



Legislation Text

File #: O-509-21, Version: 1

Zoning & Planning Committee

Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 220 Mel Simon Drive, 5901 Skyview Drive & 301 New Towne Sq., in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

An application (Z-7001-21) for a proposed change in zoning for the property located at 220 Mel Simon Drive, 5901 Skyview Drive & 301 New Towne Sq., Toledo, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On August 12, 2021, the Toledo City Plan Commission recommended approval of the request for a zone change from “IL” Limited Industrial to “IG” General Industrial for the property located at 220 Mel Simon Drive, 5901 Skyview Drive & 301 New Towne Sq. Toledo, Ohio.

On September 22, 2021, the Toledo City Council sent as approved the request for a zone change from “IL” Limited Industrial to “IG” General Industrial for the property located at 220 Mel Simon Drive, 5901 Skyview Drive & 301 New Towne Sq., Toledo, Ohio.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, are hereby authorized to be revised by changing the zone districts of that part of the City of Toledo more fully described as follows:

TAX PARCEL NUMBER 22-43567

A parcel of land being part of Lot A New Towne Square as recorded Volume 79, Pages 51- 55, Lucas County Plat Records, in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the centerline of New Towne Square Drive and the centerline of Edelen Drive, said point of intersection being marked with a found Iron Bolt;
thence in a westerly direction along the centerline of New Towne Square Drive having a bearing of South eight-eight (88) degrees, fifty (50) minutes, fifty-four (54) seconds West, a distance of four hundred four and zero hundredths (404.00) feet to a point;
thence North one (01) degree, eight (08) minutes fifty-nine (59) seconds West along a line, a distance of one hundred sixty-four and ninety-five hundredths (164.95) feet to the intersection of the North line of Tax Parcel number 22-43577, said point of intersection being marked with a set mag nail;
thence North eight-eight (88) degrees, fifty-one (51) minutes, one (1) second East along a line a distance of one hundred forty-four and eighty-four hundredths (144.84) feet to the intersection of the

East line of parcel of land as described in Official Record 20111230-0055314, Lucas County Deed Records, said point of intersection being marked with a set capped iron rebar, said point of intersection also being the Point of Beginning;
the following 5 courses follow on and along the East line of parcel of land as described in Official Record 20111230-0055314 Lucas County Deed Records:

1. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West, a distance of four hundred twenty and thirty-two hundredths (420.32) feet to a point;
2. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of forty-one and fifty hundredths (41.50) feet to a point;
3. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West, a distance of three hundred twenty-two and eighty-four hundredths (322.84) feet to a point;
4. thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West, a distance of nine and fifty hundredths (9.50) feet to a point;
5. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West, a distance of one hundred thirty-six and eighty-four hundredths (136.84) feet to the intersection of the South line of parcel of land as described in Official Record 2011 1230- 0055314 Lucas County Deed Records;

the following 3 courses follow on and along the South line of parcel of land as described in Official Record 20 111230-0055314 Lucas County Deed Records:

1. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of five hundred ninety-four and nineteen hundredths (594.19) feet to a point on an arc of curve, said point being marked with a set capped iron rebar;
2. thence along a non-tangent arc of curve to the right an arc length of fifty-nine and thirty nine hundredths (59.39) feet to a point, said arc of curve having a radius of four hundred fifty and zero hundredths (450.00) feet, a central angle of seven (07) degrees, thirty-three (33) minutes, forty-three (43) seconds, a chord bearing of South twenty-nine (29) degrees, twenty-four (24) minutes, forty-five (45) seconds East, and a chord length of fifty-nine and thirty-five hundredths (59.35) feet, said point being marked with a set capped iron rebar;
3. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of two hundred eighty-five and fifty-nine hundredths (285.59) feet to the intersection of the westerly Right-of-Way line of Skyview Drive, said point of intersection being marked with a set capped iron rebar;

thence along the westerly Right-of-Way line of Skyview Drive, along a non-tangent arc of curve to the right an arc length of fifty-eight and zero hundredths (58.00) feet to the point of tangency, said arc of curve

having a radius of three hundred thirty and zero hundredths (330.00) feet, a central angle of ten (10) degrees, four (04) minutes, ten (10) seconds, a chord bearing of South seventeen (17) degrees, fifty-two (52) minutes, twenty-one (21) seconds West, and a chord length of fifty-seven and ninety-two hundredths (57.92) feet, said point of tangency being marked with a set capped iron rebar;

thence South twenty-two (22) degrees, fifty-four (54) minutes, twenty-six (26) seconds West along the westerly Right-of-Way line of Skyview Drive, a distance of six hundred eighty-nine and thirty-seven hundredths (689.37) feet to a point of curve, said point of curve being marked with a set capped iron rebar;

thence along westerly Right-of-Way line of Skyview Drive, along an arc of curve to the right an arc length of one hundred seventy-eight and seventy-one hundredths (178.71) feet to the intersection of the easterly line of a parcel of land as described in Official Record 20111230-0055311 Lucas County Deed Records, said arc of curve having a radius of three hundred thirty and zero hundredths (330.00) feet, a central angle of thirty-one (31) degrees, one (01) minute, forty-one (41) seconds, a chord bearing of South thirty-eight (38) degrees, twenty-five (25) minutes, sixteen (16) seconds West, and a chord length of one hundred seventy-six and fifty three hundredths (176.53) feet, said point of intersection being marked with a set mag nail;

thence North thirty-five (35) degrees, twenty-one (21) minutes, twelve (12) seconds West along easterly line of a parcel of land as described in Official Record 2011 1230-0055311 Lucas County Deed Records, a distance of one hundred twenty-two and twenty-nine hundredths (122.29) feet to the intersection of the North line of a parcel of land as described in Official Record 20111230- 0055311 Lucas County Deed Records, said point of intersection being marked with a set mag nail;

thence along the North line of a parcel of land as described in Official Record 20111230- 0055311 Lucas County Deed Records, along a non-tangent arc of curve to the right an arc length of two hundred eighty-eight and sixty-four hundredths (288.64) feet to the point of tangency, said arc of curve having a radius of four hundred and zero hundredths (400.00) feet, a central angle of forty-one (41) degrees, twenty (20) minutes, forty (40) seconds, a chord bearing of South sixty-eight (68) degrees, ten (10) minutes, forty-one (41) seconds West, and a chord length of two hundred eighty-two and forty-two hundredths (282.42) feet, said point of tangency being marked with a set capped iron rebar;

thence South eighty-eight (88) degrees, fifty-one (51) minutes, one (01) second West along the North line of a parcel of land as described in Official Record 20111230-0055311 Lucas County Deed Records, a distance of two hundred three (203.00) feet to the Point of Beginning.

said parcel of land containing an area of 634,261 square feet, 14.561 acres of land, more or less. All the Area from Tax Parcel Number 22-43567 Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

The bearings used hereon are based on the State Plane Coordinate System of Ohio, North Zone and are for the express purpose of calculating angular measurement.

TAX PARCEL NUMBER 22-43577

A parcel of land being part of Lot A in New Towne Square as Recorded in Volume 79, Pages 51- 55, Lucas County Plat Records, in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the centerline of New Towne Square Drive and the centerline of Edelen Drive, said point of intersection being marked with a found Iron Bolt;

thence in a westerly direction along the centerline of New Towne Square Drive having a bearing of South eight-eight (88) degrees, fifty (50) minutes, fifty-four (54) seconds West, a distance of four hundred four and zero hundredths (404.00) feet to a point;

thence North one (01) degree, eight (08) minutes, fifty-nine (59) seconds West along a line, a distance of fifty-and zero hundredths (50.00) feet to the intersection of the North Right-of Way line of New Towne Square Drive, said point of intersection being marked with a set capped iron rebar, said point of intersection also being the Point of Beginning;

thence continuing North one (01) degree, eight (08) minutes, fifty-nine (59) seconds West along a line, a distance of one hundred fourteen and ninety-five hundredths (114.95) feet to a point, said point being marked with a set mag nail;

thence North eight-eight (88) degrees, fifty-one (51) minutes, one (01) second East along a line, a distance of three hundred forty-seven and eighty-four hundredths (347.84) feet to a point of curve, said point of curve being marked with a set capped iron rebar;

thence along an arc of curve to the left an arc length of two hundred eighty-eight and sixty-four hundredths (288.64) feet to the point, said arc of curve having a radius of four hundred and zero hundredths (400.00) feet, a central angle of forty-one (41) degrees, twenty (20) minutes, forty (40) seconds, a chord bearing of North sixty-eight (68) degrees, ten (10) minutes, forty-one (41) seconds East, and a chord length of two hundred eighty-two and forty-two hundredths (282.42) feet, said point being marked with a set mag nail;

thence South thirty-five (35) degrees, twenty-one (21) minutes, twelve (12) seconds East along a line, a distance of one hundred twenty-two and twenty-nine hundredths (122.29) feet to the intersection of the northerly Right-of-Way of Skyview Drive, said point of intersection being marked with a set mag nail;

thence along the northerly Right -of Way of Skyview Drive, along a non-tangent arc of curve to the right an arc length of eighty-nine and two hundredths (89.02) feet to the point of tangency, said arc of curve having a radius of three hundred thirty and zero hundredths (330.00) feet, a central angle of fifteen (15) degrees, twenty-seven (27) minutes, twenty-one (21) seconds, a chord bearing of South sixty-one (61) degrees, thirty-nine (39) minutes, forty-seven (47) seconds West, and a chord length of eighty-seven and seventy-five hundredths (88.75) feet, said point of tangency being marked with a set capped iron rebar;

thence South sixty-nine (69) degrees, twenty-three (23) minutes, twenty-eight (28) seconds West along the northerly Right-of-Way of Skyview Drive, a distance of two hundred eighteen and ninety-six hundredths (218.96) feet to the intersection of the North Right-of-Way line of New Towne Square Drive, said point of intersection being marked with set capped iron rebar;

thence South eighty-eight (88) degrees, fifty (50) minutes, fifty-four (54) seconds West along North Right-of-Way line of New Towne Square Drive, a distance of three hundred ninety-five and forty-two hundredths (395.42) feet to the Point of Beginning

Said parcel of land containing an area of 75,208 square feet, 1.727 acres of land, more or less. All the Area

from Tax Parcel Number 22-43577.

Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

The bearings used hereon are based on the State Plane Coordinate System of Ohio, North Zone and are for the express purpose of calculating angular measurement.

REMAINING AREA FROM TAX PARCELNUMBER 22-43594

A parcel of land being part of Lot A in New Towne Square as Recorded in Volume 79, Pages 51- 55, Lucas County Plat Records, in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the centerline of Teletowne Drive with the centerline of Mel Simon Drive, said point of intersection being marked with a found iron bolt in concrete;

thence in an easterly direction along the centerline of Mel Simon Drive, having a bearing of South eighty-four (84) degrees, twenty-five (25) minutes, fourteen (14) seconds East, a distance of seven hundred thirty-one and fifty hundredths (731.50) feet to a point;

thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East along a line drawn parallel with the centerline of Teletowne Drive, a distance of fifty and twenty-nine hundredths (50.29) feet to the intersection of the South Right-of-Way line of Mel Simon Drive, said point of intersection being marked with a set capped iron rebar, said point of intersection also being the Point of Beginning;

thence South eighty-four (84) degrees, twenty-five (25) minutes, fourteen (14) seconds East along the South Right-of-Way line of Mel Simon Drive, a distance of one thousand six hundred fifty-eight and twenty-two hundredths (1,658.22) feet to a point of curve, said point of curve being marked with a set capped iron rebar;

thence along the South Right-of-Way line of Mel Simon Drive, along an arc of curve to the right, an arc length of five hundred sixty and seventeen hundredths (560.17) feet to the intersection of the North line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records, said arc of curve having a radius of three hundred thirty and zero hundredths (330.00) feet, a central angle of ninety-seven (97) degrees, fifteen (15) minutes, thirty (30) seconds, a chord bearing of South thirty-five (35) degrees, forty-seven (47) minutes, twenty-nine (29) seconds East, and a chord length of four hundred ninety-five and thirty hundredths (495.30) feet, said point of intersection being marked with a set capped iron rebar;

thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along the North line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records, a distance of two hundred eighty-five and fifty-nine hundredths (285.59) feet to a point, said point being marked with set capped iron rebar;

thence along the North line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records, along a non-tangent arc of curve to the left, an arc

length of fifty-nine and thirty-nine hundredths (59.39) feet to the point, said arc of curve having a radius of four hundred fifty and zero hundredths (450.00) feet, a central angle of seven degrees, thirty-three (33) minutes, forty-three (43) seconds, a chord bearing of North twenty-nine (29) degrees, twenty-four (24) minutes, forty-five (45) seconds West, and a chord length of fifty-nine and thirty-five hundredths (59.35) feet, said point being marked with a set capped iron rebar; thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along the North line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records, a distance of five hundred ninety-four and nineteen hundredths (594.19) feet to the intersection of the West line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records;

thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East along the West line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records, a distance of one hundred thirty-six and eighty-four hundredths (136.84) feet to a point;

thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East along the West line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records, a distance of nine and fifty hundredths (9.50) feet to a point;

thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East along West line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records, a distance of three hundred twenty-two and eighty-four hundredths (322.84) feet to a point;

thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along West line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records, a distance of forty-one and fifty hundredths (41.50) feet to a point;

thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East along West line of a parcel of land as described in parcel 1 Official Record 20111230-0055314, Lucas County Deed Records, a distance of four hundred twenty and thirty-two hundredths (420.32) feet to the North line of a parcel of land as described in parcel 2 Official Record 20111230-0055311, Lucas County Deed Records, said point of intersection being marked with a set capped iron rebar;

thence South eighty-eight (88) degrees, fifty-one (51) minutes, one (01) second West along the North line of a parcel of land as described in parcel 2 Official Record 20111230-0055311, Lucas County Deed Records, a distance of one hundred forty-four and eighty-four hundredths (144.84) feet to the intersection of the West line of a parcel of land as described in parcel 2 Official Record 20111230-0055311, Lucas County Deed Records, said point of intersection being marked with a set MAG nail;

thence South one (01) degree, eight (08) minutes, fifty-nine (59) seconds East along the West line of a parcel of land as described in parcel 2 Official Record 20111230-0055311, Lucas County Deed Records, a distance of one hundred fourteen and ninety-five hundredths (114.95) feet to the intersection of North Right-of-Way line of New Towne Square Drive, said point being marked with a set capped iron rebar;

thence South eighty-eight (88) degrees, fifty (50) minutes, fifty-four (54) seconds West along North Right-of-Way line of New Towne Square Drive, said point being marked with a set capped iron rebar, a distance of twenty-seven and zero hundredths (27.00) feet to the intersection of the northerly line of a parcel of land as described in parcel 1 Official Record 20111230- 0055311, Lucas County Deed Records, said point of intersection being marked with a set MAG nail;

The following twenty-four (24) courses follow on and along the northerly line of a parcel of land as described in parcel 1 Official Record 20111230-0055311, Lucas County Deed Records:

1. thence North one (01) degree, eight (08) minutes, fifty-nine (59) seconds West along a line, a distance of one hundred fifty and ninety-five hundredths (150.95) feet to a point;
2. thence North eighty-eight (88) degrees, fifty-one (51) minutes, one (01) second East along a line, a distance of one hundred sixteen and zero hundredths (116.00) feet to a point;
3. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West along a line, a distance of ninety-four and zero hundredths (94.00) feet to a point;
4. thence North forty-five (45) degrees, thirty-five (35) minutes, forty-nine (49) seconds West along a line, a distance of one hundred thirty-two and zero hundredths (132.00) feet to a point;
5. thence North forty-four (44) degrees, twenty-four (24) minutes, eleven (11) seconds East along a line, a distance of twenty and zero hundredths (20.00) feet to a point;
6. thence North forty-five (45) degrees, thirty-five (35) minutes, forty-nine (49) seconds West along a line, a distance of three hundred twenty and ninety-eight hundredths (320.98) feet to a point;
7. thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along a line, a distance of twenty-six and ninety hundredths (26.90) feet to a point;
8. thence North forty-five (45) degrees, thirty-five (35) minutes, forty-nine (49) seconds West along a line, a distance of thirty and twenty-nine hundredths (30.29) feet to a point;
9. thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along a line, a distance of one hundred twenty-eight and sixty-six hundredths (128.66) feet to a point;
10. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West along a line, a distance of thirty-nine and forty-two hundredths (39.42) feet to a point;
11. thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along a line, a distance of twenty-eight and zero hundredths (28.00) feet to a point;

12. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West along a line, a distance of eighty-four and zero hundredths (84.00) feet to a point;
13. thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along a line, a distance of sixty-three and ninety-two hundredths (63.92) feet to a point;
14. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West along a line, a distance of forty and zero hundredths (40.00) feet to a point;
15. thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along a line, a distance of seventy and zero hundredths (70.00) feet to a point;
16. thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East along a line, a distance of forty and zero hundredths (40.00) feet to a point;
17. thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along a line, a distance of sixty-three and ninety-two hundredths (63.92) feet to a point;
18. thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East along a line, a distance of seventy-one (71.00) feet to a point;
19. thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along a line, a distance of twenty-eight and zero hundredths (28.00) feet to a point;
20. thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East along a line, a distance of twenty-one and forty-two hundredths (21.42) feet to a point;
21. thence South eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds West along a line, a distance of one hundred fifty-one and eighty-three hundredths (151.83) feet to a point;
22. thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East along a line, a distance of forty-seven and seventeen hundredths (47.17) feet to a point;
23. thence South eighty-nine (89) degrees, twenty-four (24) minutes, twelve (12) seconds West along a line, a distance of seven and sixty-nine hundredths (7.69) feet to a point;
24. thence South twenty (20) degrees, sixteen (16) minutes, forty-two (42) seconds West along a line, a distance of one hundred fifteen and two hundredths (115.02) feet to a point, said point being marked with a set capped iron rebar;

thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West along a line drawn parallel with the centerline of Teletowne Drive, a distance of one thousand forty-nine and forty-seven hundredths (1,049.47) feet to the Point of Beginning.

said parcel of land containing an area of 1,295,179 square feet or, 29.733 acres of land, more or less. All within Tax Parcel Number 22-43594.

Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

The bearings used hereon are based on the State Plane Coordinate System OF OHIO NORTH ZONE and are for the express purpose of calculating angular measurement.

REMAINING AREA FROM TAX PARCEL NUMBER 22-43581

A parcel of land being part of Lot A in New Towne Square as Recorded in Volume 79, Pages 51- 55, Lucas County Plat Records, in the City of Toledo, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the centerline of Teletowne Drive with the centerline of Mel Simon Drive, said point of intersection being marked with a found iron bolt in concrete;

thence in an easterly direction along the centerline of Mel Simon Drive, having a bearing of South eighty-four (84) degrees, twenty-five (25) minutes, fourteen (14) seconds East, a distance of seven hundred thirty-one and fifty hundredths (731.50) feet to a point;

thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East along a line drawn parallel with the centerline of Teletowne Drive, a distance of one thousand ninety-nine and seventy-six hundredths (1,099.76) feet to the intersection of the southerly line of a parcel of land as described in parcel 2 Official Record 20111230-0055314, Lucas County Deed Records, said point of intersection also being the Point of Beginning, said point of intersection being marked with a set capped iron rebar;

The following twenty-four (24) courses follow on and along the southerly line of a parcel of land as described in parcel 2 Official Record 20111230-0055314, Lucas County Deed Records:

1. thence North twenty (20) degrees, sixteen (16) minutes, forty-two (42) seconds East, a distance of one hundred fifteen and two hundredths (115.02) feet to a point;
2. thence North eighty-nine (89) degrees, twenty-four (24) minutes, twelve (12) seconds East, a distance of seven and sixty-nine hundredths (7.69) feet to a point;
3. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West, a distance of forty-seven and seventeen hundredths (47.17) feet to a point;

4. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of one hundred fifty-one and eighty-three hundredths (151.83) feet to a point;
5. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West, a distance of twenty-one and forty-two hundredths (21.42) feet to a point;
6. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of twenty-eight and zero hundredths (28.00) feet to a point;
7. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West, a distance of seventy-one and zero hundredths (71.00) feet to a point;
8. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of sixty-three and ninety-two hundredths (63.92) feet to a point;
9. thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West, a distance of forty and zero hundredths (40.00) feet to a point;
10. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of seventy and zero hundredths (70.00) feet to a point;
11. thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East, a distance of forty and zero hundredths (40.00) feet to a point;
12. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of sixty-three and ninety-two hundredths (63.92) feet to a point;
13. thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East, a distance of eighty-four and zero hundredths (84.00) feet to a point;
14. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of twenty-eight and zero hundredths (28.00) feet to a point;
15. thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East, a distance of thirty-nine and forty-two hundredths (39.42) feet to a point;
16. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11)

seconds East, a distance of one hundred eighty-eight and sixty-six hundredths (128.66) feet to a point;

17. thence South forty-five (45) degrees, thirty-five (35) minutes, forty-nine (49) seconds East, a distance of thirty and twenty-nine hundredths (30.29) feet to a point;
18. thence North eighty-nine (89) degrees, twenty-four (24) minutes, eleven (11) seconds East, a distance of twenty-six and ninety hundredths (26.90) feet to a point;
19. thence South forty-five (45) degrees, thirty-five (35) minutes, forty-nine (49) seconds East, a distance of three hundred twenty and ninety-eight hundredths (320.98) feet to a point;
20. thence South forty-four (44) degrees, twenty-four (24) minutes, eleven (11) seconds West, a distance of twenty and zero hundredths (20.00) feet to a point;
21. thence South forty-five (45) degrees, thirty-five (35) minutes, forty-nine (49) seconds East, a distance of one hundred thirty-two and zero hundredths (132.00) feet to a point;
22. thence South zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds East, a distance of ninety-four and zero hundredths (94.00) feet to a point;
23. thence South eighty-eight (88) degrees, fifty-one (51) minutes, one (01) second West, a distance of one hundred sixteen and zero hundredths (116.00) feet to a point;
24. thence South one (01) degree, eight (08) minutes, fifty-nine (59) seconds East, a distance of one hundred fifty and ninety-five hundredths (150.95) feet to the intersection of the North Right-of-Way line of New Towne Square Drive, said point of intersection being marked with a set MAG nail;

thence South eighty-eight (88) degrees, fifty (50) minutes, fifty-four (54) seconds West along the North Right-of-Way line of New Towne Square Drive, a distance of seven hundred eighty-eight and ninety-eight hundredths (788.98) feet to a point of curve, said point of curve being marked with a set capped iron rebar;

thence along the North Right-of-Way line of New Towne Square Drive, along an arc of curve to the right, an arc length of thirty-four and zero hundredths (34.00) feet to the point, said arc of curve having a radius of two thousand two hundred eleven and twenty-nine hundredths (2,211.29) feet, a central angle of zero (00) degrees, fifty-two (52) minutes, fifty-two (52) seconds, a chord bearing of South eighty-nine (89) degrees, seventeen (17) minutes, twenty (20) seconds West, and a chord length of thirty-four and zero hundredths (34.00) feet, said point being marked with a set capped iron rebar;

thence North zero (00) degrees, thirty-five (35) minutes, forty-nine (49) seconds West along a line drawn parallel with the centerline of Teletowne Drive, a distance of four hundred eighty-five and ninety-nine hundredths (485.99) feet to the Point of Beginning.

Said parcel of land containing an area of 524,943 square feet or, 12.051 acres of land, more or less. All within Tax Parcel Number 22-43581.

Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

SECTION 2. The Secretary of the Toledo City Plan Commission is hereby authorized and directed to make the said change on the original zoning maps.

SECTION 3. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas 12, nays 0.

Passed: September 28, 2021, as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger
Clerk of Council

Matt Cherry
President of Council

Approved:

September 28, 2021
Wade Kapszukiewicz
Mayor