VL 1569 PG 0976

201500254588
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
12-11-2015 At 02:58 pm.
ZONE AMEND 20.00
OR Book 1569 Page 976 - 987

DANBURY TOWNSHIP ZONING COMMISSION
REQUEST FOR ZONING AMENDMENT

Danbury Township, Ottawa County, Ohio

APPLICATION NO: #2015 – 125

Applicant's Name: Allan & Dixie Cameron and Kevin & Pam Vogel
586 Gravel Bar Road — 9010 Parkview Court
Marblehead, Ohio 43440 — Marblehead, Ohio 43440

Fee: $200.00 + postage & legal advertisement

Date Filed: August 31, 2015

Request: **Map Amendment** from "A" Agricultural to "C-2" General Commercial for 2.236 acres located at 8192 North Shore Blvd. (PIN# 0141167915617003) and 2.023 acres located at 8218 North Shore Blvd. (PIN# 0141167915617004).

Ottawa County Regional Planning Commission Recommendation:

Per 09.16.15 letter from M. Messa, the Regional Planning Commission voted to recommended approval as presented to the Danbury Zoning Commission.

Date of Hearing: September 15, 2015.

Zoning Commission Action:

Mr. Pitzer made a motion to recommend approval to the Board of Trustees for the Map Amendment request, citing decision standard "ii" of Section 7.6.7.B of the Danbury Zoning Resolution was satisfied. Mrs. Radabaugh 2nd the motion

Date of Hearing: October 7, 2015.

Vote resulted as follows: Ms. Kopanski - Yes ; Mrs. Radabaugh - Yes ; Mr. Dress - Yes ; Mr. Pitzer - Yes ; Motion carried.

Chair — Vice-Chair — Secretary

Member — Member- Vacant

Board of Trustees Action:

Ms. Rozak motioned to approve the Map Amendment request as presented. Mr. Hirt 2nd the motion. Refer to Resolution # 26-2015

Date of Hearing: November 10, 2015

Vote resulted as follows: Mr. Scott - Y; Mrs. Rozak - Y; Mr. Hirt - Y;

Dianne M. Rozak

David M. Hirt

Charles B. Scott, President

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 6:00 p.m., on November 10, 2015, at the Danbury Township Hall, 5972 E. Port Clinton Eastern Road, Marblehead, Ohio 43440, with the following members present:

Ms. Dianne Rozak; Mr. Charles Scott; Mr. David Hirt

Mr./Ms. Rozak introduced the following resolution and moved its adoption:

RESOLUTION NO. 26 - 2015

A RESOLUTION ADOPTING AN APPLICATION FOR A MAP AMENDMENT TO THE DANBURY TOWNSHIP ZONING MAP

WHEREAS, Ohio Revised Code section 519.12(A)(1) authorizes amendments to the zoning map initiated by the filing of an application by one or more of the owners or lessees of property within the area proposed to be changed, and

WHEREAS, Allan & Dixie Cameron, Owners of 2.236 acres located at 8192 North Shore Blvd. (PIN# 0141167915617003), and Kevin & Pamela Vogel, Owners of 2.023 acres located at 8218 North Shore Blvd. (PIN# 0141167915617004) jointly filed Case No. ZC-2015-125, an application for a Map Amendment to the Danbury Township Zoning Map from "A" Agricultural to "C-2" General Commercial to said site containing 4.259 gross acres.

WHEREAS, the Ottawa County Regional Planning Commission held a public hearing on September 15, 2015, and recommended approval of the proposed map amendment; and

WHEREAS, the Danbury Township Zoning Commission held a public hearing on October 7, 2015 and by motion and vote recommended approval of the proposed map amendment as presented, and

WHEREAS, on November 10, 2015 the Board of Trustees held a public hearing on said amendment and reviewed all pertinent documents and received public comment, and

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees at the conclusion of the public hearing, by motion and vote, voted to accept the recommendation of the Danbury Township Zoning Commission and that the application for a Map Amendment be approved as presented, finding that the Decision Criteria "ii" of Section 7.6.7.B of the Danbury Township Zoning Resolution is satisfied and that the amendment would be in the best interest of the Township and the public, and is in keeping with good land use planning.

BE IT FURTHER RESOLVED by the Board of Trustees of Danbury Township, Ottawa County, Ohio:

1) The Board does hereby adopt the amendment to the Danbury Township Zoning Map attached hereto as Exhibit A; and

2) That the property be subject to the regulations of Article 3.1.8 ("C-2" General Commercial) and other applicable sections of the Danbury Township Zoning Resolution, including but not necessarily limited to area regulations, building setbacks, landscaping, buffering and screening, signage, lighting, and parking lot standards; and

3) That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and

4) That this Resolution shall be effective at the earliest date allowed by law.

Mr./ Ms. Hirt seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Rozak Yes Mr. Scott Yes Mr. Hirt Yes

ADOPTED this 10th day of November, 2015.

Attest:

Shelley J Seamon
Fiscal Officer

Board of Trustees
Danbury Township
Ottawa County, Ohio

Dianne Rozak

Charles B. Scott

David Hirt

AUTHENTICATION

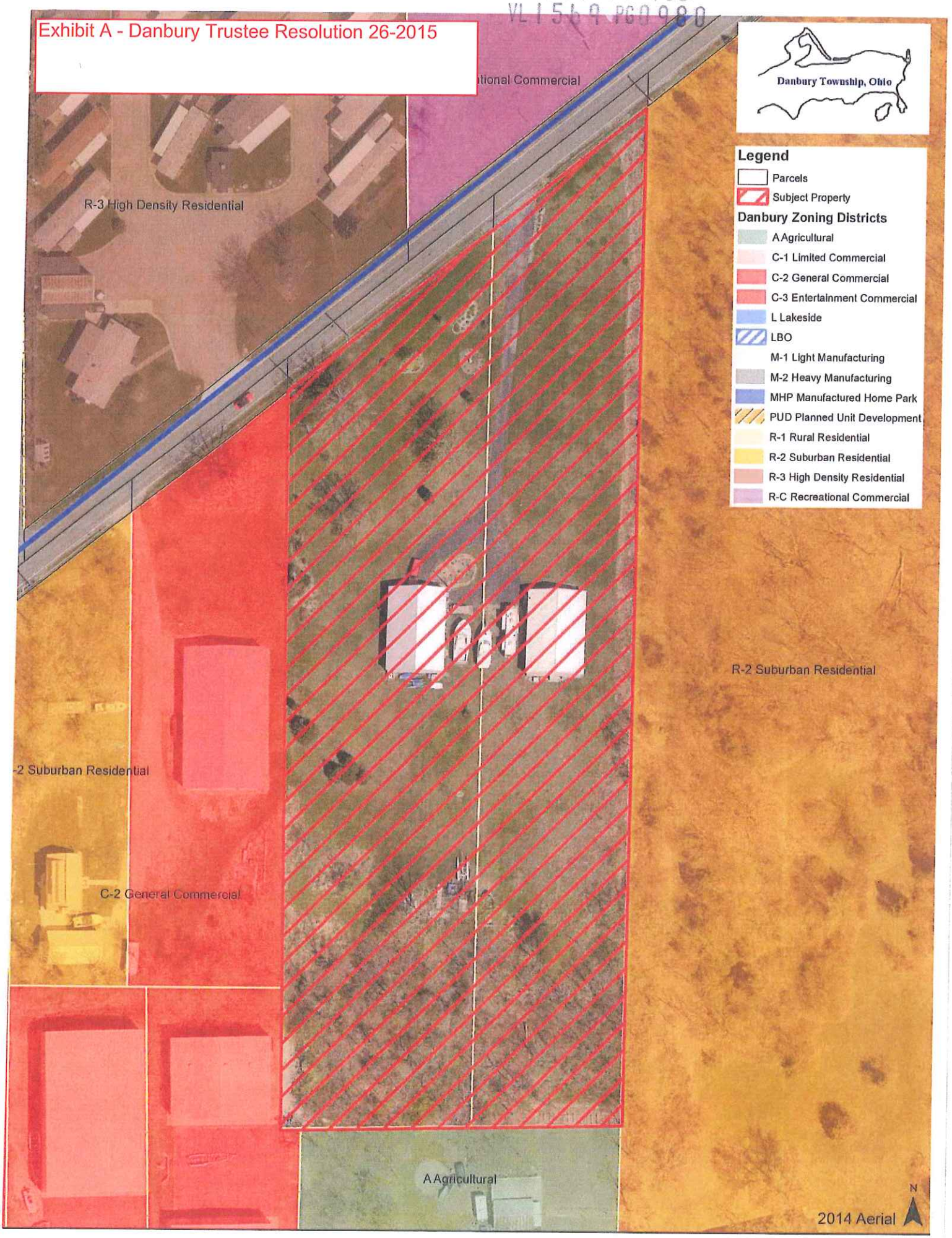
IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution duly passed by this Board of Trustees in session this 10th day of November, 2015 and filed with the Danbury Township Fiscal Officer.

Shelley
Shelley Seamon
Danbury Township Fiscal Officer

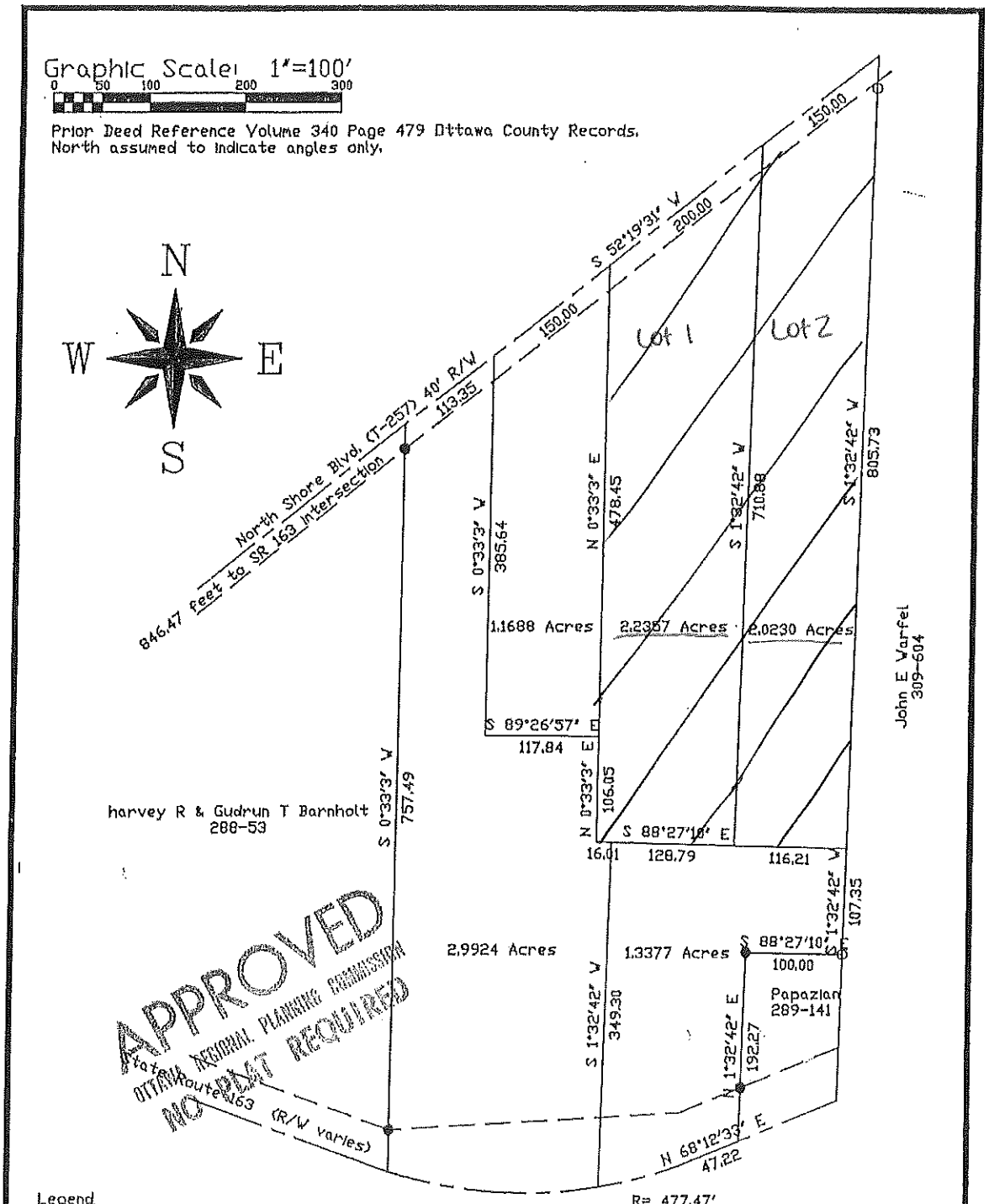
VL 1569 PG 980

VL 1569 PG 980

Exhibit A - Danbury Trustee Resolution 26-2015



1-7-04



Legend

● 5/8" Iron pin set

O Iron pin found

R= 477.47'
Central angle= 26°18'5'
Chord Bearing= S 85°51'48" E
Chord Distance= 217.26'

R= 477.47'
Central angle= 12°46'39"
Chord Bearing= N 74°35'52" E
Chord Distance= 106.26'

Plat of Survey for Danbury Partners
Mailing Address: 4920 W. National Rd, Springfield, Ohio
Job: Part of Lot 15, Section 2
Danbury Township, Ottawa County, Ohio

Drawn By: CMF
Date: 11/29/89
File: S3160
Field: 6/2/89

Feick Surveyors
224 East Water Street
Sandusky, Ohio 44870
(419) 625-2554

STATE OF OHIO
Carl M. Feick
S-7035
REGISTERED
PROFESSIONAL SURVEYOR

Carl M. Feick P.S. 7035

VL 1569 PG 0981

Requested By: aec 08/06/2015

VL0997PG0455

200400135408
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M. PARK
04-19-2004 At 03:09 pm.
QUIT C DEED 36.00
OR Book 997 Page 455 - 457

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT **Allan E. Cameron and Dixie K. Cameron, aka, Dixie Cameron, husband and wife,** as *Grantors, who claims title by or through instrument recorded in Volume* ***354***, ***Page*** ***0153*** ***Ottawa County Recorder's Office,*** *for consideration of the sum of* **One ($1.00) dollar and other good and valuable considerations** *received of their full satisfaction of* **Allan E. Cameron, Trustee of the Dixie Kaye Cameron Trust, dated the 14th day of September** ***1998*****, and any amendments thereto,** *the grantee,* **HAVE GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED,** *and do by the presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, it successors and assigns forever, all such right and title as the said grantor, have or other to have in and to the following described premises, situated in the County of* **Ottawa** *in the State of* **Ohio,** *and in the* **Township** *of* **Danbury,** *and bounded and described as follows:*

SEE ATTACHMENT FOR FULL LEGAL DESCRIPTION

TO HAVE AND TO HOLD *said premises, with the appurtenances there unto belonging, to the said grantee, it successors and assigns, so that neither te said grantors, nor their heirs, nor any other persons claiming title through or under them shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these preset by excluded and forever barred.*

And for valuable consideration, Allan E. Cameron and Dixie K. Cameron, aka, Dixie Cameron, husband and wife, *the Grantors, do hereby remise, release and forever quit-claim unto the said grantee, its successors and assigns, all their right and expectancy of* ***DOWER*** *in the above described premises.*

I have hereunto set **their** *hand, this* 22nd *day of* October *in the year of our Lord two thousand* **three (2003).**

Allan E. Cameron

Allan E. Cameron

Dixie K. Cameron

Dixie K. Cameron, aka, Dixie Cameron

This conveyance has been examined and the grantor had complied with section 319-202 of the revised code.
FEES $ _____
EXEMPT ✓
Jo Ellen Regal, County Auditor

4-19-04 Jo Ellen Regal
4 Kathy Estep Dep

VL1569 PG0982

Requested By: aec 08/06/2015

VL0997PG0456

STATE OF OHIO)

)

Wyandot County)

Be it remembered that on this 22nd ***day of*** October, ***A.D.*** **2003**, *before me, the subscriber*, a Notary Public, *in and for said County and State Personally came the above named* **Allan E. Cameron and Dixie K. Cameron, aka, Dixie Cameron, husband and wife, as** *the* **Grantors**, *in the foregoing Deed, and acknowledged the signing of the same to be* **their** *voluntary act and deed for the uses and purposes therein mentioned.*

IN TESTIMONY WHEREOF, *I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.*

Robert Beeler

Notary Public, State of Ohio

ROBERT L. BEELER, Attorney-At-Law.
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03R.C.

VL0997PG0457

QUIT CLAIM DEED

Allan E. Cameron and Dixie K. Cameron, aka, Dixie Cameron, husband and wife

to

Allan E. Cameron, *as trustee of the Dixie Kaye Cameron Trust*

Transferred _____ *2003*

STATE OF OHIO
COUNTY OF **Ottawa** *ss*
RECEIVED FOR RECORD ON THE

____*day of* _____ *2003*
at ____ o'clock ____ M. ____
and RECORDED ____ 2003
DEED BOOK ____ PAGE ____

RECORDERS FEES $ _____

This instrument prepared by:
Cassel & Beeler Law Firm
3727 CR 96
Carey, Ohio 43316

Requested By: aec 08/06/2015

ATTACHMENT FOR LEGAL DESCRIPTION:
Allan E. Cameron and Dixie K. Cameron, aka Dixie Cameron, HUSBAND AND WIFE, AS GRANTORS AND Allan E. Cameron, Trustee of the Dixie Kaye Cameron Trust, AS GRANTEE

Parcel 1
Situated in the Township of Danbury, County of Ottawa, and State of Ohio, and known as and being the Southerly 23.34 feet of Lot C-3 and all of Lot C-4 in the Plat of Gravel Bar Subdivision C, recorded in Volume 13, Page 7-B, Ottawa County, Ohio Plat Records.

Parcel 2
Situated in the Township of Danbury, County of Ottawa, and State of Ohio, and known as and being the Southerly 46.66 feet of Lot C-2 and the Northerly 46.66 feet to Lot C-3 in the Plat of Gravel Bar Subdivision C, recorded in Volume 13, page 7-B, Ottawa County, Ohio, Plat Records.

Parcel 3
Situated in the Township of Danbury, County of Ottawa, and State of Ohio, and being part of lot number 15, Section 2, being further described as follows;

Beginning at the intersection of SR 163 and North Shore Blvd (T257);

thence North 52 degrees 19 minutes 31 seconds East, along the centerline of North Shore blvd, 1109.82 feet to a point and the true place of beginning;

thence South 0 degrees 33 minutes 3 seconds West 584.50 feet to a point;

thence South 88 degrees 27 minutes 10 seconds East 144.81 feet to a point;

thence North 1 degrees 32 minutes 42 seconds East 710.88 feet to the centerline of North Shore Blvd and a point;

thence South 52 degrees 19 minutes 31 seconds West, along the centerline of said North Shore Blvd, 200.00 feet more or less to the point of beginning containing 2.2357 acres more or less but subject to all legal rights of way and easements of record.

VL1569 PG0984

VL 1508 PG 0586

201400241444
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
06-16-2014 At 04:06 pm.
FID DEED 36.00
OR Book 1508 Page 586 - 588

This conveyance has been examined and the grantor had complied with section 319-202 of the revised code.
FEES $ 250.00
EXEMPT
Lawrence Hartlaub, County Auditor
transfer 6/16/14
amccord, dep.

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENT:

That, I, Barbara A. Daiello, Trustee of The Barbara A. Daiello Living Trust, dated March 19, 1992 and any amendments thereto, *the Grantor, for valuable consideration paid, do hereby grant with statutory fiduciary covenants to* Kevin E. Vogel and Pamela S. Vogel, husband and wife, for their joint lives, remainder to the survivor of them, *the Grantees, whose TAX MAILING ADDRESS is* 9010 E. Parkview Court, Lakeside Marblehead, OH 43440, *the following described property:*

Permanent Parcel No. 0141167915617004

Site Address: 8218 E. Northshore Blvd.
Lakeside Marblehead, OH 43440

Situated in the Township of Danbury, County of Ottawa, and State of Ohio:

And being part of lot number 15, section 2, being further described as follows:

Beginning at the intersection of SR 163 and North Shore Blvd. (T 257); Thence North 52 Deg. 19 Min. 31 Sec. East, along the centerline of North Shore Blvd. 1309.82 feet to a point and the true point of beginning;

Thence South 1 Deg. 32 Min. 42 Sec. West 710.88 feet to a point;

Thence South 88 Deg. 27 Min. 10 Sec. East 116.21 feet to the West line of lands in the name of John E. Warfel by deed volume 309 Page 604 Ottawa County Records and a point;

Thence North 1 Deg. 32 Min. 42 Sec. East, along the West line of said Warfel lands, 805.73 feet to the centerline of North Shore Blvd. and a point;

Thence South 52 Deg. 19 Min. 31 Sec. West, along the centerline of said North Shore Blvd., 150.00 feet more or less to the point of beginning containing 2.0230 acres, more or less but subject to all legal rights of way and easements of record.

VL 1549 PG 0985

North is assumed to indicate angles only.

The above description is based on an actual survey in June, 1989. Carl M. Feick, P.S. 7035

In Witness Whereof, *I have hereunto set my hand, the 14th day of* June *, in the year of Two Thousand Fourteen.*

Barbara A. Daiello

Barbara A. Daiello, Trustee of The Barbara A. Daiello Living Trust, dated March 19, 1992 and any amendments thereto

STATE OF OHIO,) *ss.* *Before me, a Notary Public*
Ottawa *COUNTY,*) *in and for said County and State,*
personally appeared the above named Barbara A. Daiello in her capacity as Trustee of The Barbara A. Daiello Living Trust, dated March 19, 1992 and any amendments thereto *who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.*

In Testimony Whereof, *I have hereunto set my hand and official seal, at* Mentor, Ohio *this* 14th *day of* June *A.D. 2014*

Notary Public
ROBERT L. HUST
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date. Section 147.03 O.R.C.

NOTARY PUBLIC STATE OF OHIO

VL 1508 PG 0588

Fiduciary Deed

Barbara A. Daiello, Trustee of The
Barbara A. Daiello Living Trust, dated March 19, 1992
and any amendments thereto

To

Kevin E. Vogel and Pamela S. Vogel,
husband and wife

Transferred _____

_____
COUNTY AUDITOR

State of Ohio

County of _____ ss

Received for Record on the

_____ day of _____, _____

at _____ o'clock ____ M.

and Recorded _____ ____ in

Deed Book _____ Page _____

_____
COUNTY RECORDER

Recorders Fee $ _____

This instrument prepared by:
James D. Richlak
James D. Richlak Co., L.P.A.
9140 Tyler Boulevard
Mentor,, OH 44060

VL 1508 PG 0588

VL 1569 PG 0987

Receipt # 164143 Port 1
Date : 12-11-2015 Time 02:58 pm.
Issued By : SANDY

VIRGINIA M PARK
RECORDER
OTTAWA COUNTY

Issued To:

RICK DALE
PICK UP

Inst No.	Type	Description	TOTAL
201500254588	AMZN	ZONE AMEND	20.00
Book 1569 Page 976- 987			
10.00	Recording		
10.00	HOUSE TR FUND		

Itemized Check Listing:

Check	Check No.	Amount
1	40206	20.00

Amount Due	$	20.00
- Amount Charged	$	.00
- Paid by Check	$	20.00
- Paid by Cash	$	.00
= Change	$	.00

THANK YOU! VIRGINIA M PARK
OTTAWA COUNTY, OHIO