

Sponsor: Katcher/Elliott

ORDINANCE NO. 27-15

AN ORDINANCE REZONING FROM AGRICULTURE (A) TO BUSINESS (B-3) 3.475 ACRES, MORE OR LESS, LOCATED BETWEEN POWELL DRIVE AND VETERANS DRIVE.

WHEREAS, the legislative authority of the City of Jackson has received a recommendation from the Jackson City Planning Commission to rezone the area containing 3.475 acres, as described in Exhibit A, attached hereto, from Agriculture (A) to Business (B-3); and

WHEREAS, the legislative authority has determined that the recommended change in zoning meets the requirements for rezoning for the reasons that: (1) the requested change is in accordance with the City's development goals and objectives; and (2) a rezoning is supported by a substantial change in the area conditions, rendering the original zoning of Agriculture for that portion of the property as functionally obsolete; and

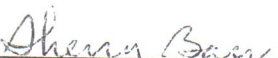
NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE AUTHORITY OF THE POLITICAL SUBDIVISION OF THE CITY OF JACKSON, THAT THE 3.475 AREA DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN, SHALL BE REZONED FROM AGRICULTURE (A) TO BUSINESS (B-3) ZONING AND THAT THE CHANGE IN THE ZONING SHALL BE REFLECTED ON THE PLANNING AND ZONING MAPS OF THE CITY.

It is hereby found and determined that all formal actions of this Council concerning and relating to adoption of this ordinance were adopted in an open meeting of this Council and the deliberations of this Council and any of its committees that resulted in such formal action were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

PASSED AND ADOPTED by the Legislative Authority of the Political Subdivision on this 8th day of June, 2015.


President of Council - *Pro Tem*

ATTEST:


Clerk of the Legislative Authority

Approved this 28th day of June, 2015.

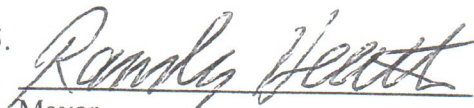

Mayor

EXHIBIT A

Situated in a part of Scioto Salt Reserve Lot 81, T-7-N, R-18-W, City of Jackson, Jackson County, Ohio and being a part of the same land as conveyed to the Jackson First Church of the Nazarene as found in deed volume 311 at page 952 being a part of parcel id #H14020001160 and being more particularly bounded and described as follows:

Beginning at a 5/8" rebar with id cap "CJB 7376" found at the southwest corner of Lot 5 of Ferree's Addition as found in plat book 5 at page 150;

Thence, along the south line of said Ferree's Addition and the south line of Alan Ditmer volume 300 page, N-67° 59' 11"-E, a distance of 512.29 feet to a 1 ¼" pipe with id cap "SMB 7135" found in the west line of the City of Jackson as found in deed volume 160 at page 444;

Thence, along said west line, S-24° 59' 46"-E, a distance of 491.06 feet to a 1 ¼" pipe with id cap "SMB 7135" found;

Thence, continuing along said west line, S-28° 08' 20"-E, a distance of 244.05 feet to a 5/8" by 30" rebar with id cap "BOND BRANT PS 7376" set;

Thence, with a new division line, S-67° 55' 00"-W, a distance of 209.19 feet to a 5/8" rebar with id cap "J H & A 5242" found at the southeast corner of Jackson Retirement Village as found in deed volume 293 at page 894;

Thence, along the east line of said retirement village and the east line of Jackson Family Apartments as found in deed volume 282 at page 187, N-23° 13' 24"-W, a distance of 731.23 feet to a 5/8" rebar with id cap "CJB 7378" found at the northeast corner of said family apartments;

Thence, along the north line of said apartments, S-67° 55' 00"-W, a distance of 318.00 feet to a 5/8" rebar with id cap "CJB 7378" found;

Thence, N-22° 05' 00"-W, a distance of 4.00 feet to the Point of Beginning of the tract herein parted and described and containing 3.475 ACRES and subject to all easements and right of ways.

The above described tract is subject to a 30 foot wide utility easement as found in deed volume 282 page 187 being along the north side of the above described tract.

Also with the right of use of an ingress and egress easement being more particularly described as follows:

Beginning at the southwest corner of Jackson Retirement Village deed volume 293, page 894 at an iron pin found;

Thence, along the south line of said volume 293, page 894 and along the south line of the above 3.475 acre tract, N-67° 55' 00"-E, a distance of 547.95 feet to an iron pin set;

Thence, S-23° 08' 20"-E, a distance of 49.97 feet to a point;

Thence, S-87° 55' 00"-W, a distance of 550.90 to a point in the east line of Powell Drive:

Thence, along said east line, N-19° 45' 56"-W, a distance of 50.00 feet to the Point of beginning of said easement;

Bearings are rotated to the south line of the Jackson Retirement Village as found in deed volume 293 at page 894.

The above description was prepared from a survey August 3, 2002 by Carl J. Bondurant P.S. 7376

Parcel I.D. No. H14-020-00-116-06

Address of Property : Between Veteran's drive & Powell Drive, Jackson, Ohio 45640

Prior Deed reference: Volume 40, Page 2389