

ORDINANCE NO. 2018-109

AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF MARION, COUNTY OF HANCOCK, STATE OF OHIO, AND SITUATED IN THE SOUTHEAST FOURTH (1/4) OF SECTION 9, T1N, R11E, A TRACT OF LAND CONSISTING OF 0.2789 ACRES OF LAND FOR PARCEL A, 0.2777 ACRES FOR PARCEL B, AND 0.277 ACRES OF LAND FOR PARCEL C (HEREINAFTER REFERED 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 upon the application of all the owners of the following described territory, for annexation of the following described territory, situated in the Township of Marion, County of Hancock and State of Ohio, to the City of Findlay, Ohio, and being described as follows:

Situated in the Township of Marion, County of Hancock, State of Ohio:

See Exhibit "A" attached hereto as if fully rewritten herein.

SECTION 2: This Ordinance shall be in full force and effect from and after the earliest period provided by law,

R. Ronald Monday
PRESIDENT OF COUNCIL

Lydia J. Malick
MAYOR

PASSED December 4, 2018

ATTEST Denise DeVore
CLERK OF COUNCIL

APPROVED December 4, 2018

201900001903
Filed for Record in
HANCOCK COUNTY OHIO
TRACY L COLDREN, RECORDER
03-19-2019 At 09:58 am.
ORDINANCE 172.00
OR Book 2553 Page 2407 - 2426
SEE PLAT Vol 22 page 167

DESCRIPTION CHECKED
HANCOCK COUNTY ENGINEER

BY 3-11-19 DC

I hereby certify that the conveyance is in compliance with section 319.202 of the Revised Code. *EX.*

A. Bauschenberg
HANCOCK COUNTY AUDITOR

Transferred 3-11-19

A. Bauschenberg

201900001903
CITY OF FINDLAY
DENISE



EVA A

website: petermanaes.com
email: petermansw@aol.com

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

3480 N. Main St., Findlay, Ohio 45840

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



Nick E. Nigh, P.S.
Professional Surveyor #7384



Exh A

website: petermanaes.com
email: petermansw@aol.com

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



Nick E. Nigh, P.S.
Professional Surveyor #7384



EXH A

website: petermanaes.com
email: petermansw@aol.com

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.S.
Professional Surveyor #7384

Exh B

Survey For Rich Binner

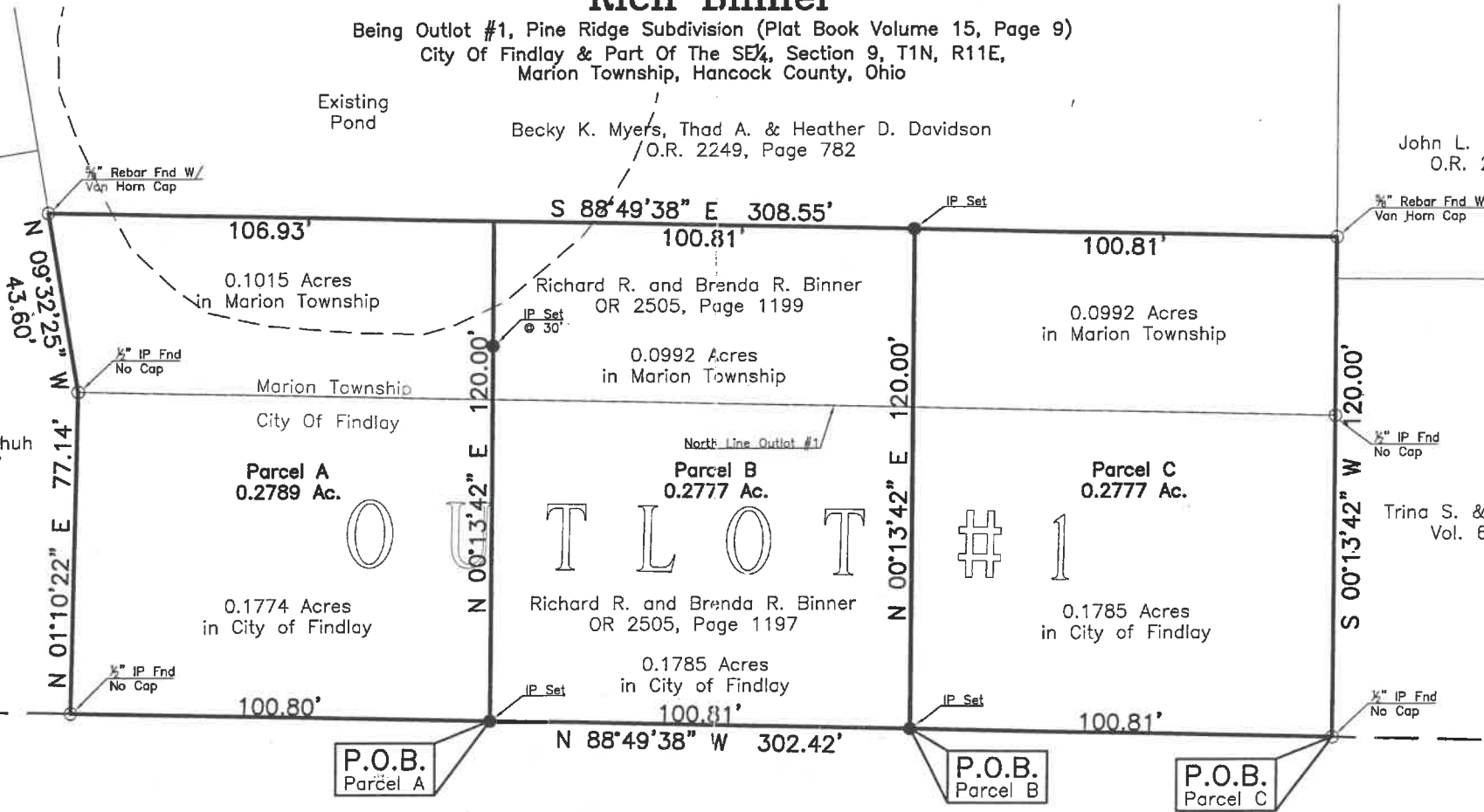
Being Outlot #1, Pine Ridge Subdivision (Plat Book Volume 15, Page 9)
City Of Findlay & Part Of The SE $\frac{1}{4}$, Section 9, T1N, R11E,
Marion Township, Hancock County, Ohio

Becky K. Myers, Thad A. & Heather D. Davidson
O.R. 2249, Page 782

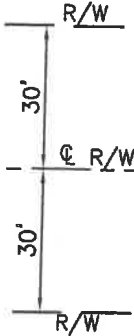
John L. & Brenda R. Finley
O.R. 2398, Page 975
Lot 26

Karen P. & James E. Schuh
O.R. 2313, Page 2247
Lot 86

Trina S. & Joseph P. Snyder
Vol. 615, Page 153
Lot 25

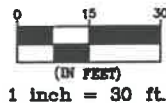


LONE TREE DRIVE (60' R/W)



P.O.B. Parcel A P.O.B. Parcel B P.O.B. Parcel C

GRAPHIC SCALE

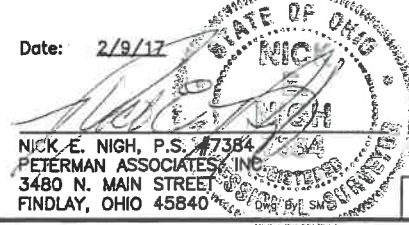


The Bearings On This Plat Are Based Upon An Assumed Meridian And Are Used Only For The Purpose Of Describing Angular Measurements

IP Set = $\frac{5}{8}$ " x 30" Rebar With: Peterman Associates Cap.

Date: 2/9/17

NICK E. NIGH, P.S. #7384
PETERMAN ASSOCIATES, INC.
3480 N. MAIN STREET
FINDLAY, OHIO 45840



Project No.
16-0544-b

Instrument 201900001903 OR Book Page 2553 2411