

20240006616 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 5300 - 5304

ORDINANCE NO. 2024-096

AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE DALE PARK SUBDIVISION FINAL PLAT WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.

WHEREAS, in accordance with the Ohio Revised Code of Ohio, final 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 final 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 final plat of the Dale Park Subdivision to the City of Findlay, Ohio, as being a part of the southwest ¼ section 36, T2N, R10E, consisting of 11.267 acres, be and the same is hereby accepted by this Council and is dedicated to public use (complete 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

Acm 11 2 MAYOR

PASSED

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APPROVED September 3, 2022

This Instrument Prepared By:

Donald J. Rasmussen, Director of Law City of Findlay

318 Dorney Plaza, Room 310 Findlay, Ohio 45840 (419) 429-7338



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LEGAL DESCRIPTION

Pt. of the SW1/4, Section 36, T2N, R10E, City of Findlay, Hancock County State of Ohio

Lot #1 11.267 Acres

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Southwest Quarter of Section 36, Township 2 North, Range 10 East, also being part of a Parcel of Land previously conveyed to Mardic Investments Inc., as per OR 2524, Page 842 of the Hancock County Deed Records, and being a part of Parcel #690001031530, a Parcel of Land bounded and described as follows:

Commencing at a Monument Box found marking the northwest corner of the Southwest Quarter of said Section 36;

Thence along the north line of said Southwest Quarter, also being the centerline of County Road 99 (Variable R/W), S 89°08'29" E, a distance of 825.79 feet to a point;

Thence, S 00°51'31" W, a distance of 85.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set on the south Right-of-Way line of County Road 99 (Variable R/W) and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along said Right-of-Way line, S 89°08'29" E, a distance of 579.38 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence continuing along said Right-of-Way line, S 00°51'31" W, a distance of 10.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence continuing along said Right-of-Way line, S 89°08'29" E, a distance of 0.62 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence leaving said Right-of-Way line, S 00°51'31" W, a distance of 836.22 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence, N 89°08'29" W, a distance of 580.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence, N 00°51'31" E, a distance of 846.22 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 11.267 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

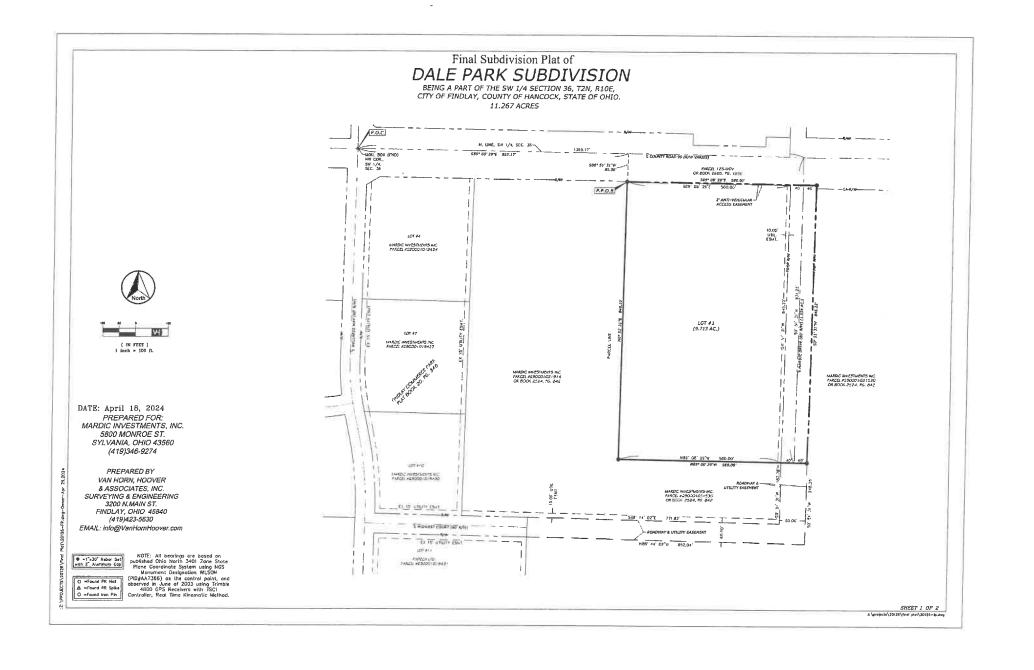
Pt. of the SW1/4, Section 36, T2N, R10E, City of Findlay, Hancock County State of Ohio

Lot #1 11.267 Acres

(Cont.)

This description was prepared in accordance with a Field Survey performed in August 2023 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



Final Subdivision Plat of

DALE PARK SUBDIVISION

BEING A PART OF THE SW 1/4 SECTION 36, T2N, R10E. CITY OF FINDLAY, COUNTY OF HANCOCK, STATE OF OHIO. 11.267 ACRES

ECOAL DESCRIPTION
Situated in the City of Findlay. County of Hancock, State of Ohio and being a part of the Southwest Quarter of
section 36, Township 2 North, Range 10 East, also being part of a Parcel of Land previously conveyed to
Mardic Investments Inc., as per OR 2524, Page 842 of the Hancock County Deed Records, and being a part of
Pancel #690001031530, a Parcel of Land bounded and described as follows:
Commencing at a Monument Box found marking the northwest corner of the Southwest Quarter of said lection 36:
Thence along the north line of said Southwest Quarter, also being the centerline of County Road 99 (Variable LVV), S 89°08'29" E, a distance of 825,17 feet to a point:

Thence, S 00*51'31" W. a distance of 85.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set on the south Right-of-Way line of County Road 99 (Variable R/W) and being the PRINCIPAL POINT OF

Thence along said Right-of-Way line, S 89°08'29" E. a distance of 580.00 feet to a 1 inch Rebar with a 2 inch

Thence continuing along said Right-of-Way line and extended southerly. \$ 00°51'31" W. a distance of 846.22 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence, N 89°08'29" W, a distance of 580.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence, N 00°51'31" E, a distance of 846.22 feet in the PRINCIPAL POINT OF BEGINNING.

Containing 11.267 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 Planc Coordinate System, NAD 83 (2011). Distances referenced are ground distances.

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

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 23rd day of Chily 2024 Owner Witness Mardic Investments, Inc. Michard G. LaVairy in 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 day of the above depth of the said of the sa Pinte J. Buldridge)
Notary Public My Commission Expires Apr 15, 2026. CITY PLANNING COMMISSION I hereby certify that the above plot was presented to the Planning Commission of the City of Findlay, Ohio on the ______ doy of ______, 20___, and said plat was approved by the Commission at a meeting held on the ______ day of ______ Chairman, City Planning Commission

Witness my hand and official seal this ____day of ______ 20__

Clerk of Council, City of Findley

CITY ACCEPTANCE

RESTRICTIONS Restrictions governing the sale and use of the lends in the above manned subdivision are recorded in
CITY ENGINEER The above plat has been reviewed by me and is hereby approved his day of, 20
Du.
By
Engineer, City of Findiay
COUNTY AUDITOR hereby certify that the above plat was presented to me and ransferred thisday o, 20
Hancock County Auditor
OUNTY RECORDER hereby certify that the above plat was presented to me on the ay of, 20 and duly recorded in Plat olume, at Page, Hancock County Records. is day of ie No
Hancock County Recorder

SURVEYOR'S CERTIFICATE SURVEYORS 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 the locations marked thus

on the plat. on the plat. Date: 18. 4pr. 2024

Registered Surveyor # 859

DATE: April 18, 2024 PREPARED BY PREPARED FOR: VAN HORN, HOOVER MARDIC INVESTMENTS, INC. & ASSOCIATES, INC. 5800 MONROE ST. SURVEYING & ENGINEERING SYLVANIA, OHIO 43560 3200 N, MAIN ST. (419)346-9274

FINDLAY, OHIO 45840 (419)423-5630 EMAIL: info@VanHomHoover.com