

201400009722
Filed for Record in
HANCOCK COUNTY OHIO
NIKKI G BELTZ, RECORDER
11-21-2014 At 02:22 PM.
ORDINANCE 28.00
OR Book 2470 Page 2591 - 2592

201400009722
CITY OF FINDLAY

ORDINANCE NO. 2014-086

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 2440 BRIGHT ROAD 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:

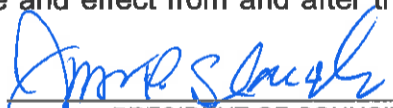
Situated in the City of Findlay, County of Hancock, State of Ohio, and being a part of the southeast fourth of Section 5, T1N, R11E, containing 3.963 acres of land, more or less.

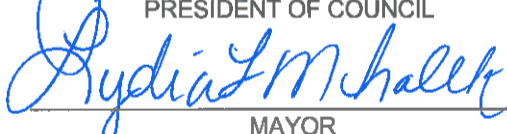
See attached Exhibit A

SECTION 2: That said property above described herein be and the same is hereby rezoned from C2 General Commercial to I1 Light Industrial.

SECTION 3: That from and after the effective date of this ordinance, said property above described herein shall be subject to I1 Light Industrial 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

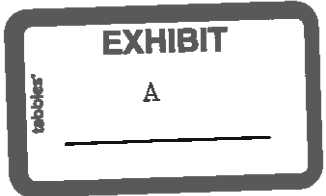
PASSED November 18, 2014

ATTEST 

CLERK OF COUNCIL

APPROVED November 18, 2014

Instrument 20140009722 OR
Book Page 2470 2592



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Findlay, OH • P.O. Box 612 • 419.423.5630
Charlotte, NC • P.O. Box 621524 • 704.604.4124



Legal Description

For: Sunnydale, LLC

Pt. SE1/4,
Section 5,
T1N, R11E
3.963 Ac.

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the SE1/4 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 SE1/4 of Section 5;

Thence along the west line of said SE1/4, S 00°00'57" W, a distance of 1344.56 feet to a 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, N 89°32'40" E, a distance of 368.49 feet to a 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, N 89°32'40" E, a distance of 386.26 feet to a 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, S 00°46'00" W, a distance of 200.00 feet to a 1/2" Rebar found, marking the southwest corner of said Parcel;

Thence along the south line of said Parcel, N 89°32'40" E, a distance of 20.00 feet to a 1/2" Rebar found, marking the northwest corner of a Parcel of land previously conveyed in Deed Volume 2399, Page 260;

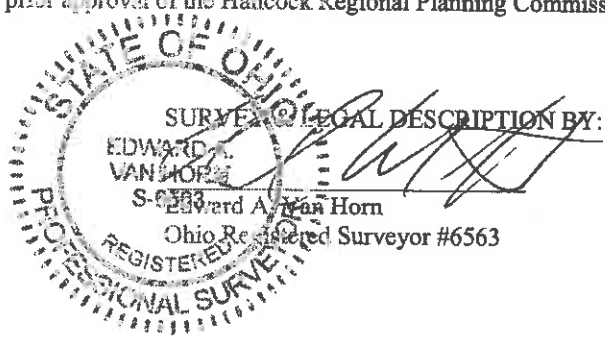
Thence along the west line of said Parcel, S 00°46'00" W, a distance of 240.00 feet to a 5/8" Rebar Set marking the northeast corner of Lot 6 of said East Melrose Business Park;

Thence along the north line of said Lot 6, S 89°32'40" W, a distance of 396.87 feet to a 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, N 00°27'20" W, 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.

The above described 3.963 acre Tract is to be cut out of a previously conveyed Parcel of land as recorded in Deed Volume 2192, Page 1467 of the Hancock County Deed Records, to be attached to an existing Parcel of land as recorded in Deed Volume 2456, Page 546, and is not to be hereafter transferred as a separate parcel without prior approval of the Hancock Regional Planning Commission or similar governing body.

DATE: 8-28-14



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201400009722
CITY OF FINDLAY