

201700007787  
Filed for Record in  
HANCOCK COUNTY OHIO  
TRACY L COLDREN, RECORDER  
09-11-2017 At 12:38 pm.  
ORDINANCE 28.00  
OR Book 2525 Page 1743 - 1744

201700007787  
CITY OF FINDLAY

**ORDINANCE NO. 2017-061**

**AN ORDINANCE ACCEPTING THE STREET RIGHT-OF-WAY DEDICATION AS SHOWN ON THE SOUTHRIDGE ESTATES 3<sup>RD</sup> ADDITION RIGHT-OF-WAY DEDICATION PLAT, AND DECLARING AN EMERGENCY.**



WHEREAS, in accordance with the Ohio Revised Code of Ohio, plats with street right-of-way dedications shown thereon are to be accepted and dedicated by City Council for public use.

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

SECTION 1: That the street right-of-way dedication as shown on the Southridge Estates 3<sup>rd</sup> Addition right-of-way dedication plat be and is hereby accepted by this Council and is hereby dedicated to public use.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to accept said right-of-way dedication plat so that the Southridge Estates 3<sup>rd</sup> Addition project may proceed expeditiously.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

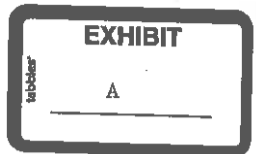
  
\_\_\_\_\_  
PRESIDENT OF COUNCIL  
  
\_\_\_\_\_  
MAYOR

PASSED June 20, 2017

ATTEST Devin DeVero  
CLERK OF COUNCIL

APPROVED June 20, 2017

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



Legal Description

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the NE 1/4 of Section 36, T1N, R10E, a tract of land bounded and described as follows:

Beginning at a 1" Iron Pin with a 2" Aluminum Cap found marking the northwest corner of Lot 76 of the Southridge Estates 1st Addition as recorded in Plat Volume 20, Page 450 of the Hancock County Records;

Thence along the west line of said subdivision, S 00°36'04" W a distance of 359.92 feet to a 1" Iron Pin with a 2" Aluminum Cap found marking an angle point in said subdivision line;

Thence continuing along the west line of said subdivision, S 89°23'56" E a distance of 84.32 feet to a 1" Iron Pin with a 2" Aluminum Cap found marking an angle point in said subdivision line;

Thence along the west line of said subdivision, S 00°36'04" W a distance of 75.00 feet to a 1" Iron Pin with a 2" Aluminum Cap found marking an angle point in said subdivision line;

Thence along the west line of said subdivision, S 29°29'57" W a distance of 154.62 feet to a 1" Iron Pin with a 2" Aluminum Cap found marking an angle point in said subdivision line;

Thence along the west line of said subdivision, S 40°04'36" W a distance of 134.68 feet to a 1" Iron Pin with a 2" Aluminum Cap found marking an angle point in said subdivision line;

Thence N 54°20'03" W a distance of 525.18 feet to a 1" Iron Pin with a 2" Aluminum Cap set;

Thence N 83°33'11" E a distance of 53.69 feet to a 1" Iron Pin with a 2" Aluminum Cap set;

Thence N 04°57'01" W a distance of 150.00 feet to a 1" Iron Pin with a 2" Aluminum Cap set;

Thence N 08°10'00" W a distance of 60.09 feet to a 1" Iron Pin with a 2" Aluminum Cap set;

Thence along a non-tangent curve to the right in a northeasterly direction, having a central angle of 01°05'43", a radius of 1537.35 feet, and a length of curve of 29.39 feet, the chord of said curve bearing N 85°28'36" E, a distance of 29.39 feet to a 1" Iron Pin with a 2" Aluminum Cap set;

Thence N 00°36'04" E a distance of 154.64 feet to a 1" Iron Pin with a 2" Aluminum Cap found on the south line of the Replat of Southridge Estates Lots #28-#37 as recorded in Plat Volume 21, Page 181 of the Hancock County Records;

Thence along the south line of said subdivision, S 89°23'56" E a distance of 447.00 feet to the point of beginning, and containing 6.134 acres of land, more or less, subject however to all prior easements of record.

All bearings are based on published Ohio North 3401 Zone State Plane Coordinate System.

Note: Prior deed reference for the subject property is Official Record Book 2221, Page 287.

*DATE: JUNE 1, 2017*

*PREPARED FOR:*

*VAN HORN, HOOVER*

*& ASSOCIATES, INC.*

*SURVEYING & ENGINEERING*

*3200 N. MAIN ST.*

*FINDLAY, OHIO 45840*

*(419)423-5630*

*EMAIL: info@vanhornhoover.com*

**OWNER/DEVELOPER :**  
**COUNTRY CLUB ACRES, INC.**  
**655 FOX RUN ROAD-SUITE B**  
**FINDLAY, OH 45840**