



20240006615 10/04/2024 02:18 PM  
 Filed for Record in HANCOCK County, OH  
 Tracy L. Coldren, Recorder Rec Fees: \$58.00  
 ORDINANCE  
 OR Vol 2613 Pgs 5296 - 5299

**ORDINANCE NO. 2024-095**

**AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE COVINGTON GREENS SUBDIVISION 1<sup>ST</sup> ADDITION REPLAT #2 WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.**

WHEREAS, in accordance with the Ohio Revised Code of Ohio, replats 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 replat, 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 replat of the Covington Greens Subdivision 1<sup>st</sup> Addition to the City of Findlay, Ohio, as being a part of the northeast quarter of section 9, T1N, R11E, and part of Lot 73, consisting of 13.745 acres, 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.

*Grant Chappel*  
 ACTING PRESIDENT OF COUNCIL

*[Signature]*  
 ACTING MAYOR

PASSED September 3, 2024

ATTEST *Devin DeVore*  
 CLERK OF COUNCIL

APPROVED September 3, 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 Lot 73 of Covington Greens Subdivision 1st. Addition,  
Being Pt. of the NE1/4, Section 9, T1N, R11E,  
City of Findlay, Hancock County  
State of Ohio

**OVERALL PARCEL****13.745 Acres**

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of Lot 73 of Covington Greens Subdivision 1<sup>st</sup> Addition, as Recorded in Plat Volume 21, Page 47 of the Hancock County Plat Records, and being a part of the Northeast Quarter of Section 9, Township 1 North, Range 11 East, also being part of that Parcel of Land previously conveyed to Pneuman Properties, LLC, as per OR 2441, Page 1456 of the Hancock County Deed Records, and being part of Parcel #630001022026, a Parcel of Land bounded and described as follows:

Commencing at a Monument Box found marking the southeast corner of the Northeast Quarter of said Section 9;

Thence along the south line of said Northeast Quarter, N 89°00'12" W, a distance of 1498.29 feet to a Monument found on the west line of Lot 10 of the Replat of Flag City Station, as Recorded in Plat Volume 21, Page 133 of the Hancock County Plat Records, and passing a Rebar found 0.38 feet east thereof;

Thence along the west line of said Lot 10, also being an east line of a Parcel of Land previously conveyed to Gardner Brothers, LLC, as per OR 2453, Page 487 of the Hancock County Deed Records, N 00°59'48" E, a distance of 35.00 feet to a 5/8" Rebar found marking the northwest corner of said Lot 10 and marking an angle point in said Gardner Parcel;

Thence along the north line of said Lot 10, also being a south line of said Gardner Parcel, S 89°00'12" E, a distance of 214.80 feet to a 5/8" Rebar found marking the southwest corner of Lot 73 of said Covington Greens Subdivision 1<sup>st</sup> Addition and marking an angle point in said Gardner Parcel and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the west line of said Lot 73, also being an east line of said Gardner Parcel, N 00°20'55" E, a distance of 555.39 feet to a 5/8" Rebar found marking the southwest corner of Lot 74 of said Covington Greens Subdivision 1<sup>st</sup> Addition;

Thence along the south line of said Lot 74 and as extended easterly, S 89°03'06" E, a distance of 672.60 feet to a monument set marking the southeast corner of the aforementioned Pneuman Properties, LLC Parcel;

Thence along the east line of said Pneuman Parcel, N 00°56'54" E, a distance of 385.93 feet to a monument set on the south line of the Replat of Covington Greens Subdivision as Recorded in Plat Volume 21, Page 130 of the Hancock County Plat Records;

Thence along the south line of said Replat of Covington Greens Subdivision, S 89°03'06" E, a distance of 271.68 feet to a monument found marking the southeast corner of Lot 52 of said Replat of Covington Greens Subdivision and the northeast corner of Lot 73 of said Covington Greens Subdivision 1<sup>st</sup> Addition;



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

**LEGAL DESCRIPTION**

Pt. of Lot 73 of Covington Greens Subdivision 1st. Addition,  
Being Pt. of the NE1/4, Section 9, T1N, R11E,  
City of Findlay, Hancock County  
State of Ohio

**OVERALL PARCEL****13.745 Acres**

(Cont.)

Thence along the east line of said Lot 73, also partly along the west Right-of-Way of Timberstone Drive (60' R/W), S 00°04'17" W, a distance of 860.82 feet to a 5/8" Rebar found marking the southeast corner of said Lot 73;

Thence along the south line of said Lot 73; S 89°51'12" W, a distance of 469.75 feet to a 1/2" Rebar found marking an angle point in said Lot 73;

Thence continuing along the south line of said Lot 73, S 00°59'48" W, a distance of 72.00 feet to a 1/2" Rebar found marking an angle point in said Lot 73;

Thence continuing along the south line said Lot 73, N 89°00'12" W, a distance of 481.92 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 13.745 Acres of land, more or less, of which 1.313 acres lie within the Right-of-Way of Milestone Drive, all being subject to any prior easements of record or otherwise.

Bearings are based on the south line of the Northeast Quarter of Section 9 as bearing, N 89°01'40" W and are for the purpose of description only.

Distances referenced are ground distances.

This description was prepared in accordance with a Field Survey performed in April 2024 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

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

Survey and Legal Description by:

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

# COVINGTON GREENS REPLAT #2

Being a Replat of Part of Lot 73 of Covington Greens Subdivision 1st Addition

Being a part of the Northeast Quarter of Section 9, T1N, R11E,  
City of Findlay, County of Hancock, State of Ohio  
13.745 Acres

NE Cor. Sec. 9,  
NE 1/4, Sec. 9

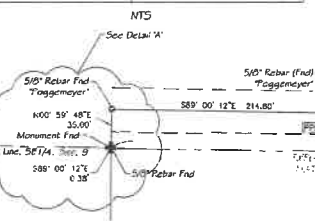
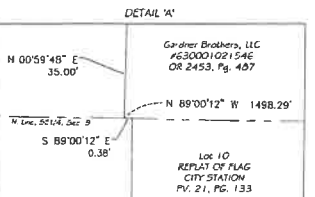
CURVE TABLE					
#	Radius	Arc Length	Delta	Ch. Bearing	Ch. Distance
C1	20.00'	31.71'	90°49'59"	S 45°30'26" W	28.49'
C2	80.00'	21.40'	135°19'40"	S 83°15'27" W	21.34'

NOTE: All bearings are based on published Ohio North 3401 Zone State Plane Coordinate System using NGS Monument Designation WILSON (FID1447366) as the control point, and observed in June of 2003 using Trimble 4800 GPS Receivers with TSC1 Controller, Real Time Kinematic Method.

● = 1/2" x 30" Rebar Set with 2" Aluminum Cap  
 ○ = Found PK Mark  
 ▲ = Found RR Spike  
 ○ = Found Iron Pin

PREPARED BY  
VAN HORN, HOOVER  
& ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
3200 N. MAIN ST.  
FINDLAY, OHIO 45840  
(419)423-5630  
EMAIL: info@VanHornHoover.com

DATE: JULY 18, 2024  
PREPARED FOR:  
TIMBERSTONE HOLDINGS, LLC  
330 W. MAIN CROSS ST.  
FINDLAY, OHIO 45840  
(567) 525-1701



**Van Horn Hoover**  
& Associates, Inc.

SURVEYING  
CIVIL ENGINEERING  
LAND USE PLANNING

3200 N. MAIN STREET  
FINDLAY, OH 45840  
(419) 423-5630

www.VanHornHoover.com  
E-Mail: info@VanHornHoover.com



60' 30' 0' 60'  
(IN FEET)  
1 Inch = 60 FT.

PREPARED FOR:  
Timberstone Holdings, LLC  
Timberstone Drive  
Findlay, Ohio

PL. NE1/4,  
Section 9, T1N, R11E,  
City of Findlay,  
County of Hancock,  
State of Ohio

### COVINGTON GREENS REPLAT #2

#### REVISIONS

MARK	DATE	DESCRIPTION

PROTSCALE: 1:1  
DRAWN: PCE CHECKED: DRS  
DRAWING SCALE: 1" = 60'  
DATE: July 18, 2024  
JOB NUMBER: z:\projects\20887  
20887 replat.dwg  
SHEET NUMBER: 1 of 2

**COVINGTON GREENS REPLAT #2**  
**Being a Replat of Part of Lot 73 of Covington Greens Subdivision 1st Addition**

Being a part of the Northeast Quarter of Section 9, T1N, R11E,  
 City of Findlay, County of Hancock, State of Ohio  
 13.745 Acres

**LEGAL DESCRIPTION:**

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of Lot 73 of Covington Greens Subdivision 1<sup>st</sup> Addition, as Recorded in Plat Volume 21, Page 47 of the Hancock County Plat Records, and being a part of the Northeast Quarter of Section 9, Township 1 North, Range 11 East, also being part of that Parcel of Land previously conveyed to Timberstone Holdings, LLC, as per OR 2611, Page 2855 of the Hancock County Deed Records, and being part of Parcel #630001022026, a Parcel of Land bounded and described as follows:

Commencing at a Monument Box found marking the southeast corner of the Northeast Quarter of said Section 9;

Thence along the south line of said Northeast Quarter, N 89°00'12" W, a distance of 1498.29 feet to a Monument found on the west line of Lot 10 of the Replat of Flag City Station, as Recorded in Plat Volume 21, Page 133 of the Hancock County Plat Records, and passing a Rebar found 0.38 feet east thereof;

Thence along the west line of said Lot 10, also being an east line of a Parcel of Land previously conveyed to Gardner Brothers, LLC, as per OR 2453, Page 487 of the Hancock County Deed Records, N 00°59'48" E, a distance of 35.00 feet to a 5/8" Rebar found marking the northwest corner of said Lot 10 and marking an angle point in said Gardner Parcel;

Thence along the north line of said Lot 10, also being a south line of said Gardner Parcel, S 89°08'12" E, a distance of 214.80 feet to a 5/8" Rebar found marking the southwest corner of Lot 73 of said Covington Greens Subdivision 1<sup>st</sup> Addition and marking an angle point in said Gardner Parcel and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the west line of said Lot 73, also being an east line of said Gardner Parcel, N 00°20'55" E, a distance of 555.39 feet to a 5/8" Rebar found marking the southwest corner of Lot 74 of said Covington Greens Subdivision 1<sup>st</sup> Addition;

Thence along the south line of said Lot 74 and as extended easterly, S 89°03'06" E, a distance of 672.60 feet to a monument set marking the southeast corner of the aforementioned Timberstone Holdings, LLC Parcel;

Thence along the east line of said Timberstone Holdings, LLC Parcel, N 00°50'54" E, a distance of 385.93 feet to a monument set on the south line of the Replat of Covington Greens Subdivision as Recorded in Plat Volume 21, Page 130 of the Hancock County Plat Records;

Thence along the south line of said Replat of Covington Greens Subdivision, S 89°03'06" E, a distance of 271.68 feet to a monument found marking the southeast corner of Lot 52 of said Replat of Covington Greens Subdivision and the northeast corner of Lot 73 of said Covington Greens Subdivision 1<sup>st</sup> Addition;

Thence along the east line of said Lot 73, also partly along the west Right-of-Way of Timberstone Drive (60' RW), S 00°04'17" W, a distance of 860.82 feet to a 5/8" Rebar found marking the southeast corner of said Lot 73;

Thence along the south line of said Lot 73: S 89°51'12" W, a distance of 469.75 feet to a 1/2" Rebar found marking an angle point in said Lot 73;

Thence continuing along the south line of said Lot 73, S 00°59'48" W, a distance of 72.00 feet to a 1/2" Rebar found marking an angle point in said Lot 73;

Thence continuing along the south line of said Lot 73, N 89°00'12" W, a distance of 481.92 feet to the PRINCIPAL POINT OF BEGINNING;

Containing 13.745 Acres of land, more or less, of which 1.313 acres lie within the Right-of-Way of Milestone Drive, all being subject to any prior easements of record or otherwise.

Bearings are based on the south line of the Northeast Quarter of Section 9 as bearing, N 89°00'12" W and are for the purpose of description only.

Distances referenced are ground distances.

**KNOW ALL MEN BY THESE PRESENTS:**

That we, the undersigned owners in fee simple of all the lands embraced in the above named final plat, do hereby approve the plan and survey of same and do dedicate the roads and ways of width shown to public use according to the governing laws and do hereby create, establish and grant the easement areas as shown on the plat for public utility, CATV and drainage purposes.

Witness my hand this 25<sup>th</sup> day of July, 2024

Owner: Timberstone Holdings, LLC  
 Witness:

- 1) Joseph R. Corran Member  
 2) Daniel Stone  
Paula G. Bridgman
- 1) Daniel Stone  
 2) Paula G. Bridgman

COUNTY OF HANCOCK )  
 SS:  
 STATE OF OHIO )

Before me, a Notary Public in and for said County personally appeared the above named Owners, who did acknowledge and affirm the signing of the above dedication as their free act and deed. In testimony whereof I do hereunto subscribe my name and affix my official seal this 25<sup>th</sup> day of July, 2024.

Paula G. Bridgman  
 Notary Public  
 My Commission Expires Apr. 15, 2026  
 CITY PLANNING COMMISSION



2024 I hereby certify that the above plat was presented to the Planning Commission of the City of Findlay, Ohio on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 and said plat was approved by the Commission of a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_

By \_\_\_\_\_  
 Chairman, City Planning Commission

**CITY ACCEPTANCE**

I, \_\_\_\_\_ Clerk of Council of the City of Findlay, Ohio, do hereby certify that the above plat was presented to said Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, and that the plat was approved and the dedication of rights of way were accepted, and said Clerk was directed to certify said action under Seal and upon said plat, which is hereby done.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
 Clerk of Council, City of Findlay

**RESTRICTIONS**

Restrictions governing the sale and use of the lands in the above named subdivision are recorded in \_\_\_\_\_ Record, Volume \_\_\_\_\_, at Page \_\_\_\_\_, and are considered as part of this plat and acknowledged as such by the owners signature hereon.

**CITY ENGINEER**

The above plat has been reviewed by me and is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By \_\_\_\_\_  
 Engineer, City of Findlay

**COUNTY AUDITOR**

I hereby certify that the above plat was presented to me and transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Hancock County Auditor

**COUNTY RECORDER**

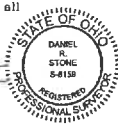
I hereby certify that the above plat was presented to me on the day of \_\_\_\_\_, 2024, and duly recorded in Plat Volume \_\_\_\_\_, at Page \_\_\_\_\_, Hancock County Records, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

File No. \_\_\_\_\_  
 Hancock County Recorder

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have made a survey of the lands shown and comprising the above named subdivision and that lot, boundary, and street rights-of-way dimensions are correct, as shown, and that monuments have been set or will be set at all locations marked thus "•" on the plat.

Date: 18 July 2024  
Daniel Stone  
 Registered Surveyor # 8457



DATE: JULY 18, 2024  
 PREPARED FOR:  
 TIMBERSTONE HOLDINGS, LLC  
 330 W. MAIN CROSS ST.  
 FINDLAY, OHIO 45840  
 (567) 525-1701

PREPARED BY  
 VAN HORN, HOOVER  
 & ASSOCIATES, INC.  
 SURVEYING & ENGINEERING  
 3200 N. MAIN ST.  
 FINDLAY, OHIO 45840  
 (419) 423-5630  
 EMAIL: info@VanHornHoover.com



**Van Horn  
 Hoover**  
 & ASSOCIATES, INC.

SURVEYING  
 CIVIL ENGINEERING  
 LAND USE PLANNING

3200 N. MAIN STREET  
 FINDLAY, OH 45840  
 (419) 423-5630

www.VanHornHoover.com  
 E-Mail:  
 info@VanHornHoover.com

PREPARED FOR:  
 Timberstone  
 Holdings, LLC  
 Timberstone Drive  
 Findlay, Ohio

Pl. NE1/4,  
 Section 9, T1N, R11E,  
 City of Findlay,  
 County of Hancock,  
 State of Ohio

**COVINGTON GREENS  
 REPLAT #2**

REVISIONS		
MARK	DATE	DESCRIPTION

PLAT SCALE: 1:1

ORIGIN: PCE      CHECKED: DRS

DRAWING SCALE: No Scale

DATE: July 18, 2024

JOB NUMBER: z:\projects\2024\20687 replat.dwg

SHEET NUMBER: 2 of 2

FINDLAY CITY OF  
 Plat #20240006615