

RECORD OF ORDINANCES

Ordinance No. _____,

Passed _____,

ORDINANCE 06-23

AN ORDINANCE TO APPROVE THE REPLAT OF A 13.58 ACRE PARCEL LOCATED WITHIN THE VILLAGE OF HEBRON, TO CORRECT THE ZONING CLASSIFICATION OF SAID PARCEL, AND DECLARING AN EMERGENCY

WHEREAS, the Village of Hebron Planning and Zoning Board received an application to re-plat the property known as Auditor's Parcel #075-344898-00.000 otherwise known as National Road, Hebron, Ohio 43025; and

WHEREAS, the Village of Hebron Planning and Zoning Board conducted a public hearing on the matter and after due consideration recommended that the application be granted; and

WHEREAS, the property known as Auditor's Parcel #075-344898-00.000 otherwise known as National Road, Hebron, Ohio 43025 shall be re-platted as reflected in the plat survey and legal descriptions attached as Exhibit "A" to this Ordinance which are hereby incorporated herein by reference.

WHEREAS, the zoning designation for said parcel was erroneously re-zoned by Ordinance 22-22, and by this ordinance Counsel does hereby restore the zoning for said parcel to its prior and proper zoning classification of GC General Commercial; and

WHEREAS, passage of this is ordinance is an emergency and necessary for the public benefit of residents of the Village of Hebron and Council believes this project should be enacted at the earliest possible date allowed by law and is in the best interest and well-being of the Village of Hebron; and

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF HEBRON, STATE OF OHIO WITH TWO THIRDS OF THE OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section 1: The Council of the Village of Hebron hereby adopts the recommendation from the Hebron Planning & Zoning Board and does hereby approve the re-plat of the subject property and classifies the zoning for the parcel known as Auditor's Parcel #075-344898-00.000 as a "GC General Commercial" at the earliest possible date allowable by law.

Section 2: The Village Zoning map of the Village of Hebron is hereby amended to reflect the zoning of Auditor's Parcel #075-344898-00.000 as reflected and established in Section 1 above.

Section 3: The Village of Hebron shall re-plat the property as reflected in the plat survey and legal descriptions attached as Exhibit "A" to this Ordinance and which are hereby incorporated herein by reference.

Section 4: This Ordinance shall serve to amend, restate, and replace in whole Ordinance No. 22-22.

Passed this 8th day of February, 2023


DEBORAH MORGAN, FISCAL OFFICER


JAMES LAYTON, MAYOR

APPROVED AS TO FORM: Wesley K. Untied, Solicitor

Plat of Survey

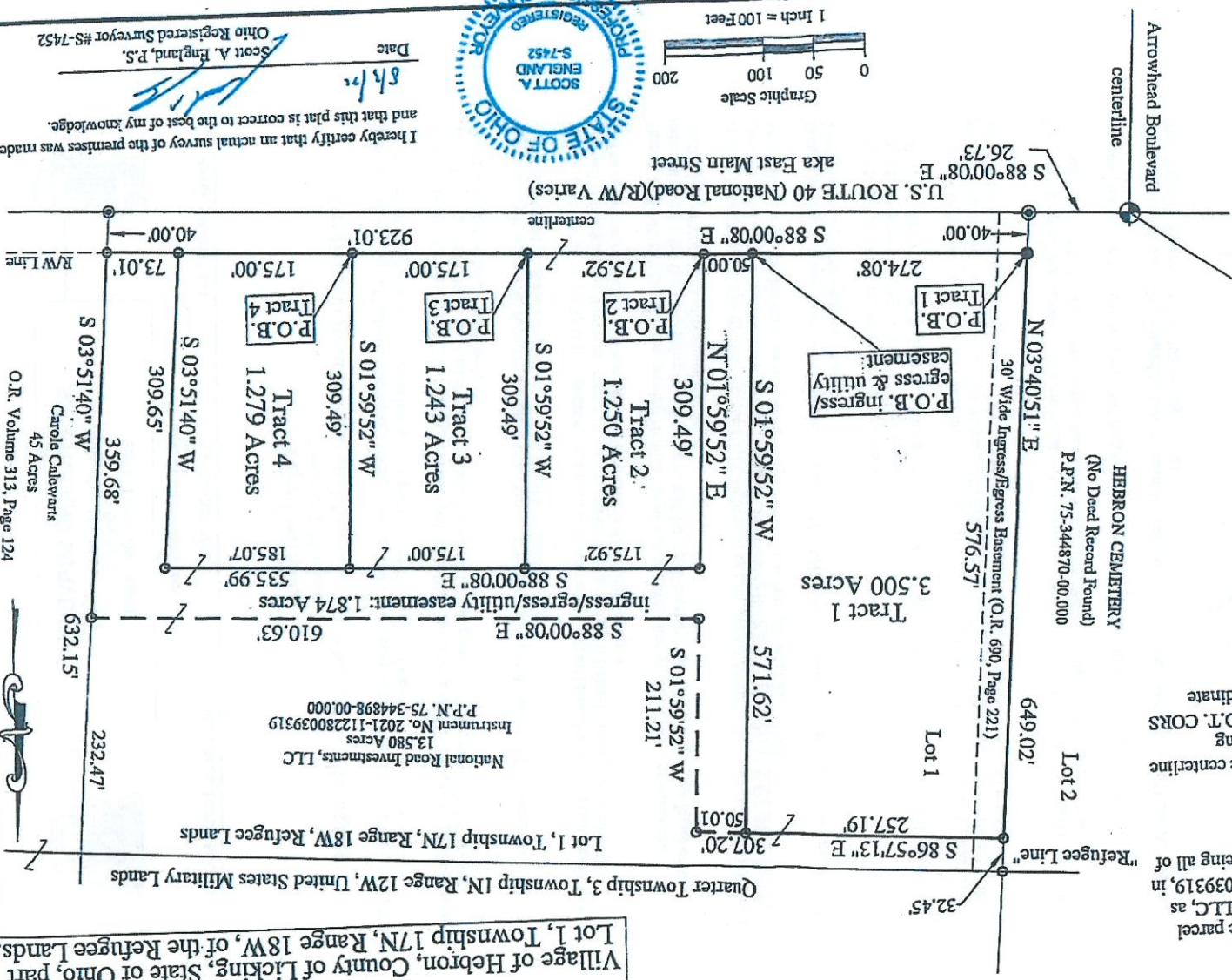
Lot 1, Township 17N, Range 18W, of the Refugee Lands,
 Village of Hebron, County of Licking, State of Ohio, part

PROPERTY LOCATION:
 Being a Survey of a part of a 13,580 Acre parcel
 conveyed to National Road Investments, LLC, as
 recorded in Instrument No. 2021-112280039319, in
 the Licking County Deed Records, and being all of
 Auditor's P.P.N. 75-344898-00,000.

BASIS OF BEARING
 The bearings of this plat are based on the centerline
 of National Road (U.S. Route 40), as being
 S 88°00'08" E, and is based on the O.D.O.T. CORS
 Network System, Ohio State Plane Coordinate
 System South Zone. 2011(NAD83)

- LEGEND**
- ⊙ - Mag Nail Found
 - - 5/8" o.d. Iron Pin Found
 - - 5/8" x 30" long rebar w/red cap stamped "S.A.ENGLAND #7452"
 - ⊙ - Mag Nail Set

PREPARED BY:
S.A. ENGLAND SURVEYING
 Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008
 PHONE: 740-323-0644
 email: saengland@surveyohio.com



I hereby certify that an actual survey of the premises was made
 and that this plat is correct to the best of my knowledge.
 Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452
 Date 8/4/21



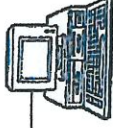
O.R. Volume 313, Page 124
 Carole Calverants
 45 Acres

National Road Investments, LLC
 13,580 Acres
 Instrument No. 2021-112280039319
 P.P.N. 75-344898-00,000



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Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description Tract 2: 1.250 Acres Part National Road Investments, LLC: Instrument No. 2021-112280039319

Situated in the Village of Hebron, County of Licking, State of Ohio, and being a part of Section 1 in Township 17N, Range 18W, of the Refugee Lands, and being more particularly described as follows;

Being a Survey of a part of a 13.580 Acre parcel conveyed to National Road Investments, as recorded in Instrument No. 2021-112280039319, in the Licking County Deed Records, and being part of Auditor's P.P.N. 75-344898-00,000, and further described as follows;

Commencing at a mag nail found marking the intersection of the centerlines of Arrowhead Boulevard (variable widths) and National Road (U.S. Route 40)(aka East Main Street;

Thence, S 88°00'08" E 26.73 feet with the centerline of U.S. Route 40 (National Road) aka East Main Street, to a mag nail set marking the Southeast corner of the Hebron Cemetery (no Deed Record Found), also being the Southwest corner of said 13.580-Acre parcel of which this description is a part;

Thence, N 03°40'51" E 40.00 feet leaving National Road with the West line of said 13.580, of which this description is a part, the same being the East line of said Hebron Cemetery, to a 5/8" o.d. iron pin found on the North Right of Way Line of National Road;

Thence, S 88°00'08" E 324.08 feet with the North Right of Way Line of said National Road across said 13.580 acre parcel, of which this description is a part, to an iron pin set marking the PRINCIPLE PLACE OF BEGINNING of the 1.250 Acre parcel herein to be described, and passing over an iron pin set at 274.08 feet;

Thence leaving National Road with a line across said 13.580 Acre parcel, of which this description is a part, with the following three (4) courses and distances:

- 1) N 01°59'52" E 309.49 feet to an iron pin set;
- 2) S 88°00'08" E 175.92 feet to an iron pin set;
- 3) S 01°59'52" W 309.49 feet to an iron pin set on the North Right of Way Line of said National Road;

Thence, N 88°00'08" W 175.92 feet with the North Right of Way Line of National Road across said 13.580 Acre parcel, of which this description is a part, to the PRINCIPLE PLACE OF BEGINNING, and containing 1.250 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the centerline of National Road (U.S. Route 40)(variable widths), as being N 88°00'08" W, and is taken from the O.D.O.T. C.O.R.S. Network System, Ohio South Zone.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in July of 2021.

Dated

8/3/21

Job No. 3974-22L1-Tract2

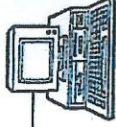
Scott A. England P.S.
Ohio Registered Surveyor #7452





S.A. ENGLAND SURVEYING

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Ohio Phone: 1-800-551-5844

Legal Description Tract 4: 1.250 Acres Part National Road Investments, LLC: Instrument No. 2021-112280039319

Situated in the Village of Hebron, County of Licking, State of Ohio, and being a part of Section 1 in Township 17N, Range 18W, of the Refugee Lands, and being more particularly described as follows;

Being a Survey of a part of a 13.580 Acre parcel conveyed to National Road Investments, as recorded in Instrument No. 2021-112280039319, in the Licking County Deed Records, and being part of Auditor's P.P.N. 75-344898-00.000, and further described as follows;

Commencing at a mag nail found marking the intersection of the centerlines of Arrowhead Boulevard (variable widths) and National Road (U.S. Route 40) aka East Main Street;

Thence, S 88°00'08" E 26.73 feet with the centerline of U.S. Route 40 (National Road) aka East Main Street, to a mag nail set marking the Southeast corner of the Hebron Cemetery (no Deed Record Found), also being the Southwest corner of said 13.580 Acre parcel of which this description is a part;

Thence, N 03°40'51" E 40.00 feet leaving National Road with the West line of said 13.580, of which this description is a part, the same being the East line of said Hebron Cemetery, to a 5/8" o.d. iron pin found on the North Right of Way Line of National Road;

Thence, S 88°00'08" E 675.00 feet with the North Right of Way Line of said National Road across said 13.580 acre parcel, of which this description is a part, to an iron pin set marking the **PRINCIPLE PLACE OF BEGINNING** of the 1.250 Acre parcel herein to be described, and passing over an iron pins set at 274.08 feet, 324.08 feet, and 500.00 feet respectively;

Thence leaving National Road with a line across said 13.580 Acre parcel, of which this description is a part, with the following three (4) courses and distances:

- 1) N 01°59'52" E 309.49 feet to an iron pin set;
- 2) S 88°00'08" E 185.07 feet to an iron pin set;
- 3) S 03°51'40" W 309.49 feet to an iron pin set on the North Right of Way Line of said National Road;

Thence, N 88°00'08" W 175.92 feet with the North Right of Way Line of National Road across said 13.580 Acre parcel, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.000 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the centerline of National Road (U.S. Route 40)(variable widths), as being N 88°00'08" W, and is taken from the O.D.O.T. C.O.R.S. Network System, Ohio South Zone.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in July of 2021.

Dated .. 8/3/21

Job No. 3974-22LI-Tract4

Scott A. England P.S.

Ohio Registered Surveyor #7452





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All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in July of 2021.

Dated 8/3/21

Job No. 3974-22LI-Easement

Scott A. England P.S.
 Ohio Registered Surveyor #7452

