

201700008393
Filed for Record in
HANCOCK COUNTY OHIO
TRACY L COLDREN, RECORDER
09-29-2017 At 02:07 pm.
ORDINANCE 36.00
OR Book 2526 Page 1969 - 1971

201700008393
PICKUP
CITY OF FINDLAY

ORDINANCE NO. 2017-079

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS COUNTY ROAD 95 REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL" TO "I1 LIGHT INDUSTRIAL".

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

SECTION 1: That the following described property:

Situated in the City of Findlay, County of Hancock, State of Ohio, and being part of the Southeast Quarter (1/4) together with part of the Southwest Quarter (1/4) of Section Five (5), Township One (1), North, Range Eleven (11) East, a tract of land bounded and described as follows:

Commencing at an iron pin found marking the Northwest corner of said Southeast Quarter (1/4);

Thence on the West line of said Southeast quarter (1/4), South 00° 00' 57" West, a distance of 40.00 feet to the southerly right of way line of Bigelow Avenue and being the principal point of beginning of the tract of land herein described;

Thence on said southerly right of way line, north 89° 52' 52" East, a distance of 656.11 feet to an iron pin set at a point of deflection in said right of way line;

Thence continuing on said southerly right of way line, South 67° 09' 01" East, a distance of 51.25 feet to an iron pin set at a point of deflection in said right of way line;

Thence continuing on said southerly right of way line, North 89° 52' 52" East, a distance of 94.28 feet to an iron pin set;

Thence at right angles, South 00° 07' 08" East, a distance of 39.96 feet to an iron pin set;

Thence South 67° 09' 01" East, a distance of 171.26 feet to an iron pin set;

Thence South 44° 14' 00" East, a distance of 356.89 feet to an iron pin set;

Thence 21° 55' 32" East, a distance of 160.05 feet to an iron pin set;

Thence South 89° 14' 00" East, a distance of 44.98 feet to an iron pin set on the westerly right of way line of Bright Road;

Thence at right angles, on said westerly right of way line, South 00° 46' 00" West, a distance of 107.56 feet to an iron pin set at a point of deflection in said right of way line;

Thence continuing on said westerly right of way line, South 21° 55' 32" East, a distance of 51.84 feet to an iron pin set at a point of deflection in said right of way line;

Thence continuing on said westerly right of way line, South 00° 46' 00" West, a distance of 608.90 feet to an iron pin set at the Northeast corner of a 2.592 acre tract of land as described in Volume 1975, Page 11 of the Hancock County Deed Records;

Thence on the North line of said 2.592 acre tract, South 89° 32' 40" West, a distance of 564.65 feet to an iron pin set at the Northwest corner of said 2.592 acre tract;

Thence on the West line of said 2.592 acre tract, South 00° 46' 00" West, a distance of 200.00 feet to an iron pin set at the Southwest corner of said 2.592 acre tract;

Thence on the South line of said 2.592 acre tract, North 89° 32' 40" East, a distance of 20.00 feet to an iron pin set at the Northwest corner of a tract of land as described in Volume 1534, Page 40 of the Hancock County Deed Records;

Thence on the West line of said tract, South 00° 46' 00" West a distance of 240.00 feet to an iron pin found marking the Northeast corner of Lot No. 6 of East Melrose Business park, as platted in Volume 20, Page 318 of the Hancock County Plat Records;

Thence on the North line of said Lot No. 6, South 89° 32' 40" West, a distance of 396.87 feet to an iron pin found marking the Northwest corner of said Lot No. 6 and being on the East line of Lot No. 7 of said East Melrose Business Park;

Thence on said East line, North 00° 27' 20" West, a distance of 439.90 feet to an iron pin found marking the Northeast corner of said Lot No. 7;

Thence on the North line of said Lot No. 7, South 89° 32' 40" West, a distance of 368.49 feet to the Northwest corner of said Lot No. 7 and being on the West line of said Southeast quarter (1/4);

Thence on said West line, North 00° 00' 57" East, a distance of 157.42 feet to an iron pin set at the Northwest corner of a 19.756 acre tract of land as described in Volume 2183, Page 724 of the Hancock County Deed Records;

Thence on the North line of said 19.756 acre tract, South 89° 48' 44" West, a distance of 90.46 feet to an iron pin set at the Northwest corner of said 19.756 acre tract and being on the East line of a 35.726 acre tract of land as described in Volume 233, Page 549 of the Hancock County Deed Records.

Thence on said East line, North 00° 28' 37" East, a distance of 1147.31 feet to the southerly right of way line of Bigelow Avenue;

Thence on said southerly right of way line, North 89° 52' 52" East a distance of 81.23 feet to the principal point of beginning and containing 42.498 acres of land, more or less, of which 39.907 acres lie in the Southeast quarter (1/4) and 2.591 acres lie in the Southwest quarter (1/4) of said Section 5, subject however to all legal highways and prior easements of record.

Note: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements. I.P. set = 1/2" x 30" Rebar with Peterman Associates' Cap.

Survey and Description by Thomas E. Silva, P.S. #7805, Peterman Associates', Inc.

Be and the same more or less, but subject to all legal highways.

LESS AND EXCEPT:

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Southeast quarter (1/4) of Section 5, T1N, R11E, a tract of land bounded and described as follows:

Commencing at an iron pin found marking the northwest corner of the Southeast quarter (1/4) of Section 5;

Thence along the west line of said Southeast quarter (1/4), South 00° 00' 57" West, a distance of 1344.56 feet to a half inch (1/2") Rebar found marking the Northwest corner of Lot 7 of the East Melrose Business Park, as platted in Volume 20, Page 318 of the Hancock County Plat Records;

Thence along the north line of said Lot 7, North 89° 32' 40" East, a distance of 368.49 feet to a half inch (1/2") Rebar found marking the Northeast corner of said Lot 7, and being the PRINCIPAL POINT OF BEGINNING of said tract of land to be herein described;

Thence continuing along the extension of said North line, North 89° 32' 40" East, a distance of 386.26 feet to a half inch (1/2") Rebar found marking the northwest corner of a Parcel of land previously conveyed in Deed Volume 2456, Page 546;

Thence along the West line of said Parcel, South 00° 46' 00" West, a distance of 200.00 feet to a half inch (1/2") Rebar found, marking the Southwest corner of said Parcel;

Thence along the South line of said Parcel, North 89° 32' 40" East, a distance of 20.00 feet to a half inch (1/2") Rebar found, marking the Northwest corner of a Parcel of land previously conveyed in Deed Volume 2399, Page 260;

Thence along the West line of said Parcel, South 00° 46' 00", a distance of 240.00 feet to a five-eighths inch (5/8") Rebar set marking the Northeast corner of Lot 6 of said East Melrose Business Park;


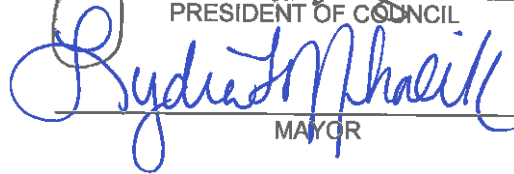
Thence along the North line of said Lot 6, South 89° 32' 40" West, a distance of 396.87 feet to a five-eighths inch (5/8") Rebar set marking the Northwest corner of said Lot 6 and being on the East line of Lot 7 of said East Melrose Business Park;

Thence along the East line of said Lot 7, North 00 27' 20" West, a distance of 439.90 feet to the PRINCIPAL POINT OF BEGINNING and containing 3.963 Acres of land, more or less, subject to any prior easements of record.

SECTION 2: That said property above described herein be and the same is hereby rezoned from C2 General Commercial to R3 Single Family High Density.

SECTION 3: That from and after the effective date of this ordinance, said property above described herein shall be subject to R3 Single Family High Density regulations.

SECTION 4: This Ordinance shall be in full force and effect from and after the earliest period provided by law.


PRESIDENT OF COUNCIL

MAYOR

PASSED September 19, 2017

ATTEST Denise DeKore
CLERK OF COUNCIL

APPROVED September 19, 2017

This Instrument Prepared By: Donald J. Rasmussen, Director of Law
City of Findlay
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