

**ORDINANCE NO. 2017- 3839**

**AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO RE-ZONE PARCEL 13-32-00-0009-02 OWNED BY TERRA STATE COMMUNITY COLLEGE IN THE CITY OF FREMONT FROM "C" - CONSERVATION DISTRICT TO "PUD" - PLANNED UNIT DEVELOPMENT.**

**WHEREAS**, the Council has determined it is necessary to rezone Parcel 13-32-00-0009-02 located in the City of Fremont to promote orderly growth and development of lands; and

**WHEREAS**, the Planning Commission and Council on separate occasions have held public hearings and received public input into the amendment of the Zoning Ordinance; and

**WHEREAS**, Terra State Community College presented a zoning change to the Fremont City Planning Commission on November 8th, 2016 recommending the Parcel 13-32-00-0009-02 of their campus located in the City of Fremont, Ohio be re-zoned from "C" – Conservation District to "PUD" – Planned Unit Development.

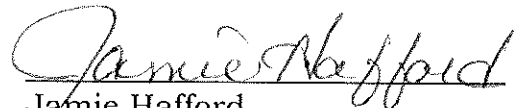
**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FREMONT, STATE OF OHIO:**

**SECTION 1.** The Comprehensive Zoning Map, as amended, is hereby revised by re-zoning Parcel 13-32-00-0009-02 in the City of Fremont from "C" – Conservation District to "PUD" – Planned Unit Development. See attached map, Exhibit A.

**SECTION 2.** That the City Engineer be and he is hereby authorized and directed to make the above referred to changes on said Zoning Map presently on file in the Office of the City Engineer.

**SECTION 3.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

**SECTION 4.** This ordinance shall take effect and be in force from and after its passage and publication after the earliest date according to law.

  
Jamie Hafford  
President of Council

PASSED: 2-2-17

Effective date: 2-2-17

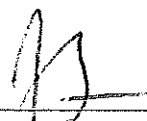
YEAS: 7      NAYS: 0

  
Stephanie L. Martin, City Council Clerk

  
Daniel R. Sanchez, Mayor

ORDI996

Approved as to form:

  
James F. Melle, Director of Law  
City of Fremont, Ohio





**LEGAL DESCRIPTION**  
For: Terra State Community College

42.995 Acre Parcel

A parcel of land located in part of Outlot 396, in the City of Fremont, Sandusky County, Ohio and being further bounded and described as follows:

**Commencing** from the Northwest corner of the Northwest Quarter of Section 32, Town 5 North – Range 15 East;

Thence Easterly along the North line of the Northwest Quarter of said Section 32, North 89 degrees 16 minutes 13 seconds East, a distance of 74.61 feet to the Northwesterly corner of said Outlot 396, the Southwesterly corner of lands now or formerly owned by Amor Farms LLC II through Official Record Book 41, Page 2734 of the Sandusky County records, also being on the Easterly limited access right of way line of U.S. 6 / State Route 53 (right of way varies) and the **True Point of Beginning** of the Parcel herein described;

1. Thence Easterly along the Northerly line of said Outlot 396, also being the a Southerly line of said Amor Farms lands, North 89 degrees 16 minutes 13 seconds East, a distance of 527.11 feet to a Southeasterly corner of said Amor Farms lands;
2. Thence Northeasterly along the Northerly line of said Outlot 396, also being the a Southerly line of said Amor Farms lands, North 70 degrees 27 minutes 31 seconds East, a distance of 221.01 feet to the Northwesterly corner of lands now or formerly owned by Michael E. and Madonna M. McDonald through Official Record Book 98, Page 2449 of the Sandusky County records;
3. Thence Southeasterly along the Westerly line of said McDonald lands, South 35 degrees 31 minutes 17 seconds East, a distance of 748.82 feet to the Southwesterly corner of said McDonald lands;
4. Thence Southerly along a line, South 00 degrees 50 minutes 54 seconds East, a distance of 1085.95 feet to a point on the Northerly line of lands now or formerly owned by Terra Stat Community College (13-32-00-0009-02) through Official Record Book 94, Page 498 of the Sandusky County records;
5. Thence Westerly along the Northerly line of said Terra College lands, lands now or formerly owned by Jon R. & Pamela K. Kerns through Official Record Book 94. Page 488 of the Sandusky County records and lands now or formerly owned by Buckeye Stripe LLC through

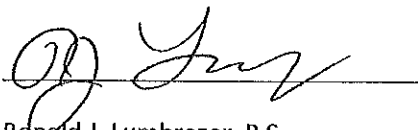
Official Record Book 122, Page 941 of the Sandusky County records, South 89 degrees 09 minutes 06 seconds West, a distance of 1231.51 feet to the Northwesterly corner of said Buckeye Stripe lands, also being the Easterly limited access right of way line of said U.S. 6 / State Route 53;

6. Thence Northerly along the Easterly limited access right of way line of said U.S. 6 / State Route 53, North 00 degrees 10 minutes 17 seconds East, a distance of 964.23 feet to a point of intersection;
7. Thence Northerly along the Easterly limited access right of way line of said U.S. 6 / State Route 53, North 05 degrees 52 minutes 55 seconds East, a distance of 402.00 feet to a point of intersection;
8. Thence Northerly along the Easterly limited access right of way line of said U.S. 6 / State Route 53, North 00 degrees 10 minutes 17 seconds East, a distance of 268.78 feet to the True Point of Beginning, containing in all 42.995 acres of land more or less, subject however to all legal highways and prior easements of record.

Grantor claims title by Deed Book 392, Page 272 of the Sandusky County records.

The above legal description is based on a land survey performed during September-October of 2016, by DGL Consulting Engineers, LLC. and was prepared by Ronald J. Lumbrezer, Ohio Professional Surveyor #8029.

**NOTE:** The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.



Date: 11/15/2014

Ronald J. Lumbrezer, P.S.  
Ohio Professional Surveyor #8029  
DGL Consulting Engineers, LLC  
3455 Briarfield Blvd, Suite E  
Maumee, Ohio 43537  
Phone: (419)535-1015, Ext 232

