

Sponsor: Elliott / Jones

ORDINANCE NO. 37-17

**AN ORDINANCE REZONING FROM HIGH DENSITY MULTIPLE-FAMILY (R4) TO INDUSTRIAL (I) 3.607 ACRES, MORE OR LESS, LOCATED ON DICKASON STREET IN THE CITY OF JACKSON, OHIO**

WHEREAS, the legislative authority of the City of Jackson has received a recommendation from the Jackson City Planning Commission to rezone the area containing 3.607 acres, as described in Exhibit A, attached hereto, from High Density Multi Family (R4) to Industrial (I); 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 High Density Multiple Family (R4) 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 3.607 AREA DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN, SHALL BE REZONED FROM HIGH DENSITY MULTIPLE FAMILY (R4) TO INDUSTRIAL (I) 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 26<sup>th</sup> day of June, 2017.

E. A. Brown  
President of Council

ATTEST:

Sherry Ban  
Clerk of the Legislative Authority

Approved this 26<sup>th</sup> day of June, 2017.

Randy Smith  
Mayor

EXHIBIT A

17070

Description of a Survey for  
The Richard McCarty Estate  
3.607 Acres

Situated in South Out Lot 14 in the Original Town of Jackson, City of Jackson, Section 29, T-7-N, R-18-W, (Salt) Lick Township, Jackson County, Ohio. Being part of the tract recorded in Volume 268 at Page 89 of the Deed Records of the Jackson County Recorder's Office. Being Parcel Number H140190009200 and being more fully described as follows:

Beginning for reference at an Iron Pin set this survey at the southeast corner of South Out Lot 14 in the Original Town of Jackson, City of Jackson, Section 29, T-7-N, R-18-W, (Salt) Lick Township, Jackson County, Ohio. Said Iron Pin set is the **Principal Place of Beginning** for this survey.

Thence with the south line of South Out Lot 14 and the north line of Richard McCarty (Vol. 258 Pg. 518), N 82°- 31' - 17" W - 417.78 feet to an Iron Pin set this survey on the east line of Dickason Street (53.46 feet wide) and the southwest corner of South Out Lot 14.

Thence leaving the south line of South Out Lot 14 and with the east line of Dickason Street and the west line of South Out Lot 14, N 08°- 42' - 43" E - 301.92 feet to an Iron Pin set this survey.

Thence leaving Dickason Street and the west line of South Out Lot 14 and with the south line of Fisher (Vol. 277 Pg. 60), S 82°- 31' - 17" E - 150.00 feet to an Iron Pin set this survey.

Thence with the west line of Fisher, N 08°- 42' - 43" E - 115.86 feet to an Iron Pin set this survey on the north line of South Out Lot 14.

Thence leaving Fisher and with the north line of South Out Lot 14 and with a new division line of Volume 268 at Page 89, S 82°- 31' - 17" E - 267.78 feet to an Iron Pin set this survey at the northeast corner of South Out Lot 14.

Thence with the west line of South Out Lot 14 and the east line of the Jackson City Board of Education (Vol. 301 Pg. 567), S 08°- 42' - 43" W - 417.78 feet to an Iron Pin set this survey at the southeast corner of South Out Lot 14 in the Original Town of Jackson, City of Jackson, Section 29, T-7-N, R-18-W, (Salt) Lick Township, Jackson County, Ohio. Said Iron Pin set is the **Principal Place of Beginning** for this survey. Said survey contains **3.607 Acres**, more or less.

The attached plat, **Job Number 17070 final** is made a part of this description.

All Iron Pins set this survey are 3/8-inch x 30-inch rebar and have a plastic cap on them stamped Dale Exline P.S. 6722.

Bearings are based on the east line of Dickason Street being N 08°42'43" E per a survey by Exline Surveying, Inc. in January 2014. To denote angles only.

Subject to all legal easements and Right-of-Ways not listed above.

This description was prepared from an actual survey performed by me, Dale A. Exline, or under my direct supervision from May 8 - 11, 2017.

**Appalachian Professional Associates**  
Complete Surveying Services  
Dale A. Exline, Professional Surveyor  
254 Exline Road Jackson, OH 43640  
Phone: (740) 286-9966 Fax: (740) 286-9911



STATE OF OHIO  
DALE A. EXLINE  
6722  
PROFESSIONAL SURVEYOR  
Dale A. Exline  
5/11/17  
Date

The description and plat is approved for accurate mathematical closure and/or proper platting references.

Melissa Miller 5-11-17  
COUNTY ENGINEER DATE

Bearings are based on the east line of Dickason Street being N 08°42'43" E per a survey by Exline Surveying, Inc. in January 2014. To denote angles only.

# LEGEND

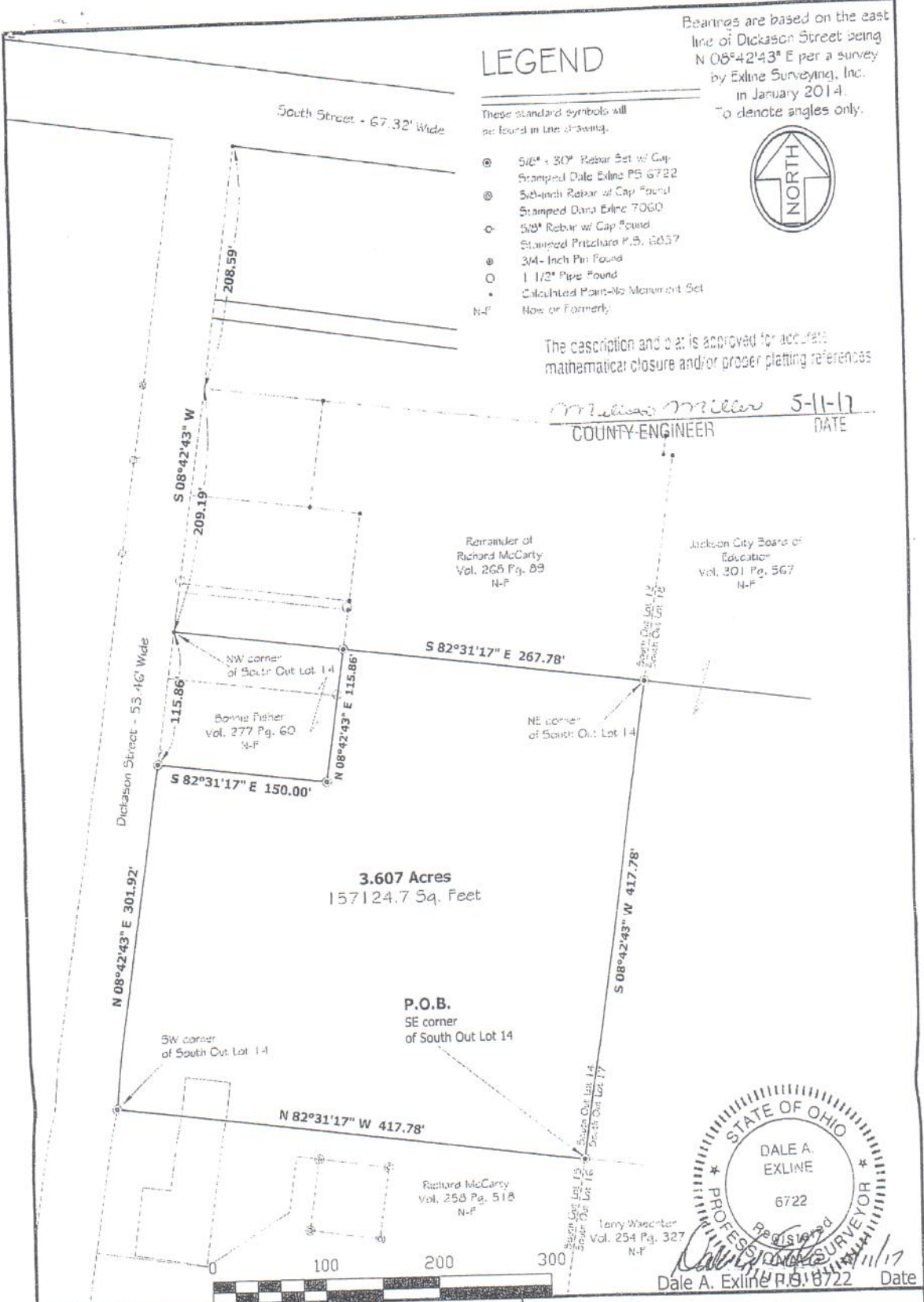
These standard symbols will be found in line drawings.

- ⊙ 5/8" x 30" Rebar Set w/ Cap Stamped Date Exline PS 6722
- ⊙ 3/4-Inch Rebar w/ Cap Found Stamped Date Exline 7060
- ⊙ 5/8" Rebar w/ Cap Found Stamped Prochura P.S. 6857
- ⊙ 3/4-Inch Pin Found
- 1 1/2" Pipe Found
- Calculated Point-No Monument Set
- N-F Now or Formerly



The description and data is approved for accurate mathematical closure and/or proper platting references

*Melissa Miller* 5-11-17  
COUNTY-ENGINEER DATE



Plat of Survey for:  
**Richard McCarty Estate**

File Name: 17070 Final Crd File: 17070  
 Survey Date(s): 05/08/17 - 05/11/17 Scale: 1" = 100'  
 Parcel(s): H140190009200  
 Recorded in: Vol. 268 Pg. 89  
 Notes:

**Appalachian Professional Associates, LLC**  
 Complete Surveying Services  
 Dale A. Exline, Professional Surveyor  
 254 Exline Road Jackson, OH 45640  
 Phone: (740) 286-9966 Fax: (740) 286-9911

**Location:** Situated in the South Out Lot 14 in the Original Town of Jackson, City of Jackson, Section 29, T-7-N, R-18-W, (Salt) Lick Township, Jackson County, Ohio.