

ORDINANCE NO. 2016-078

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 THE HANCOCK COUNTY FAIRGROUNDS REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY MEDIUM DENSITY" TO "PO PARK AND OPEN SPACE DISTRICT".

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

SECTION 1: That the following described property is situated in the City of Findlay, County of Hancock and State of Ohio:

Parcel 610000927040:

Being part of the west half of the northwest quarter of Section twenty (20), Township one (1) north, Range eleven (11) east commencing for the same at a point in the section line between sections seventeen (17) and twenty (20) in said township, 38 poles and 13 links west of the northeast corner of the west half of the northwest quarter of said section 20; thence south 160 rods and 6 links; thence west 36 poles; thence north 160 poles and 6 links; thence east 36 poles to the place of beginning, containing thirty-six (36) acres, more or less, said tract being lot five (5) as partitioned in a certain action in the Court of Common Pleas of Hancock County, Ohio, wherein Amelia Osterlin and Charles Osterlin were plaintiffs and William Tritch et al., were defendants.

Also a part of the east half of the northeast quarter of Section Number nineteen (19), Township one (1) north, Range eleven (11) east, and a part of the west half of the northwest quarter of Section twenty (20) in said Findlay Township and bounded and described as follows: Commencing at a point on the north section line 64 rods east of the northwest corner of said east half of the northeast quarter of said Section 19; running thence south 160 rods and 6 links; then east 22 rods and 12½ links to a point about 6 rods and 12½ links east of the section line and so far in said Section number 20; north 160 and 6 links; thence west again crossing said section line, 22 rods and 12½ links to the place of beginning, containing twenty-two and 53/100 (22.53) acres of land, more or less, being Lot four (4) in said partition proceeding.

Also a strip of land 4½ feet wide off of the west side of Lot six (6) in the partition proceedings of the Leonard Tritch Estate, which was set off by the commissioners to Parlee C. Tritch same being in Findlay Township, Hancock County, Ohio, in Section twenty (20) of said Township and being a part of said west half of the northwest quarter of section twenty (20), Township one (1) north, Range eleven (11) east, said strip running the entire length of said Lot six (6).

There being in all of said three tracts fifty-eight and 53/100 (58.53) acres of land, more or less.

Excepting from the lands above described, the following described piece or parcel of land. Situated in said City of Findlay, County of Hancock and State of Ohio: Being a part of the northeast quarter of Section nineteen (19), Township one (1) north, Range eleven (11) east, described by metes and bounds as commencing at the northeast corner of said Section 19; running thence west along the north line of said section, 261.9 feet; thence south parallel with the east line of said section, 413 feet; thence east parallel with the north line of said section 261.9 feet to the east line of said section; thence north on said east section line 413 feet to the place of beginning, containing 2.483 acres.

Also in said city, a part of the northwest quarter of Section twenty (20), Township one (1) north, Range eleven (11) east, described as commencing for the same at the northwest corner of said Section 20, being the same point above described as the northeast corner of said Section 19, thence east on the north line of said Section 20, 95 feet; thence south parallel with the west line of said section, 413 feet; thence west parallel with the north line of said section, 95 feet to the west line thereof; thence north on said west section line 413 feet to the place of beginning, containing .9 of an acre.

Both parcels containing together 3.383 acres of land, be the same more or less, but subject to all legal highways.

Parcel 610000343960:

Being bounded and described as a part of the northwest quarter (1/4) of Section twenty (20), Township one (1) north; Range eleven (11) east, and particularly described as the east part of Lot five (5) of the Leonard Tritch Estate as partitioned in the Common Pleas Court of said County, and commencing at a point in the east line of said Lot five (5) where such line crosses the center of the tract of the Cleveland and Cincinnati Railroad, thence along said east line four hundred eighty-two (482) feet to a stake, thence west two hundred sixty-one (261) feet to a stake, thence south three hundred fifty-one (351) feet to a stake in the center of said track of said railroad, thence along the center of said track to the place of beginning containing two and one-half (2 1/2) acres of land more or less.

Parcel 590001016711:

Parcel I

Being Lot number 12384 through 12387, together with part of a vacated street in Natural Gas Addition as recorded in Plat Book Volume 2, Page 89 of the Hancock County Plat Book Records, a tract of land bounded and described as follows:

Beginning at a monument found marking the northwest quarter, of the SW 1/4 of Section 20; thence along the north line of the SW 1/4 of said Section 20, S89°28'35"E, a distance of 216.50 feet to an iron pin set marking the northeast corner of Lot Number 12384, as platted in Natural Gas Addition; thence along the east line of said lot, also being the west line of a 16 foot alley, S00°00'00"E, a distance of 150.00 feet to an iron pin set marking the southeast corner of said lot; thence along the north right-of-way line of First Street, also being the south line of Lot Numbers 12384 through 12387 and as extended, N89°28'35"W, a distance of 216.50 feet to an iron pin set on the west line of said SW 1/4; thence along said west line, N00°00'00"W, a distance of 150.00 feet to the point of beginning and containing 0.746 acre of land, more or less, subject however to all prior easements of record.

Hancock County Deed reference: Deed Volume 223, Page 632
Deed Volume 310, Page 475

Parcel 590001016712:

Parcel II

Situated in the City of Findlay, County of Hancock, State of Ohio, and being Lot Number 12377 through 12383 and Lot Numbers 12395 through 12399, together with vacated First Street and vacated Amelia Avenue, also part of a vacated 15 foot alley and part of a vacated 16 foot alley in Natural Gas Addition as recorded in Plat Book Volume 2, Page 89 of the Hancock County Plat Book Records, a tract of land bounded and described as follows:

Beginning at an iron pin set on the north line of the SW¼ of Section 20 and described as lying S89°28'35"E, a distance of 232.50 feet from a monument found marking the northwest corner of the SW¼ of said Section 20, said beginning point also described as marking the northwest corner of Lot Number 12383 as platted in Natural Gas Addition; thence along said north line S89°28'35"E, a distance of 410.00 feet to an iron pin set marking the northeast corner of Lot Number 12377 as platted in Natural Gas Addition, thence along the east line of said lot and as extended, S00°00'00"E, a distance of 180.00 feet to an iron pin set on the centerline of vacated First Street and passing an iron pin set 30.00 feet north thereof; thence along said centerline, S89°28'35"E, a distance of 57.50 feet to the intersection of said centerline with the centerline of a vacated 15 foot alley; thence along the centerline of said 15 foot alley, S00°00'00"E, a distance of 188.00 feet to an iron pin set marking the intersection of said centerline with the centerline of said vacated 16 foot alley; thence along the centerline of said vacated 16 foot alley, N89°28'35"W, distance of 207.50 feet to an iron pin set marking the intersection of said centerline with the east right-of-way line of Amelia Avenue, as extended northerly; thence along said northerly extension, N00°00'00"W, a distance of 8.00 feet to an iron pin set marking the southwest corner of Lot Number 12396 as platted in Natural Gas Addition; thence along a westerly extension of the south line of said lot, N89°28'35"W, a distance of 110.00 feet to an iron pin set marking the southwest corner of Lot Number 12395, as platted in Natural Gas Addition; thence along the west line of said lot; N00°00'00"W, a distance of 150.00 feet to an iron pin set marking the northwest corner of said lot; thence along the south right-of-way line of First Street, S89°28'35"E, a distance of 50.00 feet to an iron pin set marking the northeast corner of Lot Number 12395; thence along a northerly extension of the east line of Lot Number 12395, N00°00'00"W, a distance of 60.00 feet to an iron pin set marking the southeast corner of Lot Number 12380, as platted in Natural Gas Addition; thence along the north right-of-way line of First Street, also being the south line of Lot Numbers 12380 through 12383, as platted in Natural Gas Addition, N89°29'35"W, a distance of 200.00 feet to an iron pin set marking the southwest corner of said Lot Number 12383; thence along the west line of said lot, also being the east line of a 16 foot alley, N00°00'00"W, a distance of 150.00 feet to the point of beginning and containing 2.872 acres of land, more or less, subject however to all prior easements of record.

Hancock County Deed Reference: Deed Volume 223, Page 632
Deed Volume 357, Page 577

Parcel 590001016712:

Being part of Lot Number 12395 and part of vacated Amelia Avenue in Natural Gas Addition as recorded in Plat Book Volume 2, Page 89 of the Hancock County Plat Book Records, a tract of land bounded and described as follows:

Beginning at the intersection of the centerline of Amelia Avenue with the easterly extension of the north line of a 16 foot alley, said pint also described as lying, S89°28'35"E, a distance of 30.00 feet from the southeast corner of Lot Number 12395 as platted in Natural Gas Addition; thence along the centerline of Amelia Avenue, N00°00'00"W, a distance of 135.00 feet; thence parallel with and 15.00 feet right angle dimension south of the north line of said Lot Number 12395, N89°28'35"W, a distance of 80.00 feet to the west line of said lot; thence along said west line, N00°00'00"W, a distance of 15.00 feet to an iron pin set marking the northwest corner of said lot; thence along the north line of said lot, also being the south right-of-way line of First Street and as extended S89°28'35"E, a distance of 100.00 feet thence parallel with and 20.00 feet right angle dimension est of the centerline of Amelia Avenue, S00°00'00"E, a distance of 150.00 feet to the easterly extension of the north line of the aforesaid 16 foot alley, said point also described as lying, S89°28'35"E, a distance of 50.00 feet from the southeast corner of said Lot Number 12395; thence along said easterly extension, N89°28'35"W, a distance of 20.00 feet to the point of beginning and containing 4,200 square feet of land, more or less, subject however to all prior easements of record.

Hancock County Deed Reference: Deed Volume 223, Page 632

Parcel 590001016713:

Parcel III

Being Lot Numbers 12388 through 12391, together with part of a vacated street in Natural Gas Addition as recorded in Plat Book Volume 2, Page 89 of the Hancock County Plat Book Records, a tract of land bounded and described as follows:

Beginning at an iron pin set on the west line of the SW¼ of Section 20 and described as lying S00°00'00"E, a distance of 201.00 feet from a monument found marking the northwest corner of the SW¼ of said Section 20; thence along the south right-of-way line of First Street and as extended westerly, S89°28'35"E, a distance of 216.50 feet to an iron pin set marking the northeast corner of Lot Number 12391, as platted in Natural Gas Addition, thence along the east line of said lot, also being the west line of 16 foot alley, S00°00'00"W, a distance of 150.00 feet to an iron pin set marking the southeast corner of said lot; thence along the north right-of-way line of a 16 foot alley, also being the south line of Lot Numbers 12388 through 12391 and as extended, N89°28'35"W, a distance of 216.50 feet to an iron pin set on the west line of said SW¼; thence along said west line N00°0'0"W, a distance of 150.00 feet to the point of beginning and containing 0.746 acre of land, more or less, subject however to all prior easements of record.

Hancock County Deed Reference: Deed Volume 223, Page 632

Parcel 600000314630:

Lot Number 16655 in the Tritch Addition to said City of Findlay. Parcel No., 60-314630; Map No. 1011-202-08-001

Parcel 580000248790:

Lot Number three (3) in the McCleary Addition to the City of Findlay, Hancock County, Ohio. Parcel #58-248790

Parcel 580000248820:

Parcel I

Lot Number six (6) in the McCleary Addition to the City of Findlay, Hancock County, Ohio. Parcel #58-248820

Parcel 580000248810:

Parcel 2

Lot Number five (5) in the McCleary Addition to the City of Findlay, Hancock County, Ohio. Parcel #58-248810

Parcel #600000314720:

Parcel 3

Lot Number sixteen thousand six hundred sixty-seven (16667) in the Tritch Addition to the City of Findlay, Hancock County, Ohio. Parcel #60-314720

Parcel 580000248800:

Lot Number four (4) in the McCleary Addition to the City of Findlay, Hancock County, Ohio. Parcel #58-248800

Parcel 590001016710:

Being Lot Numbers 12392 through 12394 in the Natural Gas Addition as recorded in Plat Book Volume 2, page 89 of the Hancock County Plat Book Records, a tract of land bounded and described as follows:

Commencing at a monument found marking the northwest corner of the SW¼ of Section 20; thence along the west line of the SW¼ of said Section 20; S00°00'00"E, a distance of 210.00 feet to an iron pin set; thence along the south right-of-way line of First Street and as extended westerly, S89°28'35"E, a distance of 150.00 feet to an iron pin set marking the northeast corner of said Lot Number 12394; thence along the east line of said lot, S00°00'00"E, a distance of 150.00 feet to an iron pin set marking the southeast corner of said lot; thence along the south line of Lot Numbers 12392 through 12394, also being the north line of a 16 foot alley, N89°28'35"W, a distance of 150.00 feet to an iron pin set marking the southwest corner of said Lot Number 12392; thence along the west line of said lot, also being the east line of a 16 foot alley, N00°00'00"W, a distance of 150.00 feet to the PRINCIPAL point of beginning and containing 0.517 acre of land, more or less, subject however to all prior easements of record. Parcel #59-1016710.

Parcel #610001008355:


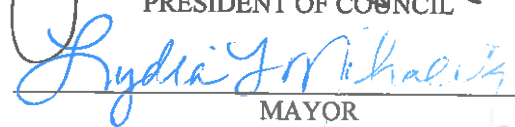
Being a part of the east half of the northeast quarter (E½ NE¼) of Section nineteen (19), Township one (1) north, Range eleven (11) east, Marion Township, Hancock County, Ohio, and being located in the City of Findlay, Ohio, and further described as:

Beginning at an iron pin in the east and west center line of Section 19, Township one (1) north, Range eleven (11) east in Marion Township, Hancock County, Ohio, and located in the City of Findlay, Ohio, said place of beginning being 711.5 feet west of a large boulder set for the east quarter point of said Section nineteen (19) and 156.5 feet east of an iron pin in the east line of Shelby Street in the City of Findlay, Ohio; thence north 1 0' east 1312.87 feet to an iron pin in the center of Wyandot Street in the City of Findlay, Ohio, said point being the southwest corner of the Hershey Addition to Findlay; thence south 88° 21' east 447.5 feet to an iron pin in the line between the lands of Bess Shreve and the Hancock County Agricultural Society and passing an iron pin at 226.4 feet at the southeast corner of the said Hershey Addition; thence south 1 0' west along the line between the lands of Bess Shreve and the Hancock County Agricultural Society, 1312.87 feet to an iron pin in the east and west center line of said Section nineteen (19), said point being 264 feet west of a large boulder set at the east quarter point of said Section nineteen (19); thence north 88° 21' west along the said east and west center line of said Section 19, 600000314630610000 447.5 feet to the place of beginning and containing 13.486 acres.

SECTION 2: That said property above described herein be and the same is hereby rezoned from R2 Single Family Medium Density to CD Condominium.

SECTION 3: That from and after the effective date of this ordinance, said property above described herein shall be subject to CD Condominium 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 August 16, 2016

ATTEST Denise DeVore
CLERK OF COUNCIL

APPROVED August 16, 2016