

ORDINANCE NO. 004 -2023

AN ORDINANCE ENACTING ZONING FOR CERTAIN REAL PROPERTY WITHIN THE CITY OF MAUMEE, AND DECLARING AN EMERGENCY.

WHEREAS, certain real property was annexed into the City of Maumee and Council is required to establish zoning for said real property;

WHEREAS, the Maumee Planning Commission has met and recommended that this real property be zoned R-4.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Maumee, Ohio that:

SECTION 1. The City of Maumee, Ohio hereby adopts and enacts R-4 zoning for the following real estate:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SECTION 2. This Ordinance is declared to be an emergency measure immediately necessary to preserve the public interest and for the health, safety and welfare of the citizens of the City of Maumee, and more specifically to allow for the immediate update of the zoning code so as to allow development of the subject property to proceed in a timely manner which will be a benefit for the citizens of Maumee, wherefore this ordinance will go into immediate effect upon its adoption by council

SECTION 3. It is hereby 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 any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

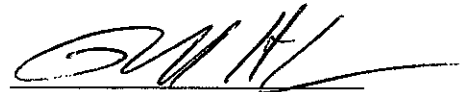
Motion to declare an emergency: Puffenberger Seconded: Leinbach

Yeas 7 Nays 0

Motion to Pass: Puffenberger Seconded: Leinbach

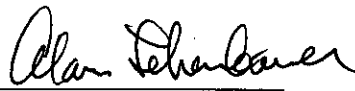
Yeas 7 Nays 0

Passed as an emergency measure: January 17, 2023



Mayor

Approved as to form:



Law Director

Attest:



Municipal Clerk

CERTIFICATE OF POSTING

I, Clerk of Council of the Municipality of Maumee, Ohio, do hereby certify that Ordinance/Resolution No. 004-2023 was duty posted on 1-18-23 and remained posted for a period of fifteen days thereafter, in not less than five of the most public places in the municipality as determined by the Council of said Municipality.

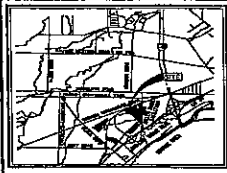
Janet Davis
Clerk of Council

Date: 2-2-23

EXHIBIT A

Accurate Map or Plat of the Territory

**CITY OF MAUMEE ANNEXATION EXHIBIT
OF
PART OF SECTIONS 3 AND 4, TOWN 1, UNITED STATES RESERVE,
MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO**



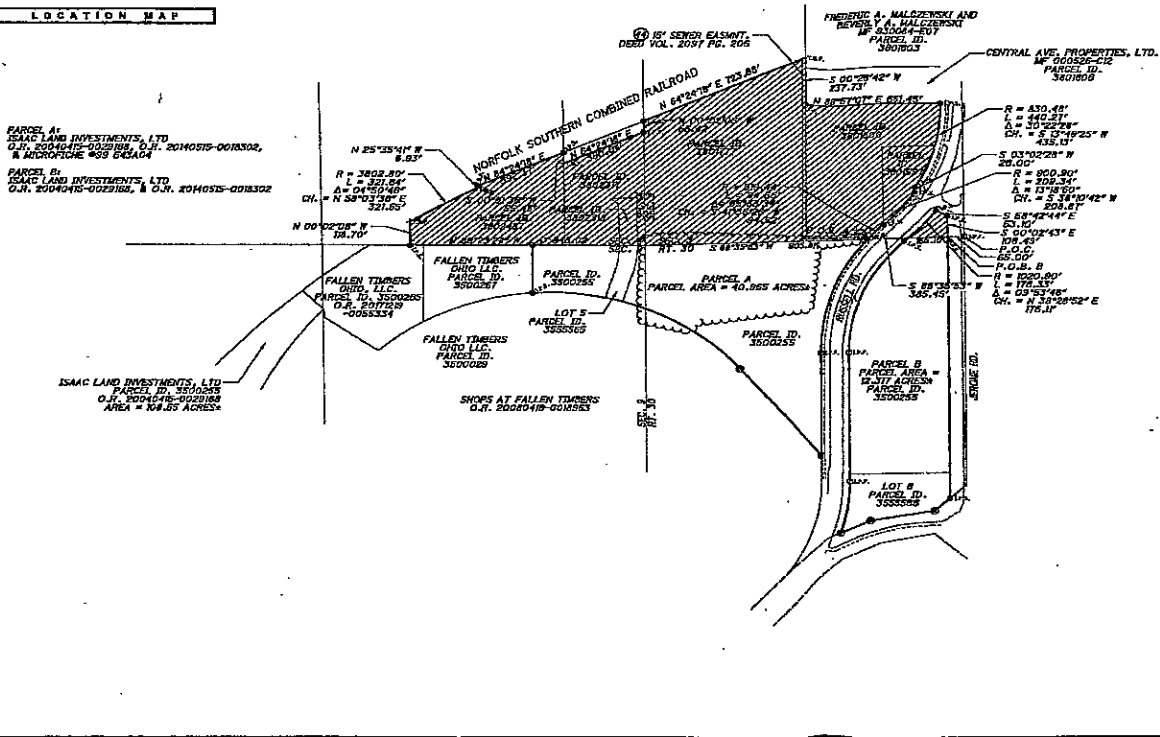
LOCATION MAP



LEGEND

- ⊕ I.F. IRON PIN FOUND
- ⊕ P.F. PITEE FOUND
- ⊕ I.F.A. IRON PIN SET
- ⊕ C.M. CONCRETE MONUMENT FOUND
- + M.A. M.A.C. NAIL SET
- + M.F. T POST FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

PROPOSED ANNEXATION AREAS



PARCEL A:
ISAC LAND INVESTMENTS, LTD
O.R. 20040418-0020189, O.R. 20140219-0018302,
& ADDITIONAL 499 040404

PARCEL B:
ISAC LAND INVESTMENTS, LTD
O.R. 20040418-0020189, & O.R. 20140219-0018302

FALLEN TIMBERS DRUG LLC
PARCEL ID. 3500225
O.R. 2017129
-0055354

ISAC LAND INVESTMENTS, LTD
PARCEL ID. 3500225
O.R. 20040418-0020189
AREA = 104.55 ACRES

ISAC FARGEL 822 BURSLE ROAD MAUMEE, OH 43537	ANNEXATION SURVEY
1	2

RECEIVED JUN - 1 AM 10:43
 K. M. [Signature]

As Surveyed Legal Description For 29.732 Acre Parcel To Be Annexed To The City Of Maumee:

A Parcel Of Land Being Part Of Sections 3, 4, Town 1, United States Reserve, Monclova Township, Lucas County, Ohio, Which Is Bounded And Described As Follows:

BEGINNING At An Iron Pin Found On The Centerline Of Jerome Road At The Southeast Corner Of The West Half Of The Southwest Quarter Of Said Section 3;

Thence South 88 Degrees 35 Minutes 53 Seconds West A Distance Of 385.45 Feet, Along The South Line Of Said Section 3, To A 5/8 Inch Capped Iron Pin Set On The Westerly Right Of Way Line Of Russell Road ;

Thence South 88 Degrees 35 Minutes 53 Seconds West A Distance Of 905.81 Feet, Continuing Along The South Line Of Said Section 3, To The Southeast Corner Of Said Section 4;

Thence North 89 Degrees 23 Minutes 24 Seconds West A Distance Of 948.02 Feet, Along The Southerly Line Of Said Section 4, To A 5/8 Inch Capped Iron Pin Set On The Southerly Southeasterly Right Of Way Line Of The Norfolk Southern Railroad;

Thence Along Said Southerly Right Of Way Line Of The Norfolk Southern Railroad The Following 8 Courses;

1. North 00 Degrees 02 Minutes 06 Seconds West A Distance Of 118.70 Feet To A T Post Found;
2. Northeasterly Along A Curve To The Right Having A Radius Of 3802.80 Feet Through A Central Angle Of 04 Degrees 50 Minutes 46 Seconds For An Arc Length Of 321.64 Feet, Said Curve Having A Chord Bearing North 58 Degrees 03 Minutes 36 Seconds East For A Distance Of 321.55 Feet, To A T Post Found;
3. North 25 Degrees 35 Minutes 41 Seconds West A Distance Of 6.93 Feet To A T Post Found;
4. North 64 Degrees 24 Minutes 18 Seconds East A Distance Of 392.37 Feet To A 5/8 Inch Capped Iron Pin Set;
5. South 00 Degrees 01 Minutes 36 Seconds West A Distance Of 55.45 Feet To A T Post Found;
6. North 64 Degrees 24 Minutes 18 Seconds East A Distance Of 360.04 Feet To A 5/8 Inch Capped Iron Pin Set;
7. North 00 Degrees 02 Minutes 06 Seconds West A Distance Of 55.42 Feet To A 5/8 Inch Capped Iron Pin Set;
8. North 64 Degrees 24 Minutes 18 Seconds East A Distance Of 723.68 Feet To A T Post Found At The Northwestern Corner Of A Parcel Conveyed To Frederic A. Malczewski And Beverly A. Malczewski By MF 930084-E07, Lucas County Records;

Thence South 00 Degrees 26 Minutes 42 Seconds West A Distance Of 237.73, Along The Westerly Line Of Said Malczewski Parcel And The Westerly Line Of A Parcel Conveyed To Central Avenue Properties, Ltd. By MF 000526 C12, Lucas County Records, To A 1 Inch Iron Pipe Found At The Southwesterly Corner Of Said Central Avenue Properties Parcel;

Thence North 89 Degrees 57 Minutes 07 Seconds East A Distance Of 551.45 Feet, Along The Southerly Line Of Said Central Avenue Properties Parcel To A 5/8 Inch Capped Iron Pin Set On The Westerly Right Of Way Line Of Russel Road;

Thence continuing North 89 Degrees 57 Minutes 07 Seconds East a Distance of 87.72 Feet to the Centerline of Jerome Road;

Thence South 00 Degrees 02 Minutes 42 Seconds East A Distance Of 674.03 Feet Along The Centerline Of Jerome Road, Also Being The East Line Of The West Half Of The Southwest Quarter Of Section 3 To The **POINT OF BEGINNING.**

Containing 27.732 Acres Of Land, More Or Less Of Which 2.478 Acres Is Within Dedicated Road Right Of Way, All For Annexation To The City Of Maumee.

This description is a combination of all of Lucas County Auditor Parcels 3802487, 3802317, 3801777, 3801600, 3802318, and 1.179 acres of Parcel 3801597 And Said Area Within Road Right Of Way.

This Description Prepared By The Mannik Smith Group From A Field Survey.

Bearing Control Based On The Plat Of The Shops At Fallen Timbers.