

ORDINANCE NO. 2014-033

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL DISTRICT (HEREINAFTER REFERRED TO AS THE RANZAU/JAQUA ANNEXATION).

201400006888
CITY OF FINDLAY

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

SECTION 1: That the following described parcel:

Situated in the City of Findlay, County of Hancock, State of Ohio:

See attached Exhibit A

Said parcel be and the same is hereby rezoned from its respective zoning classifications to I-1 Light Industrial District classification.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to I-1 Light Industrial District regulations.

SECTION 3: This Ordinance shall be in full force and effect from and after the earliest period provided by law.

Amor Slough
PRESIDENT OF COUNCIL
Lynia Michalek
MAYOR

PASSED May 20, 2014

ATTEST Denise DeVore
CLERK OF COUNCIL

APPROVED May 20, 2014

201400006888
Filed for Record in
HANCOCK COUNTY OHIO
NIKKI G BELTZ, RECORDER
08-22-2014 At 03:12 pm.
ORDINANCE 60.00
OR Book 2466 Page 418 - 423

I, Clerk of Council, Findlay, Ohio do hereby
certify that the foregoing legislation was duly
published in The Courier, a newspaper
of general circulation in the City of Findlay, Ohio,
in the issues of May 24, 2014
and May 31, 2014

Denise DeRose
Clerk of Council

EXHIBIT A

ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING
Findlay, OH • P.O. Box 612 • 419.423.5630 Charlotte, NC • P.O. Box 621524 • 704.604.4124

VAN HORN  **HOOPER**

Legal Description

Pt. of the N1/2 of Sec. 5,
& the NE1/4 of Sec. 6, Marion Twp., T1N, R11E,
Hancock County, State of Ohio
276.627 Acres

Situated in the North Half of Section 5 and the Northeast Quarter of Section 6, Marion Township, T 1 N, R 11 E, all being within the County of Hancock, State of Ohio, a Tract of Land bounded and described as follows:

Commencing at a found monument marking the southwest corner of the Northeast Quarter of said Section 6;

Thence along the west line of said Northeast Quarter, N 01°25'20" E a distance of 40.00 feet to the northerly right-of-way line of East Bigelow Avenue (County Road #95), also being the PRINCIPAL POINT OF BEGINNING;

Thence continuing along the west line of said Northeast Quarter, N 01°25'20" E a distance of 2718.25 feet to the northwest corner of the Northeast Quarter of said Section 6;

Thence along the north line of said Northeast Quarter, S 88°32'27" E a distance of 2612.31 feet to a rebar found marking the northeast corner of the Northeast Quarter of said Section 6;

Thence along the north line of the Northwest Quarter of said Section 5, S 88°18'54" E a distance of 2678.13 feet to the northeast corner of the Northwest Quarter of Section 5, passing a 1" pipe found 0.45 feet westerly thereof;

Thence continuing along the north line of the Northeast Quarter of said Section 5, S 88°18'54" E a distance of 194.64 feet;

Thence along the easterly right-of-way line of Crystal Avenue (County Road No.18) the following courses;

Thence S 42°56'10" W a distance of 37.05 feet;

Thence S 00°37'46" W a distance of 624.33 feet;

Thence S 25°58'53" W a distance of 233.15 feet;



(cont.)

Legal Description

Pt. of the N1/2 of Sec. 5,
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Hancock County, State of Ohio
276.627 Acres

(cont.)

Thence S 39°16'26"W a distance of 104.04 feet;

Thence S 31°49'49"W a distance of 150.00 feet;

Thence N 57°15'40" W a distance of 10.00 feet;

Thence S 31°49'49"W a distance of 1832.43 feet;

Thence continuing along said easterly right-of-way, S 00°49'29" W a distance of 44.81 feet to the northerly right-of-way line of East Bigelow Avenue (County Road No. 95);

Thence along said northerly right-of-way, N 89°11'14" W a distance of 96.95 feet to the intersection of said northerly right-of-way and the westerly right-of-way line of said Crystal Avenue;

Thence along the westerly right-of-way line of said Crystal Avenue, N 31°49'49" E a distance of 741.03 feet to the north line of a Parcel of Land as described in Volume 808, Page 308 of Hancock County Records;

Thence along the north line of said Parcel and being parallel to the south line of the Northwest Quarter of said Section 5, N 89°11'14" W a distance of 221.24 feet to the northwest corner of said Parcel;

Thence along the westerly line of said Parcel, and being parallel to said westerly right-of-way, S 31°49'49" W a distance of 340.00 feet to the north line of a Parcel of Land as described in Volume 315, Page 126 of Hancock County Records;

Thence along said north line, N 89°11'14" W a distance of 199.16 feet to the east line of the West Half of the Northwest Quarter of said Section 5 and being the northwest corner of said Parcel of Land;

Thence along said east line and along the west line of said Parcel, S 00°53'57" W a distance of 343.69 feet to the north right-of-way line of East Bigelow Avenue (County Road No. 95)

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Hancock County, State of Ohio
276.399 Acres

(cont.)

Thence along said north right-of-way, N 89°11'14" W a distance of 1346.24 feet to an angle point in said north right-of-way;

Thence continuing along said north right-of-way, N 88°20'19" W a distance of 0.27 feet to the west line of the Northwest Quarter of said Section 5, also being the southeast corner of the Plat of Jumper's Addition to the City of Findlay;

Thence along the west line of said Northwest Quarter, and along the east line of said Plat and extended, N 00°51'20" E a distance of 851.00 feet to the northeast corner of a Parcel of Land as described in Volume 2127, Page 2371 of Hancock County Records;

Thence along the north line of said Parcel, N 88°20'39" W a distance of 1466.80 feet to the northwest corner of said Parcel;

Thence along the west line of said Parcel, S 00°51'12" W a distance of 851.00 feet to the north right-of-way line of East Bigelow Avenue (County Road No. 95);

Thence along said north right-of-way, N 88°23'31" W a distance of 1172.49 feet to the PRINCIPAL POINT OF BEGINNING, containing 280.141 acres of Land,



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276.627 Acres

(cont.)

EXCEPTING THEREFROM the following described Parcel of Land;

Situated in the North Half of Section 5, Marion Township, T 1 N, R 11 E, all being within the County of Hancock, State of Ohio, a Tract of Land bounded and described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 5;

Thence along the north line of said Northeast Quarter, S 88°18'54" E a distance of 45.00 feet to the west right-of-way line of Crystal Avenue (County Road No.18);

Thence along said west right-of-way, S 38°18'53" E a distance of 39.26 feet;

Thence continuing along said west right-of-way, S 00°37'46" W a distance of 314.29 feet to the northeast corner of a Parcel of Land as described in Volume 1450, Page 240 of Hancock County Records and being the POINT OF BEGINNING of the Parcel being described;

Thence continuing along said west right-of-way, also being the east line of said Parcel, S 00°37'46" W and a distance of 136.43 feet to a point of tangent curvature;

Thence continuing along said westerly right-of-way and along a curve to the right, having a length of 215.52 feet, a radius of 798.83 feet, and a central angle of 15°27'28", with a chord bearing of S 08°21'30" W a chord distance of 214.86 feet to the southeast corner of a said Parcel;

Thence along the south line of said Parcel, N 88°04'19" W a distance of 414.34 feet to the southwest corner of a Parcel of Land as described in Volume 715, Page 219 of the Hancock County Records;

Thence along the west line of said Parcel, and being parallel to said westerly right-of-way, N 00°37'46" E a distance of 350.00 feet to the northwest corner of said parcel;

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Hancock County, State of Ohio
276.627 Acres

(cont.)

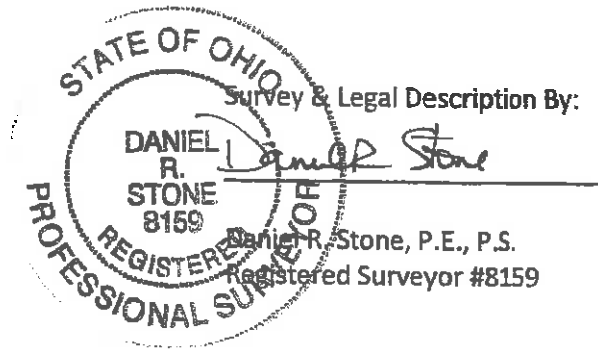
Thence along the north line of said Parcel, S 88°04'19" E a distance of 443.25 feet to the POINT OF BEGINNING, containing 3.514 acres of Land, more or less, subject to any prior easements of record;

The overall Annexation CONTAINING AFTER said exception, 276.627 acres of land, more or less, of which 141.198 acres lie within Section 5 and 135.429 acres lies within Section 6, subject to any prior easements of record.

Note: Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83.
Distances referenced above are ground distances.

This description prepared by Daniel R. Stone, Registered Surveyor #8159, dated March 12, 2014 and filed at the Hancock County Records Office.

DATE: 12. Mar. 2014



201400006888
CITY OF FINDLAY