

PUBLIC HEARING NOTICE

Notice is hereby given that an application to change the zoning of a parcel of land, being petition for zoning ordinance amendment on application no. ZA-2-2016, dated July 12, 2016, made by Toledo-Lucas County Public Library, and referred by Sylvania City Council on July 18, 2016 to the Municipal Planning Commission, is now on file in the Office of the Clerk of Council for public examination, all pursuant to Chapter 1107 of the Codified Ordinances of Sylvania, 1979.

Said petition seeks to change the zoning from R-1, "Single-Family Residential Large Lot District" to B-1-B, Modified Business & Office District" for property at N. King Rd and Sylvania Ave., Sylvania, Oh 43560 consisting of real estate described as follows:

Being part of Section 21, Town 9 South, Range 6 East, in the City of Sylvania, Lucas County, Ohio, bounded and described as follows:

Commencing at an iron bar monument found at the Northwest corner of Section 21, said point also being the intersection of Sylvania Avenue, so called, and King Road, so called.

Thence North 85 degrees, 38 minutes, 29 seconds East, along the North line of Section 21, said line also being the centerline of Sylvania Avenue, a distance of 57.59 feet to the True Point of Beginning.

Thence continuing North 85 degrees, 38 minutes, 29 seconds East, along the North line of Section 21, said line also being the centerline of Sylvania Avenue, a distance of 74.83 feet.

Thence South 00 degrees, 14 minutes, 30 seconds West, along a line that is parallel with the West line of Section 21, a distance of 30.10 feet to the South right-of-way of Sylvania Avenue.

Thence North 85 degrees, 38 minutes, 29 seconds East, along the South right-of-way of Sylvania Avenue, a distance of 50.16 feet.

Thence North 00 degrees, 14 minutes, 30 seconds East, along a line that is parallel with the West line of Section 21, a distance of 30.10 feet to the North line of Section 21, said line also being the centerline of Sylvania Avenue.

Thence North 85 degrees, 38 minutes, 29 seconds East, along the North line of Section 21, said line also being the centerline of Sylvania Avenue, a distance of 41.13 feet.

Thence South 00 degrees, 14 minutes, 30 seconds West, along a line that is parallel with the West line of Section 21, passing the South right-of-way of Sylvania Avenue at a distance of 30.10 feet, an overall distance of 331.07 feet.

Thence North 85 degrees, 38 minutes, 29 seconds East, along a line that is parallel with the North line of Section 21, a distance of 41.13 feet.

Thence South 00 degrees, 14 minutes, 30 seconds West, along a line that is parallel with the West line of Section 21, a distance of 57.05 feet.

Thence South 85 degrees, 38 minutes, 29 seconds West, along a line that is parallel with the North line of Section 21, passing the East right-of-way of King Road at a distance of 210.67 feet, an overall distance of 264.85 feet to the West line of Section 21, said line also being the centerline of King Road.

Thence North 00 degrees, 14 minutes, 30 seconds East, along the West line of Section 21, said line also being the centerline of King Road, a distance of 57.05 feet.

Thence North 85 degrees, 38 minutes, 29 seconds East, along a line that is parallel with the North line of Section 21, a distance of 40.13 feet.

Thence North 00 degrees, 14 minutes, 30 seconds East, along a line that is parallel with the West line of Section 21, a distance of 182.92 feet.

Thence North 89 degrees, 45 minutes, 30 seconds West, along a line that is perpendicular to the West line of Section 21, a distance of 10.00 feet.

Thence North 00 degrees, 14 minutes, 30 seconds East, along a line that is parallel with the West line of Section 21, a distance of 87.00 feet.

Thence North 42 degrees, 38 minutes, 41 seconds East, a distance of 44.21 feet.

Thence North 04 degrees, 21 minutes, 31 seconds West, along a line that is perpendicular to the North line of Section 21, a distance of 30.00 feet to the True Point of Beginning. Bearings used herein are based upon the West line of Section 21, said line also being the centerline of King Road and the having a bearing of North 00 degrees, 14 minutes, 30 seconds East and are intended to indicate angular measurement only.

Excepting therefrom the following parcels WD-14 & WD-15:

(WD-14)

Situated in the State of Ohio, County of Lucas, City of Sylvania, Northwest Quarter of Section 21, Town 9 South, Range 6 East, being part of a 0.346 acre tract of land conveyed to Toledo Lucas County Public Library, by deed recorded in Instrument Number 201401140001207 in the Deed Records of the Lucas County Recorder's Office and being more particularly described as follows:

Commencing at a ½" bar in a monument box found at the northwest corner of Section 21, said ½" bar in a monument box found also being at the intersection of the centerline of right-of-way of Sylvania Avenue and King Road, said ½" bar in a monument box found also being at station 20+00 in the construction plans for the King Road Right Turn Lane & Resurfacing Project on file with the City of Sylvania;

Thence South 00°40'19" East a distance of 331.07' on the centerline of right-of-way of King Road and the west line of Section 21 to a point on the north property line of said parcel of land conveyed to Toledo Lucas County Public Library by deed recorded in Instrument Number 201401140001207 in the Deed Records of the Lucas County Recorder's Office, said point also being at station 16+68.93 and being the **TRUE POINT OF BEGINNING**;

Thence North 84°44'03" East a distance of 54.17' on the north property line to a point on the proposed east right-of-way line of King Road, said point also being 54.00' right of station 16+73.27;

Thence South 00°40'19" East a distance of 57.05' on the proposed east right-of-way line of King Road to a point on the south property line of said parcel of land conveyed to Toledo Lucas County Public Library by deed recorded in Instrument Number 201401140001207 in the Deed Records of the Lucas County Recorder's Office, said point also being 54.00' right of station 16+16.22;

Thence South 84°44'03" West a distance of 54.17' on the south property line to a point on the west line of Section 21, said point also being on the centerline of right-of-way of King Road, said point also being at station 16+11.88;

Thence North 00°40'19" West a distance of 57.05' on the west line of Section 21 and the centerline of right-of-way of King Road to the **TRUE POINT OF BEGINNING**.

The above described area contains 0.071 acres, of which 0.039 acres is PRO (Present Road Occupied), leaving a net take of 0.032 acres, more or less, subject to all legal highways and easements of record.

Grantor claims title by instrument recorded in Instrument Number 201401140001207 in the Deed Records of the Lucas County Recorder's Office.

The above described area is contained within Lucas County Auditor's tax district parcel number 82-93920.

Bearings used herein are based on an assumed meridian and are for the express purpose of showing angular measurement.

This description was based on a field survey conducted by Engineers, Surveyors & Associates, LLC in July 2015 under the direction and supervision of Gregory L. Boudouris, Registered Surveyor 8083 of the State

of Ohio. This description was prepared by Joseph E. Shaw, Registered Surveyor 8491 of the State of Ohio. (WD-15)

Situated in the State of Ohio, County of Lucas, City of Sylvania, Northwest Quarter of Section 21, Town 9 South, Range 6 East, being part of a 0.703 acre tract of land conveyed to Toledo Lucas County Public Library, by deed recorded in Instrument Number 201312200065022 in the Deed Records of the Lucas County Recorder's Office and being more particularly described as follows:

Commencing at a ½" bar in a monument box found at the northwest corner of Section 21, said ½" bar in a monument box found also being at the intersection of the centerline of right-of-way of Sylvania Avenue and King Road, said ½" bar in a monument box found also being at station 20+00 in the construction plans for the King Road Right Turn Lane & Resurfacing Project on file with the City of Sylvania;

Thence South 00°40'19" East a distance of 331.07' on the centerline of right-of-way of King Road and the west line of Section 21 to a point, said point being at the extended intersection of the south property line of said parcel of land conveyed to Toledo Lucas County Public Library by deed recorded in Instrument Number 201312200065022 in the Deed Records of the Lucas County Recorder's Office, said point also being at station 16+68.93;

Thence North 84°44'03" East a distance of 40.13' on the extended intersection of the south property line to a point, said point also being 40.00' right of station 16+72.14 and being the **TRUE POINT OF BEGINNING**;

Thence North 00°40'19" West a distance of 182.92' on a line parallel to the centerline of right-of-way to a point, said point also being 40.00' right of station 18+55.07;

Thence South 89°19'41" West a distance of 10.00' to a point, said point also being 30.00' right of station 18+55.07;

Thence North 00°40'19" West a distance of 87.00' to a point, said point also being 30.00' right of station 19+42.07;

Thence North 41°44'25" East a distance of 44.21' to a point, said point also being 59.82' right of station 19+74.71;

Thence North 05°15'57" West a distance of 30.00' to a point on north line of Section 21, said point also being on the centerline of right-of-way of Sylvania Avenue, said point also being 57.43' right of station 20+04.43;

Thence North 84°44'03" East a distance of 74.83' on the north line of Section 21 and centerline of right-of-way of Sylvania Avenue to a point on the east property line of said parcel of land conveyed to Toledo Lucas County Public Library by deed recorded in Instrument Number 201312200065022 in the Deed Records of the Lucas County Recorder's Office, said point also being 132.04' right of station 20+10.18';

Thence South 00°40'19" East a distance of 50.16' on the east property line to a point on the proposed south right-of-way line of Sylvania Avenue, said point also being 132.01' right of station 19+60.45;

Thence South 84°44'03" West a distance of 52.36' on the proposed south right-of-way line of Sylvania Avenue to a point, said point also being 79.81' right of station 19+56.25;

Thence South 41°44'25" West a distance of 38.27' on the proposed south right-of-way line of Sylvania Avenue to a point, said point also being on the proposed east right-of-way line King Road, said point also being 54.00' right of station 19+28.00;

Thence South 00°40'19" East a distance of 254.73' on the proposed east right-of-way line of King Road to a point on the south property line of said parcel of land conveyed to Toledo Lucas County Public Library by deed recorded in Instrument Number 201312200065022 in the Deed Records of the Lucas County Recorder's Office, said point also being 54.00' right of station 16+73.27;

Thence South 84°44'03" West a distance of 14.05' on the south property line to the **TRUE POINT OF BEGINNING**.

The above described area contains 0.208 acres, of which 0.120 acres is PRO (Present Road Occupied), leaving a net take of 0.088 acres, more or less, subject to all legal highways and easements of record.

Grantor claims title by instrument recorded in Instrument Number 201312200065022 in the Deed Records of the Lucas County Recorder's Office.

The above described area is contained within Lucas County Auditor's tax district parcel number 82-93917.

Bearings used herein are based on an assumed meridian and are for the express purpose of showing angular measurement.

This description was based on a field survey conducted by Engineers, Surveyors & Associates, LLC in July 2015 under the direction and supervision of Gregory L. Boudouris, Registered Surveyor 8083 of the State of Ohio. This description was prepared by Joseph E. Shaw, Registered Surveyor 8491 of the State of Ohio.

Containing 62,173.96 square feet or 1.427 acres of land, of which 1,233.98 square feet or 0.028 acres of land are within the Sylvania Avenue right-of-way. This legal description is based upon a field survey prepared by Lewandowski Engineers on July 12, 2016.

The recommendation of the Municipal Planning Commission of the City of Sylvania was made August 10, 2016 on the zoning change.

Notice is hereby further given that a Public Hearing will be held before the Council in the Council Chambers in the Municipal Building, 6635 Maplewood Avenue, Sylvania, Ohio 43560, on Monday, September 19, 2016 at 7:15 p.m. at which place and time any person or persons interested in the granting or denial of, or the granting of some modification of said petition, may be heard.

By order of the Council of the City of Sylvania, Ohio.

Sharon Bucher, Clerk of Council
(419) 885-8930