

ORDINANCE NO. 2022-23

Introduced by Matt Grieves

AN ORDINANCE APPROVING A LOT CONSOLIDATION OF A 0.7210 ACRE PORTION OF PPN 42-6127.000 AND A 10.5716 ACRE PORTION OF PPN 42-6127.001 LOCATED IN THE CITY OF HURON, ERIE COUNTY, OHIO, INTO ONE PARCEL, AS REQUESTED BY PROPERTY OWNER THE CITY OF HURON, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Huron owns a 0.7210 acre portion of Erie County, Ohio Permanent Parcel Number 42-6127.000 and a 10.5716 acre portion of Erie County, Ohio Permanent Parcel Number 42-6127.001 located on Cleveland Road (US Route 6), and commonly known as the ConAgra property;

WHEREAS, the City desires to consolidate these parcels into one parcel; and

WHEREAS, Council desires to approve this lot consolidation.

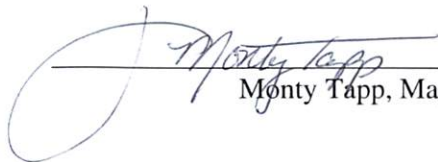
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

Section 1: That Council hereby approves the lot consolidation plat and related general warranty deed consolidating a 0.7210 acre portion of PPN 42-6127.000 and a 10.5716 acre portion of PPN 42-6127.001 into one parcel, as further described in Exhibit A attached hereto and incorporated herein as if fully rewritten.

Section 2: That the Law Department shall take all steps necessary to record the general warranty deed and lot consolidation plat with the Erie County, Ohio Recorder.

Section 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare and for the further reason that, in order to effectively address and manage further proposed development within the municipality, it is imperative this Ordinance be effective immediately; WHEREFORE, this Ordinance shall be in full force and effect from and immediately after its adoption in accordance with the provisions of this Ordinance.


Monty Tapp, Mayor

ATTEST: 
Clerk of Council

ADOPTED: 10 MAY 2022

Plat of Property Line Adjustment

Situated in the City of Huron, County of Erie, and State of Ohio,
and further known as being part of Lot 31, Section 1, Original Huron Township,
Being Township Number 6 in the 22 Range
of Townships in the Connecticut Western Reserve
May, 2022 Scale 1"=50'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT
C1	143.43	230.00	337.61	S 21° 16' 18" E	74.14
C2	185.05	430.00	247.92	N 67° 30' 24" W	93.86



GRAPHIC SCALE
1 INCH = 50 FEET

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE UNDEVELOPED ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, WITH THE INFORMATION OF THIS AS INDICATED HEREON OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE IN THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON THE BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. SEARCHES REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - HURON ZONE - THIS ADJUSTMENT. ALL IRON PINS SET ARE 3/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARS" AS SHOWN HEREON (●).

RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7382
DATE: 5/03/22

Norfolk & Southern
Railway Company
Vol. 547, Pg. 371
P.P.N.: 42-90077.000

P.O.B.
PARCEL A (0.7210 AC.)
CITY OF HURON (11.2926 AC.)

State of Ohio Department
of Natural Resources
RN 200608925 & 200608926
P.P.N.: 42-61270.000

AREA TABULATION:
8.1540 ACRES THE OHIO DEPARTMENT OF NATURAL RESOURCES P.P.N. 42-61270.00
0.7210 ACRES TO THE CITY OF HURON (PARCEL A)
0.8447 ACRES TO THE CITY OF HURON (PARCEL B)
8.6577 ACRES NEW TOTAL

AREA TABULATION:
11.4163 ACRES CITY OF HURON P.P.N. 42-61270.00
0.7210 ACRES FROM THE OHIO DEPARTMENT OF NATURAL RESOURCES (PARCEL A)
0.8447 ACRES TO THE CITY OF HURON (PARCEL B)
11.2926 ACRES NEW TOTAL

BEARINGS REFER TO THE OHIO
STATE PLANE COORDINATE SYSTEM
OF 1983 - NORTH ZONE
(FROM ADJUSTMENT)

● = 5/8" X 30" IRON PIN TO BE
SET WITH D. CAP STAMPED "POLARS"
1.7500" UNLESS OTHERWISE NOTED

DATE: 5/3/22
SCALE: HON. 1"=50'
HOLDEN: [Signature]
PREPARED: [Signature]
FOR: [Signature]

SURVEY LEGEND

- IRON PIN (5/8" X 30") SET WITH D. CAP STAMPED "POLARS"
- ZONE ROAD - 20' WIDE (SEE NOTES)
- BOUNDARY - 30' WIDE (SEE NOTES)
- BOUNDARY - 30' WIDE (SEE NOTES)



POLARIS ENGINEERING
AND SURVEYING, INC.
3400 CHARDON ROAD - SUITE D
MILFORD HILLS, OHIO 44130
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT NO.
17228
SHEET 01 OF 01

HURON RIVER
Approved by Huron City Planning Commission

[Signature]
Zoning Inspector
05/04/2022
Date

GENERAL WARRANTY DEED
(Combination Deed to Create New Parcel containing 11.2926 acres)

The City of Huron ("Grantor"), of Erie County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **The City of Huron** ("Grantee"), whose tax-mailing address is 417 Main Street, Huron, Ohio 44839, the following real property, located in the County of Erie and State of Ohio, and more particularly described as follows, to-wit:

The legal description is attached hereto as Exhibit A and incorporated herein by reference.

Grantor covenants with Grantee, its successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, except taxes and assessments, zoning restrictions, and easements, restrictions, mineral leases, conditions, covenants, declarations, reservations, and leases of record and that it does warrant and will defend the same to the Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons.

The aforementioned real estate includes the form Erie County Permanent Parcel No. 42-61270.001. The purpose of the conveyance is to combine the two separate parcels into one parcel of record as described in Exhibit A hereto.

Prior Instrument Reference: Erie County Instruction Nos. 2007-1773 and 2022-_____

Executed this 6th day of April, 2022.

Grantor:

THE CITY OF HURON

By: 
Matthew Lasko, City Manager

Approved by Huron City Planning Commission



Zoning Inspector
04/07/2022

Date



POLARIS ENGINEERING & SURVEYING - 34600 CHARDON ROAD SUITE D - WILLOUGHBY HILLS - OHIO - 44094

LEGAL DESCRIPTION OF
11.2926 ACRE PARCEL
(CITY OF HURON)

SITUATED IN THE CITY OF HURON, COUNTY OF ERIE, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 31, SECTION 1, ORIGINAL HURON TOWNSHIP, BEING TOWNSHIP NUMBER 6 IN THE 22 RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A RAILROAD SPIKE FOUND IN THE CENTERLINE INTERSECTION OF RIVER ROAD AND CLEVELAND ROAD EAST (WIDTH VARIES);

THENCE NORTH $15^{\circ}39'53''$ EAST, 88.84 FEET TO A $\frac{3}{4}$ INCH IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLEVELAND ROAD EAST, ALSO BEING THE SOUTHWEST CORNER OF LAND DESCRIBED TO THE NORFOLK & SOUTHERN RAILWAY COMPANY, BY DEED RECORDED IN VOLUME 547, PAGE 371 OF ERIE COUNTY RECORDS, PERMANENT PARCEL NUMBER 42-90077.000;

THENCE NORTH $14^{\circ}36'12''$ EAST, ALONG A WESTERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, PASSING THROUGH A $\frac{5}{8}$ INCH IRON PIN FOUND AT 44.71 FEET, A TOTAL DISTANCE OF 306.85 FEET TO A $\frac{1}{2}$ INCH IRON PIN FOUND (I.D. CAP "HARTUNG") AT AN ANGLE POINT THEREIN;

THENCE NORTH $55^{\circ}17'48''$ WEST, ALONG A WESTERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 212.41 FEET TO A $\frac{5}{8}$ INCH IRON PIN FOUND (I.D. CAP "PDG") AT AN ANGLE POINT THEREIN;

THENCE NORTH $21^{\circ}16'18''$ WEST, ALONG SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 10.41 FEET TO AN IRON PIN SET AT THE PRINCIPAL PLACE OF BEGINNING:

COURSE 1 THENCE NORTH $55^{\circ}18'18''$ WEST, 22.03 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE;

COURSE 2 THENCE 185.05 FEET, ALONG AN ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF $24^{\circ}39'24''$ AND A 183.62 FEET CHORD THAT BEARS NORTH $67^{\circ}38'00''$ WEST TO A PIN SET AT THE POINT OF TANGENCY IN A NORTHERLY LINE OF LAND DESCRIBED TO STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, BY RECEPTION NUMBER 200608925 & 200608926, PERMANENT PARCEL NUMBER 42-61270.000;

COURSE 3 THENCE SOUTH $25^{\circ}36'40''$ WEST, ALONG A NORTHERLY LINE OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, 5.72 FEET TO AN IRON PIN SET:

COURSE 4 THENCE SOUTH 86°28'53" WEST, ALONG A NORTHERLY LINE OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES 241.81 FEET TO AN IRON PIN SET:

COURSE 5 THENCE NORTH 80°29'48" WEST, 69.39 FEET TO AN IRON PIN SET AT AN POINT OF CURVATURE:

COURSE 6 THENCE 143.45 FEET, BEING AN ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING AN RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 35°44'10" AND AN 141.14 FEET CHORD THAT BEARS NORTH 62° 37'43" WEST TO A POINT OF TANGENCY;

COURSE 7 THENCE NORTH 44°45'38" WEST, 50.59 FEET TO AN IRON PIN SET;

COURSE 8 THENCE SOUTH 85°22'44" WEST, 57.66 FEET TO THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER;

COURSE 9 THENCE NORTH 4°39'08" WEST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 30.74 FEET TO A POINT;

COURSE 10 THENCE NORTH 11°19'32" WEST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 93.00 FEET TO A POINT;

COURSE 11 THENCE NORTH 0°34'49" EAST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 216.00 FEET TO A POINT;

COURSE 12 THENCE NORTH 4°14'40" EAST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 239.00 FEET TO A POINT;

COURSE 13 THENCE NORTH 25°28'22" WEST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 31.00 FEET TO THE SOUTHERLY EDGE OF AN EXISTING SHEET PILE;

COURSE 14 THENCE NORTH 72°20'12" EAST, ALONG THE SOUTHERLY EDGE OF AN EXISTING SHEET PILE, 487.00 FEET TO A POINT;

COURSE 15 THENCE SOUTH 21°16'18" EAST, ALONG THE WESTERLY EDGE OF AN EXISTING SHEET PILE, 671.50 FEET TO THE MOST NORTHERLY CORNER OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES;

COURSE 16 THENCE SOUTH 21°16'18" EAST, ALONG A NORTHERLY LINE OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES AND ALONG THE WESTERLY EDGE OF AN EXISTING SHEET PILE, 160.57 FEET TO A TO 1/2 INCH IRON PIN FOUND (I.D. HARTUNG);

COURSE 17 THENCE NORTH 68°43'42" EAST, ALONG A NORTHERLY LINE OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, AND ALONG THE FACE OF AN EXISTING SHEET PILE WALL TO THE SOUTHWEST CORNER OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 66.00 FEET TO A 1/2 INCH IRON PIN FOUND (I.D. CAP "HARTUNG");

COURSE 18 THENCE SOUTH 21°16'18" EAST, ALONG A WESTERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 45.00 FEET TO A 1/2 INCH IRON PIN FOUND (I.D. CAP "HARTUNG");

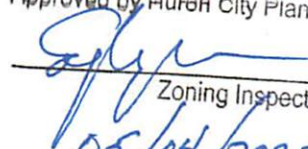
COURSE 19 THENCE SOUTH 68° 43'42" WEST, ALONG A NORTHERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 150.00 FEET TO A PIN SET AT AN ANGLE POINT THEREIN;

COURSE 20 THENCE SOUTH 21° 16'18" EAST, ALONG SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 79.59 FEET THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 11.2926 ACRES OF LAND AS CALCULATED AS DESCRIBED BASED ON A FIELD SURVEY PERFORMED IN MAY 2022 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS STAMPED "POLARIS S-7388". PRIOR DEED REFERENCE IS THE CITY OF HURON, AS RECORDED IN RECEPTION NUMBER 200711763, PERMANENT PARCEL NUMBER 42-61270.001 AND STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, AS RECORDED IN RECEPTION NUMBERS 200608925 & 200608926, PERMANENT PARCEL NUMBER 42-61270.000

RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388

S:\2017 PROJECTS\17228- LIBERTY DEVELOPMENT - 10 ACRE PARCEL - HURON (CWS)\2-PROJECT SURVEYING INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION HURON PARCEL.DOC

Approved by Huron City Planning Commission


Zoning Inspector

05/04/2022
Date