

201900000072
Filed for Record in
HANCOCK COUNTY OHIO
TRACY L COLDREN, RECORDER
01-03-2019 At 04:25 pm.
ORDINANCE 36.00
OR Book 2550 Page 1747 - 1749
SEE PLat in vol 22 pg 163

201900000072
FINDLAY CITY OF

ORDINANCE NO. 2018-106

AN ORDINANCE ACCEPTING THE RIGHT-OF-WAY DEDICATION AS SHOWN ON THE PRODUCTON DRIVE RIGHT-OF-WAY DEDICATION PLAT, AND DECLARING AN EMERGENCY.

WHEREAS, in accordance with the Ohio Revised Code of Ohio, right-of-way dedications plats as 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 right-of-way dedication as shown on the Production Drive right-of-way dedication plat be 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 for public use.

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

Scott C Russell
PRESIDENT OF COUNCIL Pro-Term
A. Ronald Moody
Acting MAYOR

PASSED November 20, 2018

ATTEST Devin DeVore
CLERK OF COUNCIL

APPROVED November 20, 2018

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

Instrument 20190000072 OR
Book Page 2550 1748

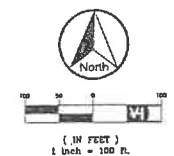
Right-of-Way Dedication for: PRODUCTION DRIVE

BEING PART OF THE SOUTHEAST QUARTER AND
PART OF THE SOUTHWEST QUARTER OF SECTION FIVE,
TOWNSHIP ONE NORTH, RANGE ELEVEN EAST,
CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO
(3.228 ACRES)

DATE: JULY 30, 2018

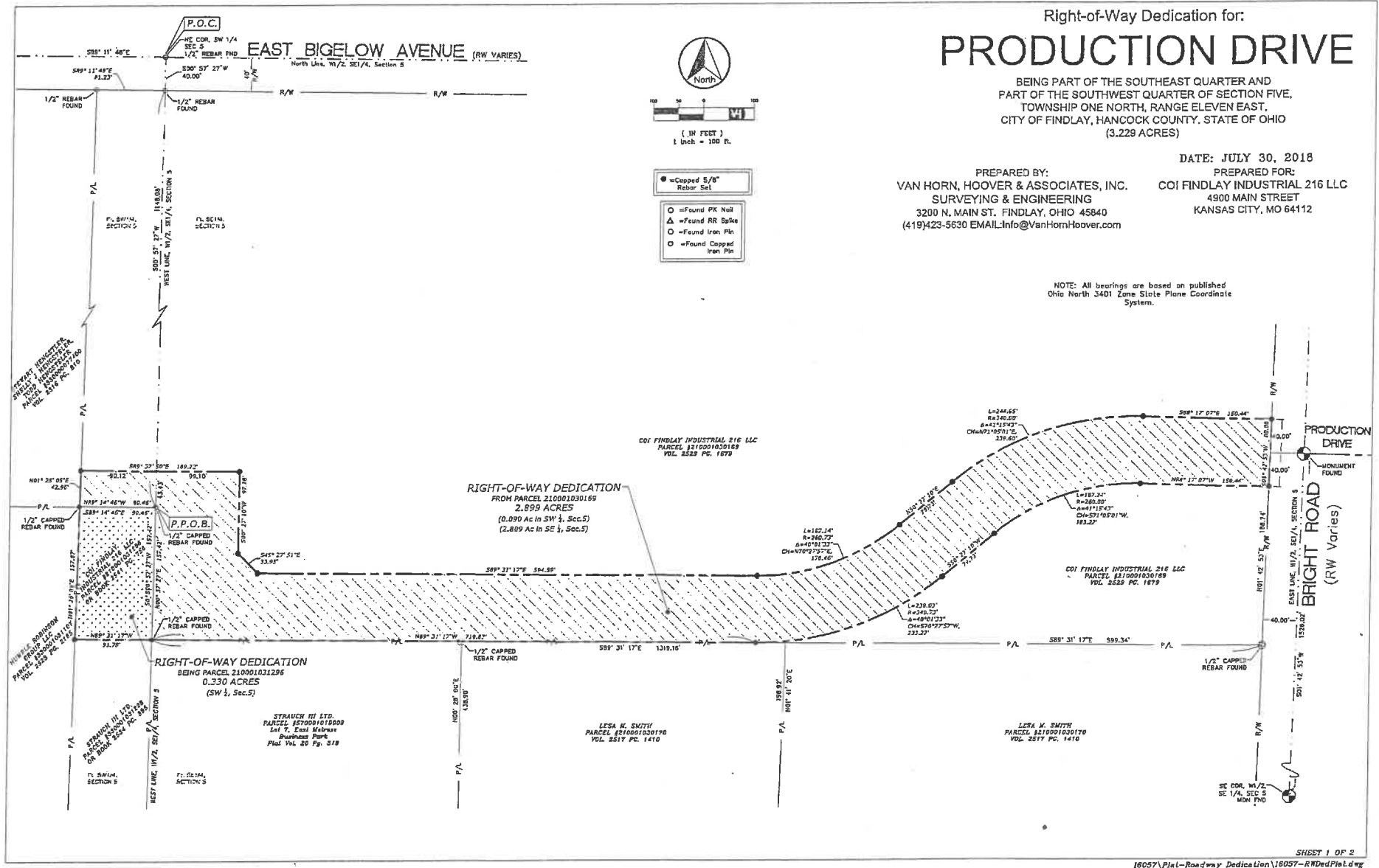
PREPARED BY:
VAN HORN, HOOVER & ASSOCIATES, INC.
SURVEYING & ENGINEERING
3200 N. MAIN ST. FINDLAY, OHIO 45840
(419)423-5630 EMAIL: info@VanHornHoover.com

PREPARED FOR:
COI FINDLAY INDUSTRIAL 216 LLC
4900 MAIN STREET
KANSAS CITY, MO 64112



- = Capped 5/8" Rebar Set
- = Found PK Nail
- △ = Found RR Spike
- = Found Iron Pin
- = Found Capped Iron Pin

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



RIGHT-OF-WAY DEDICATION
FROM PARCEL 210001030169
2.899 ACRES
(0.090 Ac In SW 1/4, Sec.5)
(2.809 Ac In SE 1/4, Sec.5)

RIGHT-OF-WAY DEDICATION
BEING PARCEL 210001031295
0.330 ACRES
(SW 1/4, Sec.5)

STRAUCH III LTD.
PARCEL 210001018009
Lot 7, East Mainway
Business Park
Plat Vol. 20 Pg. 218

LESA M. SMITH
PARCEL 210001030170
VOL. 2517 PG. 1410

LESA M. SMITH
PARCEL 210001030170
VOL. 2517 PG. 1410

LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FROM PARCEL 210001030169 (2.899 ACRES)

Situated in the City of Findlay, County of Hancock, State of Ohio, described as follows:
Being part of the Southeast Quarter (1/4), and part of the Southwest Quarter (1/4) of Section Five (5), Township One (1) North, Range Eleven (11) East, the following described land is part of a tract of land conveyed to COI Findlay Industrial 216 LLC (COI tract) by Deed Volume 2523, Page 1678, and is to be dedicated as public road right-of-way.
Commencing at a 1/2" Rebar found marking the Northeast corner of said Southwest 1/4;
Thence along the West line of said Southwest 1/4, S 00° 57' 27" W, a distance of 40.00 feet to a 1/2" rebar found marking the Southerly right of way line of East Bigelow Avenue;
Thence continuing along said West line of said Southwest 1/4, S 00° 57' 27" W, a distance of 1148.08 feet to a 1/2" capped rebar found marking the northeast corner of said COI tract, said point being the Principal Point of Beginning;
Thence along a southerly line of said COI tract, N 89° 14' 46" W, a distance of 90.46 feet to a 1/2" capped rebar found marking a corner of said COI tract;
Thence along the west line of said COI tract, N 01° 25' 05" E, a distance of 42.66 feet to a Capped 5/8" Rebar set;
Thence S 89° 32' 30" E, a distance of 189.22 feet to a Capped 5/8" Rebar set passing the West line of the SE 1/4 of Section 5 at 90.12 feet;
Thence S 00° 27' 10" W, a distance of 97.28 feet to a Capped 5/8" Rebar set;
Thence S 45° 27' 51" E, a distance of 33.95 feet to a Capped 5/8" Rebar set;
Thence S 89° 31' 17" E, a distance of 994.59 feet, to a Capped 5/8" Rebar set marking a Point of Curvature;
Thence along a curve to the left having an arc length of 182.14 feet, a radius of 280.73 feet, a delta angle of 40° 01' 33", and a chord bearing N 70° 27' 57" E, a distance of 178.40 feet to a Capped 5/8" Rebar set at the point of tangency;
Thence N 50° 27' 10" E, a distance of 79.73 feet, to a Capped 5/8" Rebar set marking a point of curvature;
Thence along a curve to the right having an arc length of 244.85 feet, a radius of 340.00 feet, a delta angle of 41° 15' 43", and a chord bearing N 71° 05' 01" E, a distance of 239.50 feet to a Capped 5/8" Rebar set marking a point of tangency;
Thence S 89° 17' 07" E, a distance of 150.44 feet, to a Capped 5/8" Rebar set, on the westerly right-of-way line of Bright Road (right-of-way varies);
Thence along the westerly right-of-way line of Bright Road, S 01° 42' 33" W, a distance of 80.00 feet, to a Capped 5/8" Rebar set;
Thence N 88° 17' 07" W, a distance of 150.44 feet, to a Capped 5/8" Rebar set marking a point of curvature;
Thence along a curve to the left having an arc length of 187.24 feet, a radius of 280.00 feet, a delta angle of 41° 15' 43", and a chord bearing S 71° 05' 01" W, a distance of 183.22 feet to a Capped 5/8" Rebar set marking a point of tangency;
Thence S 50° 27' 10" W, a distance of 79.73 feet, to a Capped 5/8" Rebar set marking a point of curvature;
Thence along a curve to the right having an arc length of 236.03 feet, a radius of 340.73 feet, a delta angle of 40° 01' 33", and a chord bearing S 70° 27' 57" W, a distance of 233.22 feet to a Capped 5/8" Rebar set at a point of tangency, said point also being on the southerly property line of said COI tract;
Thence along the southerly line of said COI tract, N 89° 31' 17" W, a distance of 719.82 feet, to a 1/2" Capped Rebar Found, marking a southeasterly corner of said COI tract;
Thence along a westerly line of said COI tract, N 00° 57' 27" E, a distance of 137.42 feet, to the Principal Point of Beginning;
And containing 2.899 acres of land, more or less, of which 0.095 acres lie in the Southwest 1/4 of said Section 5 and 2.809 acres lie in the Southwest 1/4 of said Section 5, all being subject to any prior assessments of record, or otherwise.
Note:
Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011).
Distances referenced above are ground distances.
Where described above, all 'Capped 5/8" Rebar Set' are 30 inches in length, with an orange plastic cap stamped '6694 #0159' on top.

LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FROM PARCEL 210001031296 (0.330 ACRES)

Situated in the City of Findlay, County of Hancock, State of Ohio, described as follows:
Being part of the Southwest Quarter (1/4) of Section Five (5), Township One (1) North, Range Eleven (11) East, the following described land is part of a tract of land conveyed to Strouh III Ltd. (Strouh tract) by DR Book 2534, Page 895, and is to be dedicated as public road right-of-way.
Commencing at a 1/2" Rebar found marking the Northeast corner of said Southwest 1/4;
Thence along the East line of said Southwest 1/4, S 00° 57' 27" W, a distance of 40.00 feet to a 1/2" rebar found marking the Southerly right of way line of East Bigelow Avenue;
Thence continuing along said East line of said Southwest 1/4, S 00° 57' 27" W, a distance of 1146.08 feet to a 1/2" Capped Rebar Found marking the northeast corner of said Strouh tract, said point being the Principal Point of Beginning;
Thence along the east line of said Strouh tract, S 00° 57' 27" W, a distance of 157.42 feet, to a 1/2" Capped Rebar Found marking the northwest corner of Lot #7 in the East Mallows Business Park as platted in Hancock County Plat Records Volume 20, Page 316;
Thence N 89° 31' 17" W, a distance of 91.76 feet, to a Capped 5/8" Rebar Set on the east line of a tract of land conveyed to Humble Robinson Group LLC by Deed Volume 2523, Page 2185;
Thence along said east line of said Humble Robinson tract, N 01° 26' 00" E, a distance of 157.67 feet, to a 1/2" Capped Rebar Found at the northeast corner of said Strouh tract, said point also being the northeast corner of said Strouh tract;
Thence along the north line of said Strouh tract S 89° 14' 46" E, a distance of 90.46 feet, to the Principal Point of Beginning;
And containing 0.330 acres of land, more or less, all being subject to any prior assessments of record, or otherwise.
Note:
Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011).
Distances referenced above are ground distances.
Where described above, all 'Capped 5/8" Rebar Set' are 30 inches in length, with an orange plastic cap stamped '6694 #0159' on top.

PREPARED BY:
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DATE: JULY 30, 2018
PREPARED FOR:
COI FINDLAY INDUSTRIAL 216 LLC
4900 MAIN STREET
KANSAS CITY, MO 64112

Right-of-Way Dedication for: PRODUCTION DRIVE

BEING PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION FIVE, TOWNSHIP ONE NORTH, RANGE ELEVEN EAST, CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO (3.229 ACRES)

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned owners in fee simple of all the lands embraced in the above named dedication, do hereby approve the plan and survey of same and do dedicate the roads and ways of width shown to public use according to governing laws.

Witness my hand this ____ day of _____, 20____

OWNERS
COI Findlay Industrial 216 LLC
1. _____
SIGNATURE
PRINTED NAME TITLE
COUNTY OF HANCOCK)
SS:)
STATE OF OHIO)

Before me, a Notary Public in and for said County personally appeared the above named Owners, who did acknowledge and affirm the signing of the above dedication as their free act and deed. In testimony whereof I do herewith subscribe my name and affix my official seal this ____ day of _____, 20____

Notary Public _____

CITY ENGINEER

The above dedication has been reviewed by me and is hereby approved this ____ day of _____, 20____

By _____
City Engineer

COUNTY AUDITOR

I hereby certify that this plat of the above named dedication was presented to me and transferred this ____ day of _____, 20____

By _____
Hancock County Auditor

CITY ACCEPTANCE

I, _____, Clerk of Council of the City of Findlay, Ohio, do hereby certify that the above dedication was presented to said Council at a meeting held on the ____ day of _____, 19____ and that the dedication was approved and dedications of streets and ways were accepted and said Clerk was directed to certify said action under Seal and upon said dedication, which is hereby done.

Witness my hand and official seal this ____ day of _____, 19____

By _____
Clerk of Council, City of Findlay

CITY PLANNING COMMISSION

I hereby certify that the above dedication was presented to the Planning Commission of the City of Findlay, Ohio on the ____ day of _____, 20____, and said dedication was approved by the Commission at a meeting held on the ____ day of _____, 20____.

By _____
Mayor, Chairman, Planning Commission

SURVEYORS CERTIFICATE

I hereby certify that I have made a survey of the lands shown and comprising the above named dedication and that lot, boundary and street right-of-way dimensions are correct, as shown, and that monuments have been set at all locations marked thus "M" on the dedication.

Date _____ By _____
Registered Surveyor _____

COUNTY RECORDER

I hereby certify that the above dedication was presented to me on the ____ day of _____, 20____ and duly recorded in Plat Volume _____ at Page _____ Hancock County Records, this ____ day of _____, 20____.

File No. _____ By _____
Hancock County Recorder

20190000072
FINDLAY CITY OH