

ORDINANCE NO. 2024-045

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL (HEREINAFTER REFERRED TO AS THE SHEETZ/HAT TRICK/BUCHANAN ANNEXATION).

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

SECTION 1: That the following described parcel:


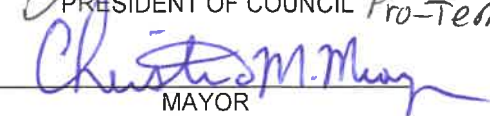
Situated in the City of Findlay, County of Hancock, State of Ohio:

Parcel No. 020001030154. A complete legal description is attached hereto as Exhibit A.

Be and the same is hereby rezoned from its respective zoning classification to I-1 Light Industrial zoning classification.

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

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


PRESIDENT OF COUNCIL Pro-Team

MAYOR

PASSED May 7, 2024

ATTEST Debra DeVore
CLERK OF COUNCIL

APPROVED May 7, 2024

ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING
 Findlay, OH • 3200 N. Main Street • 419-423-5630

VAN HORN



HOOVER

LEGAL DESCRIPTION

Pt. of the SW1/4, Section 32, T2N, R11E,
 Allen Township, Hancock County,
 State of Ohio

77.808 Acres**Buchanan Annexation**

Situated in Allen Township, County of Hancock State of Ohio and being a part of the Southwest Quarter of Section 32, Township 2 North, Range 11 East, a Parcel of Land bounded and described as follows:

Beginning at a Railroad Spike found marking the northwest corner of the east half of the Southwest Quarter of Section 32, and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the north line of said Southwest Quarter, also being the centerline of Township Road 99 (Variable R/W), S 88°36'07" E, a distance of 898.44 feet to a point marking the northwest corner of a Parcel of Land previously conveyed to John A. Heuerman, as per OR 2565, Page 5782 of the Hancock County deed records;

Thence along the west line of said Heuerman Parcel, S 00°54'35" W, a distance of 208.72 feet to the southwest corner of said Heuerman Parcel;

Thence along the south line of said Heuerman Parcel and as extended easterly, S 88°36'07" E, a distance of 417.44 feet to a point on the east line of the Southwest Quarter of said Section 32 and marking the southeast corner of a Parcel of Land previously conveyed to Jason W. and Amy S. Niese, as per OR 2597, Page 3196 of the Hancock County deed records;

Thence along the east line of said Southwest Quarter, also being the centerline of Township Road 230 (Variable R/W), S 00°54'35" W, a distance of 2435.64 feet to a point marking the southeast corner of the Southwest Quarter of said Section 32 and being on the City of Findlay Corporation Line;

Thence along the south line of the Southwest Quarter of said section 32, and along said Corporation Line, N 88°17'26" W, a distance of 1317.20 feet to a point;

Thence crossing County Road 212 and along the east line of a Parcel of Land previously conveyed to Wells Fargo Bank Northwest, National Association, as per OR 2108, Page 559 of the Hancock County deed records, N 00°56'12" E, a distance of 2637.19 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 77.808 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.



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LEGAL DESCRIPTION

Pt. of the SW1/4, Section 32, T2N, R11E,
Allen Township, Hancock County,
State of Ohio

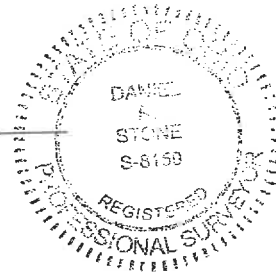
Buchanan Annexation

77.808 Acres

(Cont.)

This description was prepared in accordance with a Field Survey performed in June 2023 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: 31. Aug. 2023



Survey and Legal Description by:

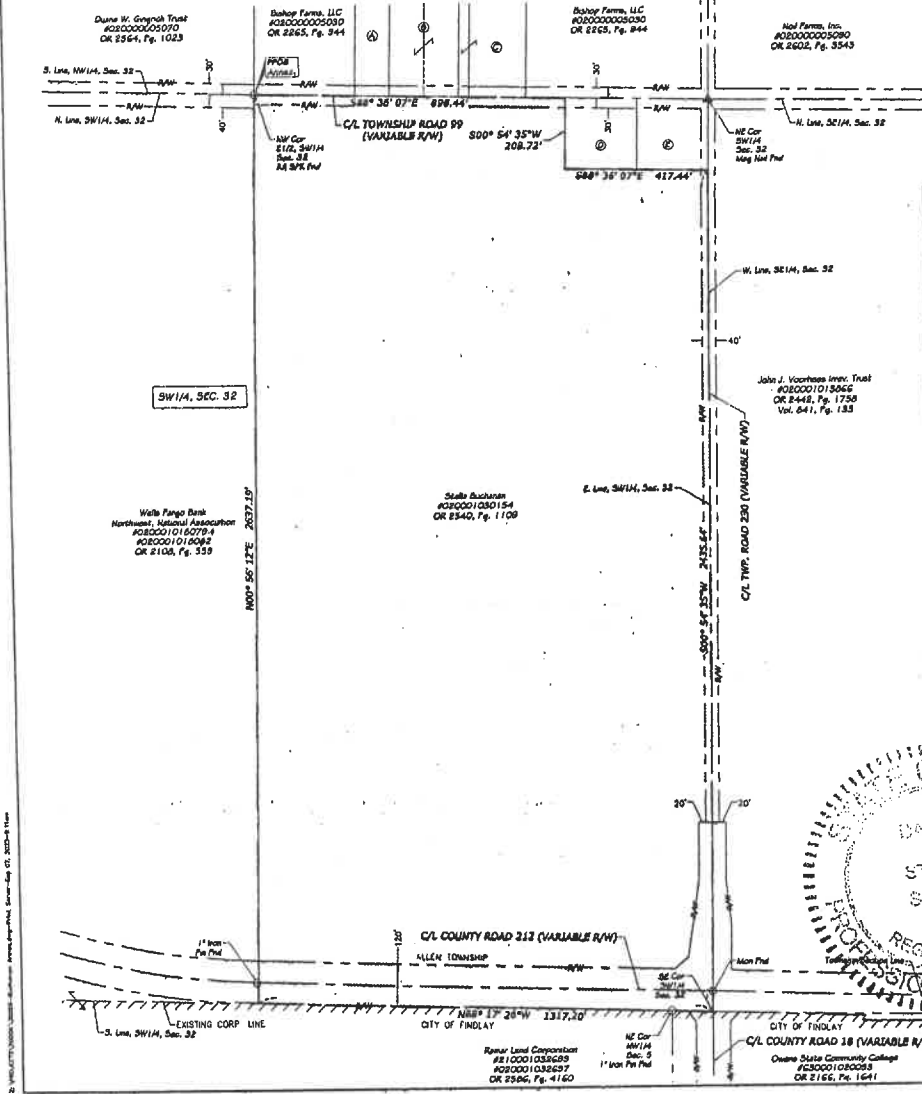
Daniel R. Stone

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

BUCHANAN ANNEXATION

Being a part of the Southwest Quarter of Section 32, T2N, R11E,
Allen Township, County of Hancock, State of Ohio
77.808 Acres

EXHIBIT "B"



OWNER	DEED BOOK/PAGE	PARCEL #
(A) 3 in 1 Investors, LLC	OR 2603, Pg. 2406	020000005040
(B) Sharon L. Croy Rev. Trust	OR 2146, Pg. 875	020000005050
(C) Larry C. Yantis	OR 2146, Pg. 875	020000005060
(D) John A. Heurman	Vol. 1832, Pg. 263	020001009737
(E) Jason W. & Amy S. Niese	Vol. 1832, Pg. 283	020001009738
	OR 2565, Pg. 5782	020000004990
	OR 2597, Pg. 3196	020000005010

OWNER	PARCEL #	ANNEX ACRES	REMAINING ACRES
Stalla Buchanan	020001030154	77.654	0.000
COUNTY ACQUIRED ROAD RIGHT-OF-WAY		4.144	N/A
TOTAL		77.808	N/A

THE ACREAGE SHOWN ON THE SURVEY REFLECT THE SURVEYED ACRES,
NOT THE RECORDED/DEED ACRES.

ANNEXATION AREA = 77.808 ACRES

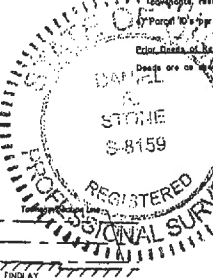
Surveyor's Note:

- This survey performed using a Trimble R2 GPS unit, connected to the Ohio VRS/CORS GPS Network, collecting data in the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011) and converted to Ground Coordinates. Distances shown are GROUND DISTANCES, unless shown otherwise (SI, DI, etc.).
- Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011).
- This survey performed without the benefit of a Title Report, and may not show all recorded easements, encroachments, restrictions or otherwise. Field work performed in June 2023.

For more info, see the Hancock County Auditors website, at the time of this survey.

Order Dates of Reference:

Deeds are as shown on the plot of survey.
I certify that on 31. Aug. 2023
this survey was performed and completed by myself or under
my direct supervision.
James R. Stone
James R. Stone, P.E., P.S. Registered Surveyor #8159
A Legal Description has been prepared in accordance with this Survey.



LEGEND

- ⊗ Section Corner, as described
- ⊗ SET 5/8" x 30" Rebar, marked with Orange Plastic Cap "HMA 8159"
- ⊙ SET Wood nail
- ⊙ Found Wood Nail
- ⊙ Found Copper Rebar, Name or RLS#
- ⊙ Found as described
- (C) Calculated distance
- (M) Measured distance
- (P) Plotted distance
- POC Point of Commencement
- PPOB Principal Point of Beginning
- R/W Road Right-of-Way
- (S) Prior Survey(s) of Record
- (D) Prior Deed(s) of Reference
- C/L Contourline
- Dimension Leader
- Land Hook
- Break in Line
- Property Line
- Dead distance

Van Horn Hoover
& Associates, Inc.
SURVEYING

CIVIL ENGINEERING
LAND USE PLANNING
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3200 N. MAIN ST.
FINDLAY, OH 45840
(419) 423-5630

www.VanhornHoover.com
E-Mail: Info@VanhornHoover.com

(IN FEET)
1 inch = 200 ft

PREPARED FOR:
The City of Findlay

Pt. SW1/4,
Section 32, T2N, R11E,
Allen Township,
County of Hancock,
State of Ohio

Township Road 230 and
County Road 212

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTS/SCALE: 1:1

DRAWN: PCE CHECKED: DRS

DRAWING SCALE: 1" = 200'

DATE: August 31, 2023

JOB NUMBER: z:\projects\20206
20206-buchanan annex.dwg

SHEET NUMBER: Sheet 1 of 1