

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ACCEPTING APPLICATION FOR ANNEXATION  
OF CERTAIN TERRITORY/REAL ESTATE TO THE CITY OF BELLEFONTAINE,  
OHIO, OWNED BY TOKIO INVESTMENTS LLC, LOCATED ON STATE ROUTE 540  
ADJACENT TO THE CITY OF BELLEFONTAINE, OHIO, ESTABLISHING ZONING  
CLASSIFICATION THEREFORE, AMENDING THE ZONING MAP AND DECLARING AN  
EMERGENCY IN THE CITY OF BELLEFONTAINE, OHIO.  
(TOKIO INVESTMENTS ANNEXATION)

WHEREAS, the Logan County Commissioners have approved a certain parcel of 3.720 acres, more or less, of land in Jefferson Township owned by Tokio Investments LLC to be annexed to the City of Bellefontaine; and

WHEREAS, the City Planning Commission did after conducting public hearings thereon, make certain recommendations in writing to City Council that the following land be annexed to the City of Bellefontaine, Ohio, and that certain zoning classifications be established for said land; and

WHEREAS, Council did after proper notice conduct a public hearing on the question of zoning classification for such land to be annexed;

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Bellefontaine, Ohio:

SECTION I: That the application of Tokio Investments LLC for the annexation of the following described territory in the County of Logan, Township of Jefferson and adjacent to the City of Bellefontaine, as more accurately described on **Exhibit A** and accurately depicted on **Exhibit B** attached hereto and incorporated herein, together with the petition for its annexation and other papers relating thereof and a certified transcript of the proceedings of the Logan County Commissioners in relation thereto, being on file with the Clerk of this Council, be and the same hereby is, accepted for annexation to the City of Bellefontaine, Ohio, to be a part of the Second Ward of said City.

SECTION II: That the City Auditor be, and hereby is, authorized and directed to make three (3) copies containing the petition, the map accompanying the petition, the transcript of the proceedings of the Board of County Commissioners and this Ordinance with a certificate to each copy that it is correct, signed by the Auditor in his official capacity and authenticated by the seal of the City. Further, the Auditor shall forthwith transfer one (1) such copy to the Logan County Auditor, one (1) to the County Recorder and one (1) to the Secretary of State and do all of those things required by Ohio Revised Code, Section 709.06.

SECTION III: That Council hereby determines that in the interest of promoting the public health, safety, convenience, comfort, prosperity and general welfare of the City of Bellefontaine the zoning classification of the following lands should be established for said land so to be annexed as recommended by the City Planning Commission and that the said lands as

hereinbefore described shall be zoned with the Zoning Classification of B-3, General Business District.

SECTION IV: That the official zoning map of the City of Bellefontaine be and the same hereby is, amended to reflect the establishment of the zoning classifications for said lands as herein set forth.

SECTION V: That this Ordinance is hereby declared to be an emergency measure made necessary to protect the health, safety and welfare of said City, and specifically to promote the public prosperity and general welfare of the City of Bellefontaine by allowing said annexation at the earliest possible time to enable City utilities to be made available to the above described real estate for use at the earliest possible time; and it shall, therefore, be in force and take effect immediately upon its passage and signature by the Mayor.

Passed: \_\_\_\_\_, 2019

\_\_\_\_\_  
President of Council

Attest: \_\_\_\_\_  
Clerk of Council

Approved: \_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Law

RULES COMMITTEE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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surveys@lee-surveying.com

## TOKIO INVESTMENTS, LLC 3.720 ACRES

Exhibit A

Lying in Virginia Military Survey 3683, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being a description for Annexation Purposes Only of all of the remainder of the Tokio Investments, LLC, 4 acre and 0.15 acre tracts as deeded and described in Official Record 1280, Page 574, Tracts I and II (combined) and being more particularly described as follows:

**BEGINNING** at a point at Station 1073+92.61/60.00 feet left (LOG-33-15.77, Sheet 185 of 191) on the north right-of-way line of Ohio Route 540 (width varies), said point being on an easterly Bellefontaine Corporation Line and being the southwest corner of the remainder of said 0.15 acre tract and the Tokio Investments, LLC 0.746 acre tract as deeded and described in Official Record 1280, Page 574, Tract III;

THENCE, with said Bellefontaine Corporation Line and lines common to said 0.15 acre and 0.746 acre tracts, the following two (2) courses:

- 1) N 4°-30' W, a distance of 192.55 feet to a point; and
- 2) N 85°-30' E, a distance of 25.00 feet to a point on the westerly line of said 4 acre tract;

THENCE, with the common line to said 4 acre and 0.746 acre tracts, N 7°-30' W, a distance of 574.80 feet to a point on the south line of the Tokio Investments LLC 24.78 acre tract as deeded and described in Official Record 1313, Page 684;

THENCE, continuing with said Bellefontaine Corporation Line and the line common to said 4 acre and 24.78 acre tracts, N 82°-30' E, a distance of 222.75 feet to a point at the northwest corner of the Kent Ziessler, Kristina Renkert, and Kelly Jo Kinney 3.733 acre tract as deeded and described in Official Record 1303, Page 20;

THENCE, with the line common to said 4 acre and 3.733 acre tracts, S 7°-30' E, a distance of 665.96 feet to a point at Station 1076+66.40 / 85.00 feet left (LOG-33-15.77 Sheet 185 of 191) on said north right-of-way line of Ohio Route 540;

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THENCE, with said right-of-way line, S 58°-50'-40" W, a distance of 279.91 feet to the POINT OF BEGINNING.

Containing 3.720 acres, more or less.

The basis for bearings, described herein, is the north right-of-way line of Ohio Route 540, being S 58°-50'40" W, and all bearings and distances are from record. This description is for Annexation Purposes Only and is not a boundary survey as defined in Ohio Administrative Code 4733-37.

Description prepared by:

Daniel A. Neer  
Professional Surveyor No. 8533  
May 15, 2019

60220519

Logan County Auditor's Parcel No.  
61-078-00-00-003-000

# EXHIBIT B

TOKIO INVESTMENTS, LLC  
O.A. 1281, P.G. 677

**ANNEXATION DESCRIPTION  
TERRITORY TO BE ANNEXED TO THE CITY OF BELLEFONTAINE  
VIRGINIA MILITARY SURVEY 3683  
JEFFERSON TOWNSHIP  
LOGAN COUNTY, OHIO**

LEGNO, IN VIRGINIA MILITARY SURVEY 3683, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO (ALL RECORDS REFERENCED HEREIN REFER TO THE LOGAN COUNTY RECORDS OF DEEDS).

BEING A DESCRIPTION FOR ANNEXATION PURPOSES ONLY OF ALL OF THE REMAINDER OF THE 4 ACRES AND 0.15 ACRES TRACTS I AND II AS DESCRIBED AND DESCRIBED IN OFFICIAL RECORD 1280, PAGE 574, TRACTS I AND II (COMBINED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT STATION 1073+92.61/150.00 FEET LEFT (100-33-157), SHEET 185 OF 191, ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD (WHICH VARIES SAID POINT BEING ON AN EASTERLY BEARING OF 107°-30' W. A DISTANCE OF 222.75 FEET TO THE NORTHWEST CORNER OF THE RENT ZIESSLER, KRISTINA RENKERT, AND KELLY JO HUNTY 0.748 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 1280, PAGE 574, TRACT I;

THENCE WITH SAID BELLEFONTAINE CORPORATION LINE AND LINES COMMENCING WITH SAID BELLEFONTAINE CORPORATION LINE AND LINES CONTAINING 3.720 ACRES, MORE OR LESS,

(1) N 41°-30' W, A DISTANCE OF 183.48 FEET TO A POINT; AND  
(2) N 85°-30' E, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID 4 ACRE TRACT;

THENCE WITH A LINE COLLON TO SAID 4 ACRE AND 0.748 ACRE TRACT, N 7°-30' W, A DISTANCE OF 574.80 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE WITH SAID BELLEFONTAINE CORPORATION LINE AND LINES CONTAINING 3.720 ACRES, MORE OR LESS, AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 1280, PAGE 574;

THE LINE COLLON TO SAID 4 ACRE AND 0.748 ACRE TRACT, N 7°-30' W, A DISTANCE OF 574.80 FEET TO A POINT AT THE NORTHWEST CORNER OF THE RENT ZIESSLER, KRISTINA RENKERT, AND KELLY JO HUNTY 0.748 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 1280, PAGE 574;

THENCE WITH THE LINE COLLON TO SAID 4 ACRE AND 0.748 ACRE TRACT, S 7°-30' E, A DISTANCE OF 665.89 FEET TO A POINT AT STATION 1074+86.40 / 85.00 FEET LEFT (100-33-157) SHEET 185 OF 191) ON SAID NORTH RIGHT-OF-WAY LINE OF OHIO ROUTE 540;

THENCE, WITH SAID RIGHT-OF-WAY LINE, S 54°-50'-40" W, A DISTANCE OF 274.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.720 ACRES, MORE OR LESS.

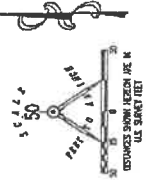
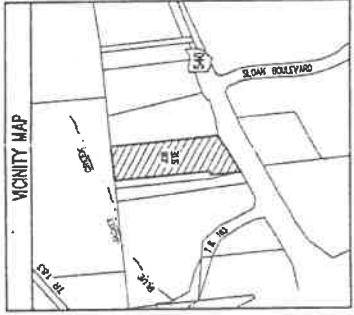
THE BASIS FOR BEARINGS, DESCRIBED HEREIN, IS THE NORTH RIGHT-OF-WAY LINE OF OHIO ROUTE 540, BEING S 54°-50'-40" W, AND ALL BEARINGS AND DISTANCES THEREON ARE BASED UPON THE SURVEY AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-37.

MAP PREPARED BY DANIEL A. KEER, PROFESSIONAL SURVEYOR NO. 8533, MAY 15, 2019.

**CITY OF BELLEFONTAINE  
ANNEXATION MAP OF  
3.720 ACRES BEING ALL OF THE:  
REMAINDER OF THE  
TOKIO INVESTMENTS, LLC  
4 ACRE & 0.15 ACRE TRACTS  
OFFICIAL RECORD 1280, PAGE 574  
TRACTS I AND II (COMBINED)**

**VIRGINIA MILITARY SURVEY 3683  
JEFFERSON TOWNSHIP  
LOGAN COUNTY, OHIO**

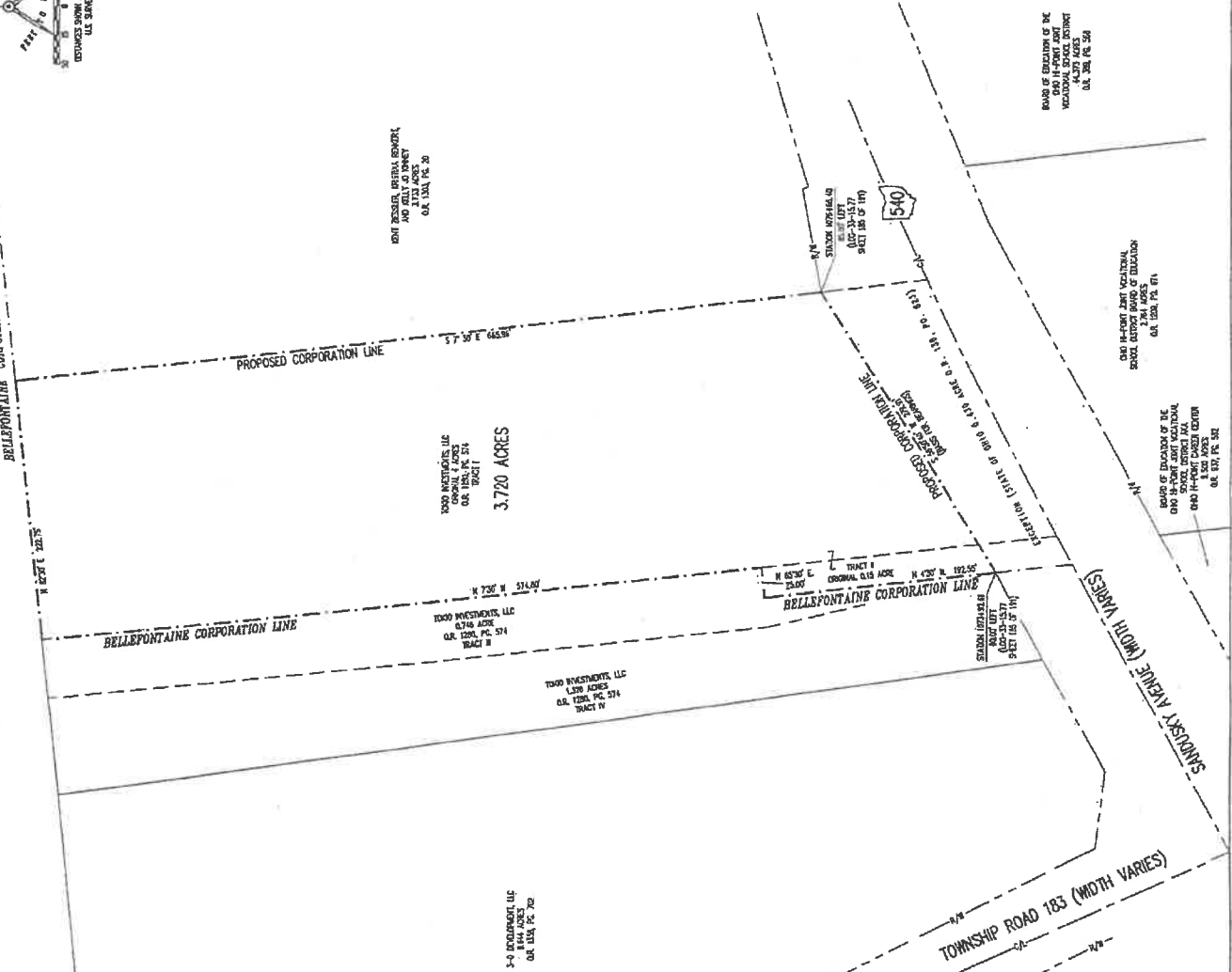
1 SHEET OF 8  
BEFORE YOU DIS  
CALL TOLL FREE 800-362-2764  
WE'LL GET YOU ANSWERS TO MOST OF YOUR SURVEYING QUESTIONS.



LOGAN COUNTY COMMISSIONERS	DATE
LOGAN COUNTY ENGINEER <td>DATE</td>	DATE
CHAIRMAN, TOWNSHIP TRUSTEES <td>DATE</td>	DATE
J.U.C. PLANNING DIRECTOR <td>DATE</td>	DATE
MAYOR OF BELLEFONTAINE <td>DATE</td>	DATE
PRESIDENT, CITY COUNCIL <td>DATE</td>	DATE
CLEK, CITY COUNCIL <td>DATE</td>	DATE
PLAT PRE-APPROVED <td>DATE <u>5-28-19</u></td>	DATE <u>5-28-19</u>
PLAT CHECKED <td>DATE</td>	DATE
CITY ORDINANCE NUMBER <td>DATE</td>	DATE
TRANSMITTED THIS _____ DAY OF _____, 20____	DATE
AUDITOR, LOGAN COUNTY, OHIO	DATE
RECEIVED FOR RECORD AT _____ M.	DATE
THIS _____ DAY OF _____, 20____	DATE
RECORDED, LOGAN COUNTY, OHIO	DATE
RECORDED BY PLAT CABINET _____ SLIDE	DATE

PROVIDED BY:

DANIEL A. KEER  
PROFESSIONAL SURVEYOR NO. 8533  
MAY 15, 2019  
LOGAN COUNTY, OHIO  
1280, PAGE 574  
TRACTS I AND II (COMBINED)



3.720 ACRES  
TOKIO INVESTMENTS, LLC  
O.A. 1281, P.G. 574  
TRACT I

3-0 ENCOURAGEMENT, LLC  
O.A. 1281, P.G. 574  
TRACT II

3-0 ENCOURAGEMENT, LLC  
O.A. 1281, P.G. 574  
TRACT III

3-0 ENCOURAGEMENT, LLC  
O.A. 1281, P.G. 574  
TRACT IV

3-0 ENCOURAGEMENT, LLC  
O.A. 1281, P.G. 574  
TRACT V

3-0 ENCOURAGEMENT, LLC  
O.A. 1281, P.G. 574  
TRACT VI

3-0 ENCOURAGEMENT, LLC  
O.A. 1281, P.G. 574  
TRACT VII

3-0 ENCOURAGEMENT, LLC  
O.A. 1281, P.G. 574  
TRACT VIII

3-0 ENCOURAGEMENT, LLC  
O.A. 1281, P.G. 574  
TRACT IX

3-0 ENCOURAGEMENT, LLC  
O.A. 1281, P.G. 574  
TRACT X