

ORDINANCE NO. 8-95

AN ORDINANCE AMENDING THE VILLAGE OF SPENCER ZONING ORDINANCE

BE IT ORDAINED by the Council of the Village of Spencer, Ohio, three-fourths (3/4) of its members concurring herein, as follows:

A. That part of Lot No. 1, Section 13, more fully described in the Survey Description attached hereto and incorporated herein as "Exhibit A," and the Plat of Survey attached hereto and incorporated herein as "Exhibit B," containing two (2.000) acres of land is hereby rezoned to a B-1 zoning district, subject to the zoning restrictions attendant to a B-1 zoning district as set forth in the Village of Spencer Zoning Ordinance; the property described herein shall be subject to the following additional restrictions:

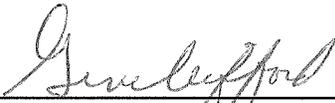
1. The property owner shall provide the Village of Spencer with a specific list of the size and variety of landscaping plants and shrubbery to be utilized on the property subject to input from the Village of Spencer Beautification Committee.
2. The construction of the emission control testing station on the subject property shall be completed within one (1) year of the date of passage of this Ordinance; failure to complete construction within this time period shall cause the property to revert to an R-2 zoning district.

B. This Ordinance is hereby declared to be an emergency measure necessary for the public peace, health, safety, and welfare of the Village of Spencer, Ohio, and for the particular

reason that development of the subject property shall enhance
business and commence activity within the Village of Spencer.

EFFECTIVE: June 24, 1995

PASSED: May 24, 1995

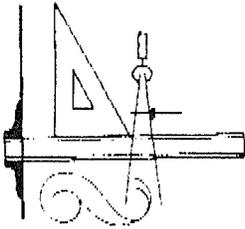


GENE CLIFFORD, Mayor

ATTEST:



ROBIN M. COLEMAN, Clerk



Rolling, Hovevar & Associates, Inc.

ENGINEERING & SURVEYING

Survey Description Project No. 20,694

Situated in the Village of Spencer, County of Medina, State of Ohio and known as being a part of Lot No. 1, Section 13 further bound and described as follows:

Beginning at an iron pin found marking the intersection of the east line of said Lot 1 with the south right-of-way line of Centerville Street (S.R. 162);

Thence S 89°41'14" W, 827.92 feet along the south right-of-way line of Centerville Street (S.R. 162) to an iron pin set therein and the principal place of beginning of the parcel described herein;

Thence S 00°18'46" E, 360.00 feet to an iron pin set;

Thence S 89°21'02" W, 139.43 feet to an iron pin set in the east right-of-way line of the Wheeling and Lake Erie Railway Company;

Thence N 29°15'06" W, 137.89 feet along the east right-of-way line of said Wheeling and Lake Erie Railway Company;

Thence along the arc of a circular curve deflecting from right to left, said arc having a radius of 4044.95 feet, an arc of 279.98 feet, a central angle of 03°57'57" and a chord of 279.93 feet bearing N 31°14'04" W, to an iron pin set in the south right-of-way line of Centerville Street (S.R. 162);

Thence N 89°41'14" E, 350.00 feet along the south right-of-way line of Centerville Street (S.R. 162) to the principal place of beginning and containing 2.0000 acres of land as surveyed in March, 1995 by Charles A. Rolling, Registered Surveyor No. 5569.

CENTERVILLE STREET S.R.162 60'



LIBERTY STREET

TWP. VILLAGE

CARL D. TERNES

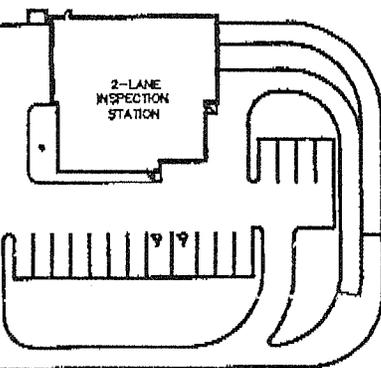
S 89°41'14" W

827.92'

S 00°18'46" E 360.00'

350.00'

N 89°41'14" E



2.0000 ACRES

N 29°15'06" W 137.89'

S 89°21'02" W

139.43'

WHEELING & LAKE ERIE RAILWAY COMPANY



Envirotest Systems



PROJECT NAME

ME-01

DRAWING TITLE

ME-01

SCALE

1" = 60'

DWN BY

Levi D.

DATE

03/02/95

FILE NAME

ME-01

PLAT OF SURVEY

County of MEDINA State of Ohio
 Township _____
 Twp. lot 1 Tkr. or Sec. 13
 City or Village SPENCER Lot _____
 Subdivision _____ Lot _____
 Prop. Owner TERNES
 Date MARCH 1995 Scale 1"=100'
 By Charles A. Rolling
 REG. OHIO SURVEYOR No. 5569

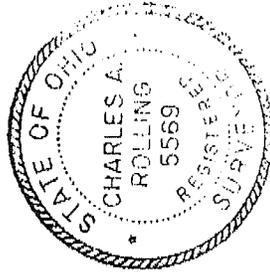
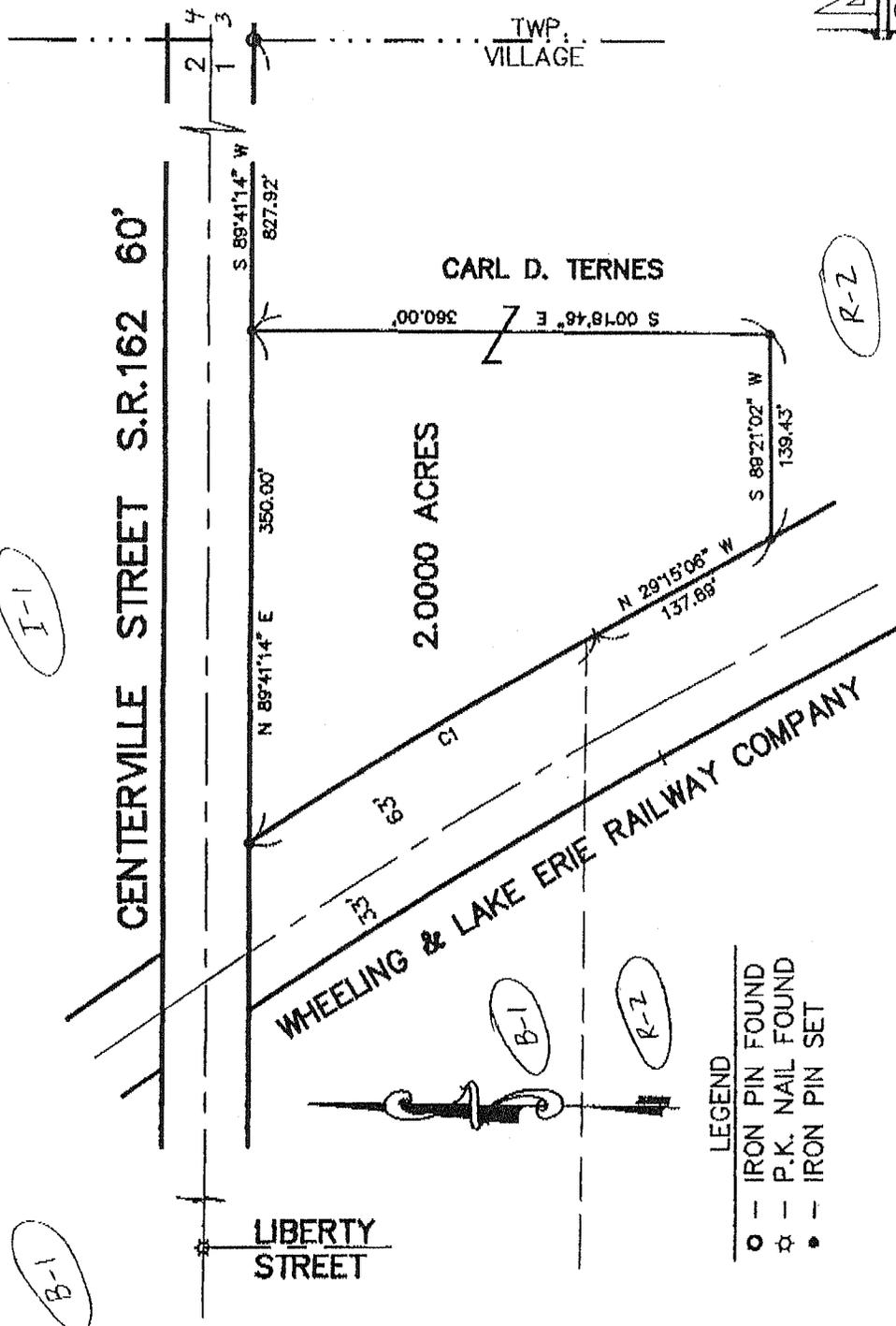


EXHIBIT B

Rolling, Hovever & Associates, Inc.
 ENGINEERS SURVEYORS
 MEDINA, OHIO 723-1828
 FAX: 723-6637
 Project No. 20694



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4044.96'	279.98'	140.05'	279.93'	N 311°04' W	035°57'

- LEGEND
- — IRON PIN FOUND
 - ☆ — P.K. NAIL FOUND
 - — IRON PIN SET