observed in June of 2003 using Trimble 4800 GPS Receivers with TSC1 Controller, Real Time Kinematic Method.