

ORDINANCE NO. 2018-110

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 R1 SINGLE FAMILY LOW DENSITY (HEREINAFTER REFERRED TO AS THE BINNER (LONE TREE DRIVE) ANNEXATION).

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

Be and the same is hereby rezoned from its respective zoning classifications to R1 Single Family Low Density classification.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to R1 Single Family Low Density regulations.

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


PRESIDENT OF COUNCIL


MAYOR

PASSED December 4, 2018

ATTEST Denise DeVore
CLERK OF COUNCIL

APPROVED December 4, 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



EVA

website: petermanaes.com
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3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 16-0544-A

LEGAL DESCRIPTION
for
Rich Binner

0.2789 Acres
Parcel A

Situated part in the City of Findlay, and part in Marion Township, County of Hancock, State of Ohio and being a part of Outlot Number 1 as platted in the Pine Ridge Subdivision (Plat Book Volume 15, Page 9), and part in the SE1/4 of Section 9, T1N, R11E, a tract of land bounded and described as follows:

Beginning at an iron pin set on the south line of said Outlot Number 1, also being the north right of way line of Lone Tree Drive (60' R/W) and described as lying N88°49'38"W a distance of 201.62 feet from a 1/2" iron pin found marking the southeast corner of said Outlot Number 1;

thence along the south line of said Outlot, also being the north right of way line of said Lone Tree Drive N88°49'38"W, a distance of 100.80 feet to a 1/2" iron pin found marking the southwest corner of said Outlot Number 1;

thence at right angles and along the west line of said Outlot, also being the east line of Lot 86 as platted in said Pine Ridge Subdivision, N01°10'22"E, a distance of 77.14 feet to a 1/2" iron pin found marking the northwest corner of said Outlot Number 1;

thence along the west line of a 0.300 acre tract of land conveyed to Richard R. and Brenda R. Binner recorded in OR 2505, page 1199 of the Hancock County Official Records, also being the east line of said Lot 86, N09°32'25"W, a distance of 43.60 feet to a 5/8" rebar found with Van Horn cap marking the northwest corner of said 0.300 acre tract;

thence along the north line of said 0.300 acre tract, also being parallel with the north right of way line of said Lone Tree Drive S88°49'38"E a distance of 106.93 feet to a point lying in a pond;

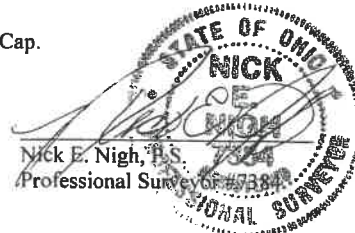
thence parallel with the east line of said 0.300 acre tract S00°13'42"W, a distance 120.00 feet to the point of beginning, passing an iron pin set at 30.00 feet, and containing 0.2789 acres of land more or less, of which 0.1774 acres lie in the City of Findlay, and 0.1015 acres lie in Marion Township, subject however to all prior easements of record.

Hancock County Official Records: Richard R. Binner & Brenda R. Binner, O.R. 2505, Page 1199, O.R.2505, Page 1197

NOTE: The bearings in this legal description and plat are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: 02-07-2017





Eck A

website: petermanaes.com
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3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 16-0544-B
LEGAL DESCRIPTION
for
Rich Binner

0.2777 Acres
Parcel B

Situated part in the City of Findlay, and part in Marion Township, County of Hancock, State of Ohio and being a part of Outlot Number 1 as platted in the Pine Ridge Subdivision (Plat Book Volume 15, Page 9), and part in the SE1/4 of Section 9, T1N, R11E, a tract of land bounded and described as follows:

Beginning at an iron pin set on the south line of said Outlot Number 1, also being the north right of way line of Lone Tree Drive (60' R/W) and described as lying N88°49'38"W a distance of 100.81 feet from a 1/2" iron pin found marking the southeast corner of said Outlot Number 1;

thence along the south line of said Outlot, also being the north right of way line of said Lone Tree Drive N88°49'38"W, a distance of 100.81 feet to an iron pin set;

thence parallel with the east line of said Outlot, N00°13'42"E, a distance of 120.00 feet to a point in a pond on the north line of a 0.300 acre tract of land conveyed to Richard R. and Brenda R. Binner in OR 2505, Page 1199 of the Hancock County Official Records, passing an iron pin set 30.00 feet south thereof;

thence along said north line and parallel with the north right of way line of Lone Tree Drive, S88°49'38"E, a distance of 100.81 feet to an iron pin set;

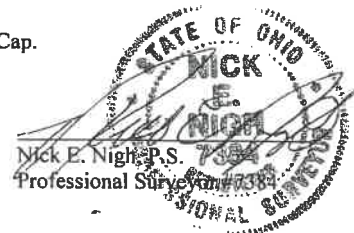
thence parallel with the east line of said 0.300 acre tract S00°13'42"W, a distance 120.00 feet to the point of beginning and containing 0.2777 acres of land more or less, of which 0.1785 acres lie in the City of Findlay, and 0.0992 acres lie in Marion Township, subject however to all prior easements of record.

Hancock County Official Records: Richard R. Binner & Brenda R. Binner, O.R. 2505, Page 1199, O.R.2505, Page 1197

NOTE: The bearings in this legal description and plat are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: 02-07-2017





EX A

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3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 16-0544-C
LEGAL DESCRIPTION
for
Rich Binner

0.2777 Acres
Parcel C

Situated part in the City of Findlay, and part in Marion Township, County of Hancock, State of Ohio and being a part of Outlot Number 1 as platted in the Pine Ridge Subdivision (Plat Book Volume 15, Page 9), and part in the SE1/4 of Section 9, T1N, R11E, a tract of land bounded and described as follows:

Beginning at a 1/2" iron pin found marking the southeast corner of said Outlot Number 1;

thence along the south line of said Outlot, also being the north right of way line of Lone Tree Drive (60' R/W) N88°49'38"W, a distance of 100.81 feet to an iron pin set;

thence parallel with the east line of said Outlot, N00°13'42"E, a distance of 120.00 feet to an iron pin set on the north line of a 0.300 acre tract of land conveyed to Richard R. and Brenda R. Binner recorded in OR 2505, Page 1199 of the Hancock County Official Records;

thence along said north line and parallel with the north right of way line of Lone Tree Drive, S88°49'38"E, a distance of 100.81 feet to a 5/8" rebar found with Van Horn cap on the west line of Lot 26 as platted in said Pine Ridge Subdivision, and being the northeast corner of said 0.300 acre tract;

thence along said west line, and the west line of Lot 25 as platted in said Pine Ridge Subdivision, also being the east line of said 0.300 acre tract, and the east line of said Outlot Number 1 S00°13'42"W, a distance 120.00 feet to the point of beginning and containing 0.2777 acres of land more or less, of which 0.1785 acres lie in the City of Findlay, and 0.0992 acres lie in Marion Township, subject however to all prior easements of record.

Hancock County Official Records: Richard R. Binner & Brenda R. Binner, O.R. 2505, Page 1199, O.R.2505, Page 1197

NOTE: The bearings in this legal description and plat are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: 02-07-2017



Nick E. Nigh, P.E.
Professional Surveyor

