

ORDINANCE 31-2020

AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LOUDONVILLE, STATE OF OHIO AS ESTABLISHED BY ORDINANCE NO. 19-83

WHEREAS, the Planning Commission has recommended to Council that certain districts on the Zoning Map for the Village of Loudonville be re-classified so as to meet the current and anticipated needs of the Village; and

WHEREAS, a public hearing was held on July 20, 2020 regarding said recommendations after publication of a Notice of said hearing at least thirty (30) days prior to said hearing; and

WHEREAS, the Council of the Village of Loudonville has determined that a change in the zoning map is in the best interests of the Village of Loudonville and its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LOUDONVILLE, STATE OF OHIO:

SECTION 1: That the zoning map established by Ordinance No. 19-83, and as subsequently amended, is hereby revised and amended to reclassify and rezone 4.799 acres of the real property, being part of Ashland County Permanent Parcel ID B08-038-0-0005-00 and more specifically shown on the attached Exhibit A and Exhibit B, from C-2 (General-Commercial) and C-V (Conservation) zoning to I (Industrial) zoning. Said property shall now be zoned I (Industrial).

SECTION 2: That the Village Administrator for the Village of Loudonville is hereby authorized and directed to have said change made upon the zoning map of the Village of Loudonville.

SECTION 3: That this Ordinance shall therefore take effect and be in force at the earliest date allowed by law.

Dated: _____

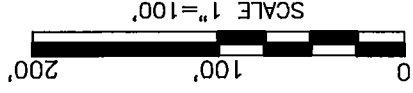
Mayor Stephen Stricklen

Attest: _____

Elaine B. Van Horn, Fiscal Officer

Thomas R. Gilman, Village Solicitor

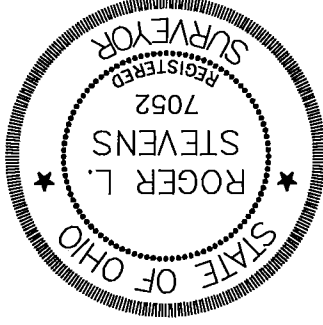
**SURVEY FOR
MARILYN BYERS**



PART OF THE SE. 1/4 OF
SEC. 36, T-20, R-16,
VILLAGE OF LOUDONVILLE,
ASHLAND CO., OHIO.

LEGEND

- IRON PIN FOUND
- ⊗ DRILL HOLE SET IN CONCRETE
- RAILROAD SPIKE SET
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"



Roger L. Stevens, P.S. #7052 Date 2-28-20 LOUDONVILLE BYERS

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code. Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

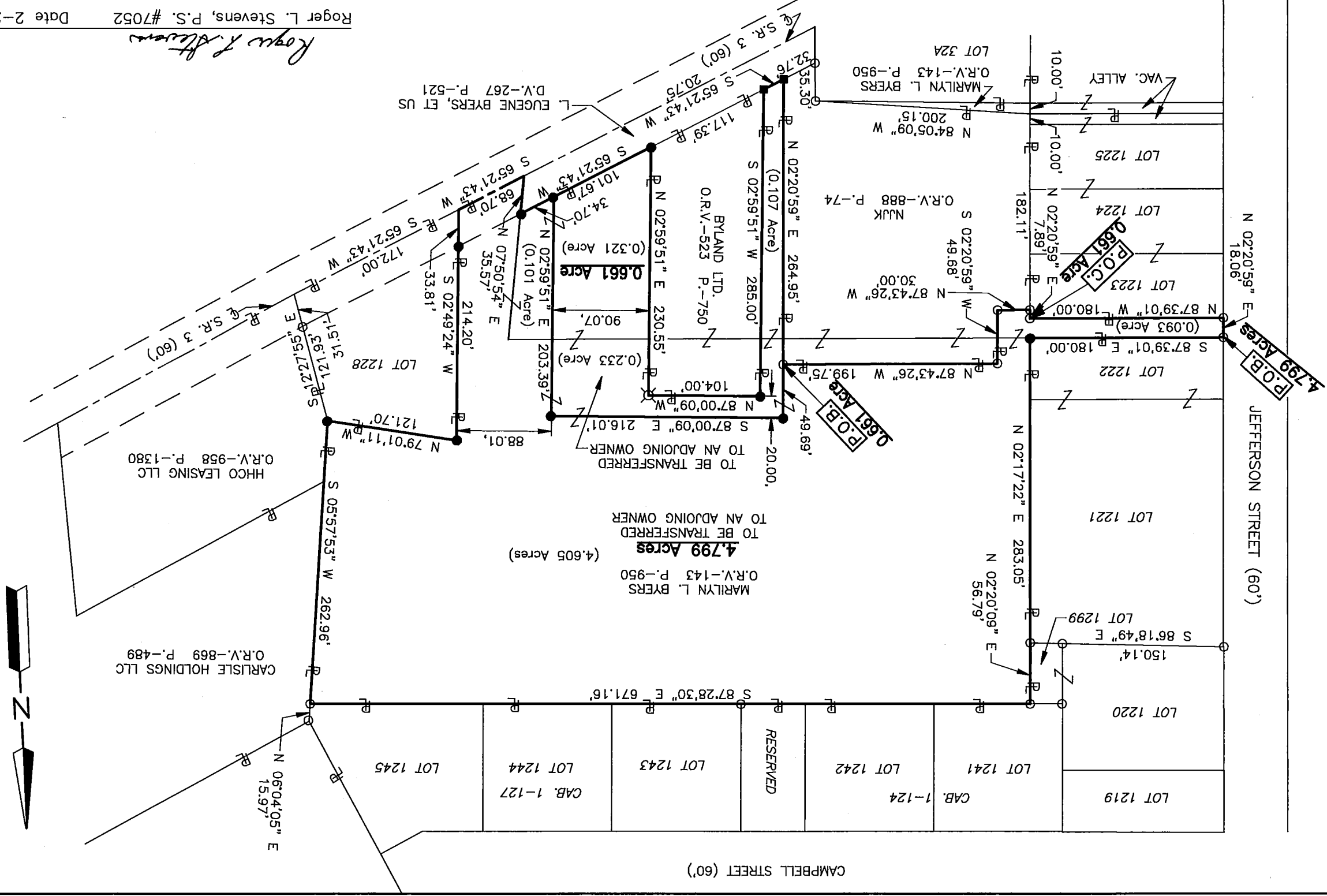


EXHIBIT B

Roger L. Stevens

February 28, 2020

SURVEYOR'S DESCRIPTION FOR MARILYN BYERS

4.799 Acres

Situated in the Village of Loudonville, County of Ashland, State of Ohio, being part of the Southeast Quarter of Section 36, Township 20, Range 16, and being more particularly described as follows:

Beginning at an iron pin found in the southwest corner of Lot 1222 in said Village, said iron pin also being in the east right of way line of Jefferson Street (60');

Thence with the following **NINETEEN** courses:

- 1) **S 87E 39' 01" E, 180.00 feet** along the south line of Lot 1222 to an iron pin set in the southeast corner of said Lot;
- 2) **N 02E 17' 22" E, 283.05 feet** along the east line of said Lot 1222 to an iron pin found in the northeast corner of said Lot, said iron pin also being in the southwest corner of Lot 1299;
- 3) **N 02E 20' 09" E, 56.79 feet** along the east line of said Lot 1299 to an iron pin found in the northeast corner of said Lot, said iron pin also being in the south line of Lot 1241;
- 4) **S 87E 28' 30" E, 671.16 feet** along the south said Lot 1241 and along the south line of Lots 1242, 1243, 1244 and 1245 and along the south line of a reserved area to an iron pin found in the southeast corner of said Lot 1245, said iron pin also being in the west line of a parcel of land conveyed to Carlisle Holdings LLC by official records volume 869, page 489;
- 5) **S 05E 57' 53" W, 262.96 feet** along said west line of said Carlisle Holdings LLC land and along the west line of a parcel of land conveyed to HHCO Leasing LLC by official records volume 958, page 1380 to an iron pin set in the northeasterly corner of Lot 1228;
- 6) **N 79E 01' 11" W, 121.70 feet** along the northerly line of said Lot 1228 to an iron pin set in the northwesterly corner of said Lot;
- 7) **S 02E 49' 24" W, 214.20 feet** along the west line of said Lot 1228 to a point being the southwesterly corner of said Lot, said point also being in the centerline of S.R. 3 (60') and passing through an iron pin set at 180.39 feet;
- 8) **S 65E 21' 43" W, 68.70 feet** along said centerline of S.R. 3 (60') to a point being the southeasterly corner of a parcel of land conveyed to L. Eugene Byers et us by deed volume 267, page 521, said point being referenced by an iron pin set N 07E 50' 54" E, 35.57 feet from said point;
- 9) **N 07E 50' 54" E, 35.57 feet** along the east line of said L. Eugene Byers land to an iron pin set in the northeasterly corner of said land, said iron pin also being in the northerly right of way line of S.R. 3 (60');
- 10) **S 65E 21' 43" W, 34.70 feet** along the northerly line of said L. Eugene Byers land also being along said northerly right of way line of S.R. 3 (60') to an iron pin set;
- 11) **N 02E 59' 51" E, 203.39 feet** to an iron pin set;
- 12) **N 87E 00' 09" W, 216.01 feet** to an iron pin set;
- 13) **S 02E 20' 59" W, 49.69 feet** to an iron pin found in the northeast corner of a parcel of land conveyed to NJJK by official records volume 888, page 74;

4.799 Acres (continued)

- 14) **N 87E 43' 26" W, 199.75 feet** along a north line of said NJJK land to an iron pin found in a northwest corner of said land;
- 15) **S 02E 20' 59" W, 49.68 feet** along a west line of said NJJK land to an iron pin found in an interior corner of said land;
- 16) **N 87E 43' 26" W, 30.00 feet** along a north line of said NJJK land to an iron pin found in a northwest corner of said land, said iron pin also being in the east line of Lot 1223;
- 17) **N 02E 20' 59" E, 7.89 feet** along said east line of said Lot 1223 to an iron pin found in the northeast corner of said land;
- 18) **N 87E 39' 01" W, 180.00 feet** along the north line of said Lot 1223 to an iron pin found in the northwest corner of said Lot, said iron pin also being in said east right of way line of Jefferson Street (60');
- 19) **N 02E 20' 59" E, 18.06 feet** along said east right of way line of Jefferson Street (60') to the **place of Beginning** and containing **4.799 acres**, more or less, and subject to all legal highways and easements of record.

The above described 4.799 acre parcel is to be transferred to an adjoining owner.

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in February 2020 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



Roger L. Stevens
Registered Surveyor No. 7052
LOUDONVILLE BYERS