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 Tracy L. Coldren, Recorder Rec Fees: \$622.00
 ORDINANCE
 OR Vol 2611 Pgs 2076 - 2150

DESCRIPTION CHECKED
 HANCOCK COUNTY ENGINEER

By 6-12-24 DC

Transferred 6/12/2024

[Signature]

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

CJ. Wausonberg *rm*
 HANCOCK COUNTY AUDITOR

ORDINANCE NO. 2024-046

AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF ALLEN, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 32, T2N, R11E, A TRACT OF LAND CONSISTING OF 77.808 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERED TO AS THE COUNTY ROAD 230/212 (SHEETZ/HAT TRICK/BUCHANAN ANNEXATION)).

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

SECTION 1: That upon the application of all the owners of the following described territory, for annexation of the following described territory, situated in the Township of Allen County of Hancock and State of Ohio, to the City of Findlay, Ohio, and being described as follows:

Situated in the Township of Allen, County of Hancock, State of Ohio:

A complete legal description is attached hereto as Exhibit A.

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

[Signature]
 PRESIDENT OF COUNCIL *Pro-Tem*

[Signature]
 MAYOR

PASSED May 7, 2024

ATTEST Debra DeVore
 CLERK OF COUNCIL

APPROVED May 7, 2024

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



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

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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(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