

1900 Oakwood

November 9, 1984

NOTICE OF PUBLIC HEARING

Please take notice:

A Public Hearing will be held by the Zoning and Planning Commission of the City of Napoleon, Ohio in the Council Chambers of the City Building, located at 255 W. River View Avenue, on Tuesday, December 18, 1984 at 6:00 p.m., to consider the following item:

A request by Edith M. Anders of Cherry Hill Drive, Bowling Green, Ohio, to rezone the following two parcels of land, the first from "C" Residential to "PB" Planned Business and the second from "PB" Planned Business and "C" Residential, the split being on the East West quarter (1/4) Section line, to "PB" Planned Business.

1st parcel - situated in the City of Napoleon, County of Henry and State of Ohio, and known as a parcel of land being situated in the East part of the North half (1/2) of the Northwest quarter (1/4) of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:  
Commencing at a railroad spike over a cornerstone in the North quarter (1/4) corner of said Section 12; thence South 0° 47' West on the East line of the Northwest quarter (1/4) of said Section, 1023.25 feet to a point on the Southerly right-of-way line of the United States Routes 6 and 24 Bypass and the place of beginning; thence South 0° 47' West on the East line of the Northwest quarter (1/4) of said Section 282.90 feet to an iron pin; thence North 89° 29' 40" West on the South line of the North half (1/2) of the Northwest quarter (1/4) of said Section, 632.60 feet to an iron pin; thence North 0° 43' 20" East on the West line of the East half (1/2) of the Northwest quarter (1/4) of said Section, 133.20 feet to an iron pin on the Southerly right-of-way line of the United States Route's 6 and 24 Bypass; thence Northeasterly on said right-of-way and on a curve to the right having a radius of 5584.58 feet and a central angle of 31° 52' for a distance of 246.50 feet to a point at the end of said curve; thence continuing on said right-of-way line and on a bearing of North 77° 41' 30" East, 404.47 feet to the place of beginning, containing 3.052 acres more or less.

2nd parcel - Situated in the City of Napoleon, County of Henry and State of Ohio, and known as a parcel of land being situated in the Northeast quarter (1/4) of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows: Commencing at a railroad spike over a cornerstone in the North quarter (1/4) corner of said Section 12; thence South 00 47' West on the West line of the Northeast quarter (1/4) of said Section, 1023.25 feet to a point on the Southerly right-of-way line of United States Route's 6 and 24 Bypass; thence North 77° 41' 30" East on the Southerly right-of-way line, 799.91 feet to a point; thence South 11° 03' 23" West, 534.74 feet to an iron pin; thence South 74° 26' East, (Oakwood Avenue); thence South 150 34' West on the centerline of said highway, 353.18 feet to a point; thence South 88° 57' West on the Southerly line of occupation of the grantor herein, 650.00 feet to an iron pin; thence North 00 47' East on the West line of the Northeast quarter (1/4) of said Section, 722.05 feet to the place of beginning, containing 13.057 acres more or less but subject to a roadway easement containing 0.246 acres more or less for a net acreage of 12.811 acres more or less.

All persons desiring to speak for or against said proposal may appear at the meeting and be heard thereon.

CHAIRMAN OF THE  
ZONING AND PLANNING COMMISSION  
CITY OF NAPOLEON, OHIO

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

AN ORDINANCE APPROVING THE REZONING OF 15.863 ACRES IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 12, CITY OF NAPOLEON TO "PB" PLANNED BUSINESS DISTRICT.

WHEREAS, at a public hearing, the Napoleon City Planning Commission did recommend approval of a zoning change of the hereinafter described real estate from "C" Residential in part and "PB" Planned Business in part to "PB" Planned Business in its entirety;

Now, therefore, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPOLEON, STATE OF OHIO, TWO-THIRDS OR MORE OF ALL MEMBERS ELECTED THERETO CONCURRING:

Section 1. That the recommended change from "C" Residential District in part and "PB" Planned Business District in part to "PB" Planned Business District in its entirety of the following described real estate, to-wit:

Situated in the City of Napoleon, County of Henry and State of Ohio, and known as:

A parcel of land being situated in the East part of the North half (1/2) of the Northwest quarter (1/4) of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at a railroad spike over a cornerstone in the North quarter (1/4) corner of said Section 12; thence South 0°47' West on the East line of the Northwest quarter (1/4) of said Section, 1023.25 feet to a point on the Southerly right-of-way line of the United States Route's 6 and 24 Bypass and the place of beginning;-----thence South 0°47' West on the East line of the Northwest quarter (1/4) of said Section 282.90 feet to an iron pin; thence North 89°29'40" West on the South line of the North half (1/2) of the Northwest quarter (1/4) of said Section, 632.60 feet to an iron pin; thence North 0°43'20" East on the West line of the East half (1/2) of the Northwest quarter (1/4) of said Section, 133.20 feet to an iron pin on the Southerly right-of-way line of the United States Route's 6 and 24 Bypass; thence Northeasterly on said right-of-way and on a curve to the right having a radius of 5584.58 feet and a central angle of 31°52' for a distance of 246.50 feet to a point at the end of said curve; thence continuing on said right-of-way line and on a bearing of North 77°41'30" East, 404.47 feet to the place of beginning, containing 3.052 acres more or less.

ALSO

Situated in the City of Napoleon, County of Henry and State of Ohio, and known as:

A parcel of land being situated in the Northeast quarter (1/4) of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at a railroad spike over a cornerstone in the North quarter (1/4) corner of said Section 12; thence South 0°47' West on the West line of the Northeast quarter (1/4) of said Section, 1023.25 feet to a point on the Southerly right-of-way line of United States Route's 6 and 24 Bypass; thence North 77°41'30" East on the Southerly right-of-way line, 799.91 feet to a point; thence South 11°03'23" West, 534.74 feet to an iron pin; thence South 74°26' East, 57.95 feet to a point on the centerline of County Road 13--A (Oakwood Avenue); thence South 15°34' West on the centerline of said highway, 353.18 feet to a point; thence South 88°57' West on the Southerly line of occupation of the grantor herein, 650.00 feet to an iron pin; thence North 0°47' East on the West line of the Northeast quarter (1/4) of said Section, 722.05 feet to the place of beginning, containing 13.057 acres more or less but subject to a roadway easement containing 0.246 acres more or less for a net acreage of 12.811 acres more or less;

be, and the same is hereby approved.

Section 2. That the Zone Maps of the City of Napoleon, Ohio, be appropriately amended.

Section 3. That this Ordinance take effect at the earliest time allowed by law.

Passed: \_\_\_\_\_

Mayor

Attest: \_\_\_\_\_

\_\_\_\_\_  
Treasurer

EDITH M ANDERS  
817 CHERRY HILL DRIVE  
BOWLING GREEN, OHIO 43402

JERRY GLANZ  
6 LAKEVIEW  
NAPOLEON OHIO 43549

HAROLD W GAEOE  
R-538 SR 108 RTE 2  
NAPOLEON OHIO 43545

ERNEST H GLANZ  
1689 OAKWOOD AVENUE  
NAPOLEON OHIO 43545

LOWELL M STEWARD  
ROUTE 2  
NAPOLEON OHIO 43545

RIVER CITY RECREATION INC.  
380 INDEPENDENCE DRIVE  
NAPOLEON OHIO 43545

TLR DEVELOPERS  
ROUTE 2  
HOLGATE OHIO 43527

NOVA A ZIMMERMAN  
377 INDEPENDENCE COURT

FRANCIS R MULLEN  
ROUTE 2

MARY E MCCRYSTAL  
3641 LYNFIELD ROAD  
SHAKER HTS., OHIO 44122

INDEPENDENCE ENTERPRISES 470 BECK, W.M.  
476 R RIVERVIEW AVE

PATRICIA J CLINE  
397 INDEPENDENCE COURT

K ELSWORTH DYE  
855 CLUBVIEW BL. N.  
WORTHINGTON OHIO 43085

KATHRYN V BUNN  
377 INDEPENDENCE COURT Bldg B7

PETER CHARLES DECK  
827 NORTON

MARY YARNELL  
595 INDEPENDENCE CULDET APT 15

11-84  
APPLICATION FOR PUBLIC HEARING  
PLANNING COMMISSION  
CITY OF NAPOLEON, OHIO

TO: Department of Building and Zoning  
FOR: Chairman and members of Planning Commission

I/We hereby request a hearing before the Planning Commission for the purpose of considering the following: (check the item(s) applicable)

Request

Filing Fee

- Subdivision of property
- Special Use Permit
- Conditional Use Permit
- Amendment/Rezoning\*

\*Ordinance required

\$30 + \$1 per lot if more than 2 lots  
\$35.00  
\$35.00  
\$50.00

Legal description of property:

See attached

Brief description of request:

Part of said of premises is zoned planned business and part of said premises is zoned residential. Applicant requests that the entire parcel be zoned planned business.

The premises proposed for action is in the B<sub>3</sub>\*C zoning district.

Note: 1. All petitions require a minimum of 15 days notice for Public Hearing.

The owners of the premises is: Name EDITH M. ANDERS

(legal or beneficial owner)  
Edith M. Anders

Address C-HERRI HILL DRIVE

Phone BOWLING GREEN

This application is filed on behalf of the owner by:

PAID

NOV 9 1984

CITY OF NAPOLEON

Name

Address

Phone

Jim Funhouse

Paul J. Westhoven  
PROFESSIONAL LAND SURVEYOR  
129 W. WASHINGTON STREET  
NAPOLEON, OHIO 43545  
(419) 592-0771

Description of land: Edith Anders to Charles Bauman

A parcel of land being situated in the Northeast quarter ( $\frac{1}{4}$ ) of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at a railroad spike over a cornerstone in the North quarter ( $\frac{1}{4}$ ) corner of said Section 12; thence South  $0^{\circ}47'$  West on the West line of the Northeast quarter ( $\frac{1}{4}$ ) of said Section, 1023.25 feet to a point on the Southerly right-of-way line of United States Route's 6 and 24 Bypass; thence North  $77^{\circ}41'30''$  East on the Southerly right-of-way line, 799.91 feet to a point; thence South  $11^{\circ}03'23''$  West, 534.74 feet to an iron pin; thence South  $74^{\circ}26'$  East, 57.95 feet to a point on the centerline of County Road 13-A (Oakwood Avenue); thence South  $15^{\circ}34'$  West on the centerline of said highway, 353.18 feet to a point; thence South  $88^{\circ}57'$  West on the Southerly line of occupation of the grantor herein, 650.00 feet to an iron pin; thence North  $0^{\circ}47'$  East on the West line of the Northeast quarter ( $\frac{1}{4}$ ) of said Section, 722.05 feet to the place of beginning.

Containing 13.057 acres more or less but subject to a roadway easement containing 0.246 acres more or less for a net acreage of 12.811 acres more or less.

*Paul J. Westhoven*

Paul J. Westhoven

Registered Surveyor No. 5602

October 6, 1984



Description of land: Edith Anders to Charles Bauman

A parcel of land being situated in the Northeast quarter ( $\frac{1}{4}$ ) of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at a railroad spike over a cornerstone in the North quarter ( $\frac{1}{4}$ ) corner of said Section 12; thence South  $0^{\circ} 47'$  West on the West line of the Northeast quarter ( $\frac{1}{4}$ ) of said Section, 1023.25 feet to a point on the Southerly right-of-way line of United States Route's 6 and 24 Bypass; thence North  $77^{\circ} 41' 30''$  East on the Southerly right-of-way line, 799.91 feet to a point; thence South  $11^{\circ} 03' 23''$  West, 534.74 feet to an iron pin; thence South  $74^{\circ} 26'$  East, 57.95 feet to a point on the centerline of County Road 13-A (Oakwood Avenue); thence South  $15^{\circ} 34'$  West on the centerline of said highway, 353.18 feet to a point; thence South  $88^{\circ} 57'$  West on the Southerly line of occupation of the grantor herein, 650.00 feet to an iron pin; thence North  $0^{\circ} 47'$  East on the West line of the Northeast quarter ( $\frac{1}{4}$ ) of said Section, 722.05 feet to the place of beginning.

Containing 13.057 acres more or less but subject to a roadway easement containing 0.246 acres more or less for a net acreage of 12.811 acres more or less.

*Paul J. Westhoven*

Paul J. Westhoven

Registered Surveyor No. 5602

October 6, 1984

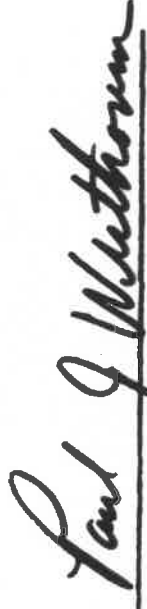
Paul J. Westhoven  
PROFESSIONAL LAND SURVEYOR  
129 W. WASHINGTON STREET  
NAPOLEON, OHIO 43545  
(419) 992-0771

Description of land: Edith Anders to Charles Bauman

A parcel of land being situated in the East part of the North half ( $\frac{1}{2}$ ) of the Northwest quarter ( $\frac{1}{4}$ ) of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at a railroad spike over a cornerstone in the North quarter ( $\frac{1}{4}$ ) corner of said Section 12; thence South  $0^{\circ} 47'$  West on the East line of the Northwest quarter ( $\frac{1}{4}$ ) of said Section, 1023.25 feet to a point on the Southerly right-of-way line of the United States Route's 6 and 24 Bypass and the place of beginning;-----thence South  $0^{\circ} 47'$  West on the East line of the Northwest quarter ( $\frac{1}{4}$ ) of said Section, 282.90 feet to an iron pin; thence North  $89^{\circ} 29' 40''$  West on the South line of the North half ( $\frac{1}{2}$ ) of the Northwest quarter ( $\frac{1}{4}$ ) of said Section, 632.60 feet to an iron pin; thence North  $0^{\circ} 43' 20''$  East on the West line of the East half ( $\frac{1}{2}$ ) of the Northwest quarter ( $\frac{1}{4}$ ) of said Section, 133.20 feet to an iron pin on the Southerly right-of-way line of the United States Route's 6 and 24 Bypass; thence Northeasterly on said right-of-way and on a curve to the right having a radius of 5584.58 feet and a central angle of  $31^{\circ} 52'$  for a distance of 246.50 feet to a point at the end of said curve; thence continuing on said right-of-way line and on a bearing of North  $77^{\circ} 41' 30''$  East, 404.47 feet to the place of beginning.

Containing 3.052 acres more or less.



Paul J. Westhoven

Registered Surveyor No. 5602

October 6, 1984

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

AN ORDINANCE APPROVING THE REZONING OF 15.863 ACRES IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 12, CITY OF NAPOLEON TO "PB" PLANNED BUSINESS DISTRICT.

WHEREAS, at a public hearing, the Napoleon City Planning Commission did recommend approval of a zoning change of the hereinafter described real estate from "C" Residential in part and "PB" Planned Business in part to "PB" Planned Business in its entirety;

Now, therefore, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPOLEON, STATE OF OHIO, TWO-THIRDS OR MORE OF ALL MEMBERS ELECTED THERETO CONCURRING:

Section 1. That the recommended change from "C" Residential District in part and "PB" Planned Business District in part to "PB" Planned Business District in its entirety of the following described real estate, to-wit:

Situated in the City of Napoleon, County of Henry and State of Ohio, and known as:

A parcel of land being situated in the East part of the North half (1/2) of the Northwest quarter (1/4) of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at a railroad spike over a cornerstone in the North quarter (1/4) corner of said Section 12; thence South 0°47' West on the East line of the Northwest quarter (1/4) of said Section, 1023.25 feet to a point on the Southerly right-of-way line of the United States Route's 6 and 24 Bypass and the place of beginning;-----thence South 0°47' West on the East line of the Northwest quarter (1/4) of said Section 282.90 feet to an iron pin; thence North 89°29'40" West on the South line of the North half (1/2) of the Northwest quarter (1/4) of said Section, 632.60 feet to an iron pin; thence North 0°43'20" East on the West line of the East half (1/2) of the Northwest quarter (1/4) of said Section, 133.20 feet to an iron pin on the Southerly right-of-way line of the United States Route's 6 and 24 Bypass; thence Northeasterly on said right-of-way and on a curve to the right having a radius of 5584.58 feet and a central angle of 31°52' for a distance of 246.50 feet to a point at the end of said curve; thence continuing on said right-of-way line and on a bearing of North 77°41'30" East, 404.47 feet to the place of beginning, containing 3.052 acres more or less.

ALSO

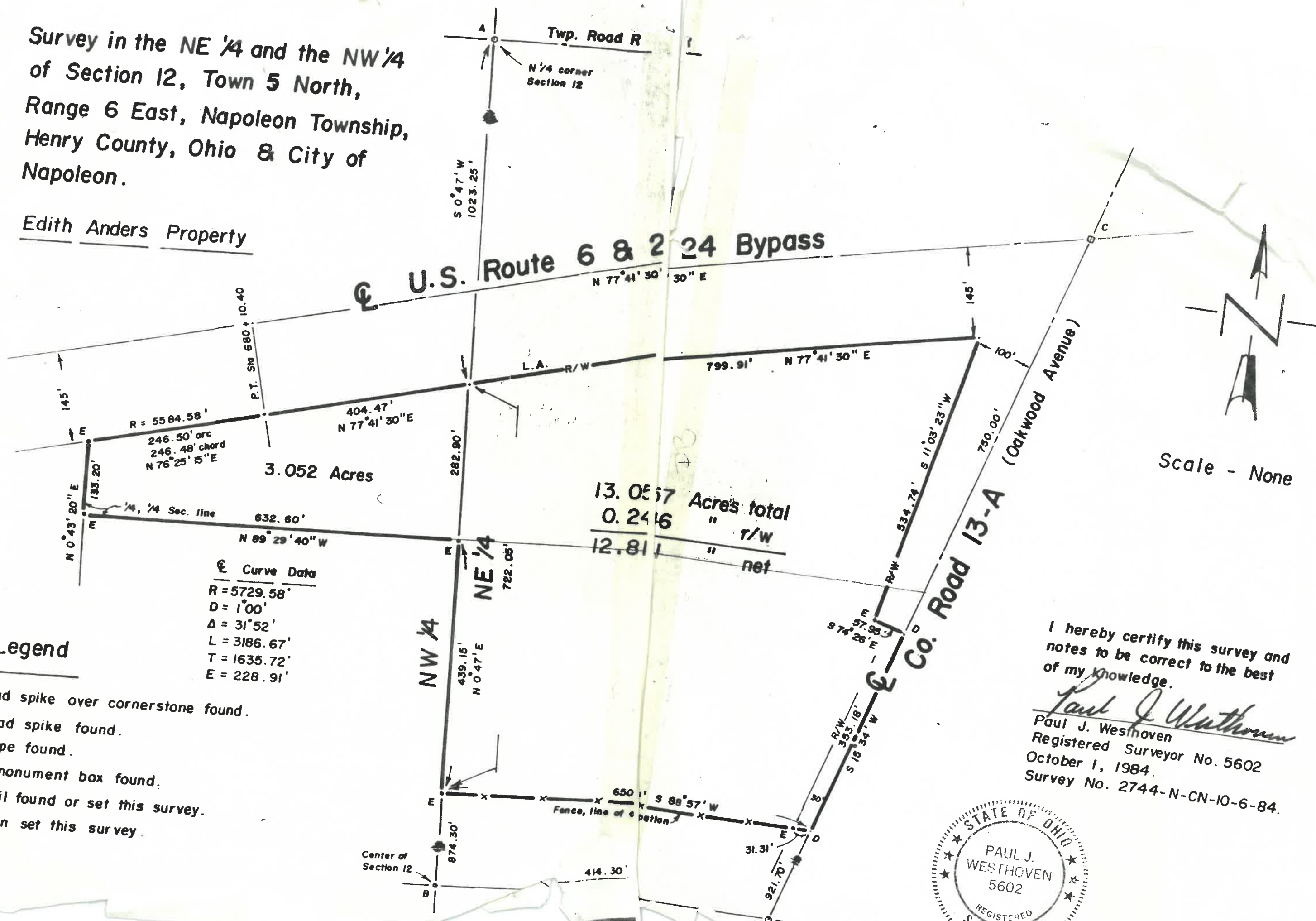
Situated in the City of Napoleon, County of Henry and State of Ohio, and known as:

A parcel of land being situated in the Northeast quarter (1/4) of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Survey in the NE 1/4 and the NW 1/4  
of Section 12, Town 5 North,  
Range 6 East, Napoleon Township,  
Henry County, Ohio & City of  
Napoleon.

Edith Anders Property

U.S. Route 6 & 224 Bypass



**Legend**

- A - Railroad spike over cornerstone found.
- A<sub>1</sub> - Railroad spike found.
- B - Iron pipe found.
- C - Steel monument box found.
- D - P.k. nail found or set this survey.
- E - Iron pin set this survey.

Curve Data  
R = 5729.58'  
D = 1°00'  
Δ = 31°52'  
L = 3186.67'  
T = 1635.72'  
E = 228.91'

I hereby certify this survey and  
notes to be correct to the best  
of my knowledge.  
*Paul J. Westhoven*  
Paul J. Westhoven  
Registered Surveyor No. 5602  
October 1, 1984.  
Survey No. 2744-N-CN-10-6-84.

