

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: An application by Everett (John) Johnson
for a replat of a parcel of land located at
452 E. Riverview Napoleon, Ohio.

HEARING DATE: November 27th, 1990 at 4:30 PM
HEARING #: PC 90/22

BACKGROUND

An application by Everett (John) Johnson on behalf of Lavora Johnson 9 Lakeview Dr. Napoleon, Ohio, for approval of a replat of a parcel of land at 452 E. Riverview with a proposed name of Johnson Subdivision (The Old Highway Garage Property) which consists of 2 lots. The proposed split is to create a third lot which will then be sold to an adjacent property owner. The application is pursuant to Ordinance 1715 and 1718 of the City of Napoleon Ohio Code of Ordinances. The parcel is in a "I 1" Enclosed Industrial District.

RESEARCH AND FINDINGS

1. That the above mentioned lot is located in an "I-1" Enclosed Industrial District. The total acreage of said parcel is 2.087 acres and the parcel to be divided off consists of .114 acres.
2. The purpose is to sell this divided parcel to Fritz Freytag owner of Fritzs Alignment which borders the south line of said parcel.
3. That division of this parcel meets all zoning requirements and the use is compatible with adjacent businesses.
4. There are established easements which will be extended along the west side of this divided parcel for ingress and egress purposes.

ADMINISTRATIVE OPINION: It is my opinion that this application of a replat and further division of this parcel should in no way affect the surrounding properties and that this would be very beneficial to Mr. Freytag.

SURVEY FOR: CITY OF NAPOLEON

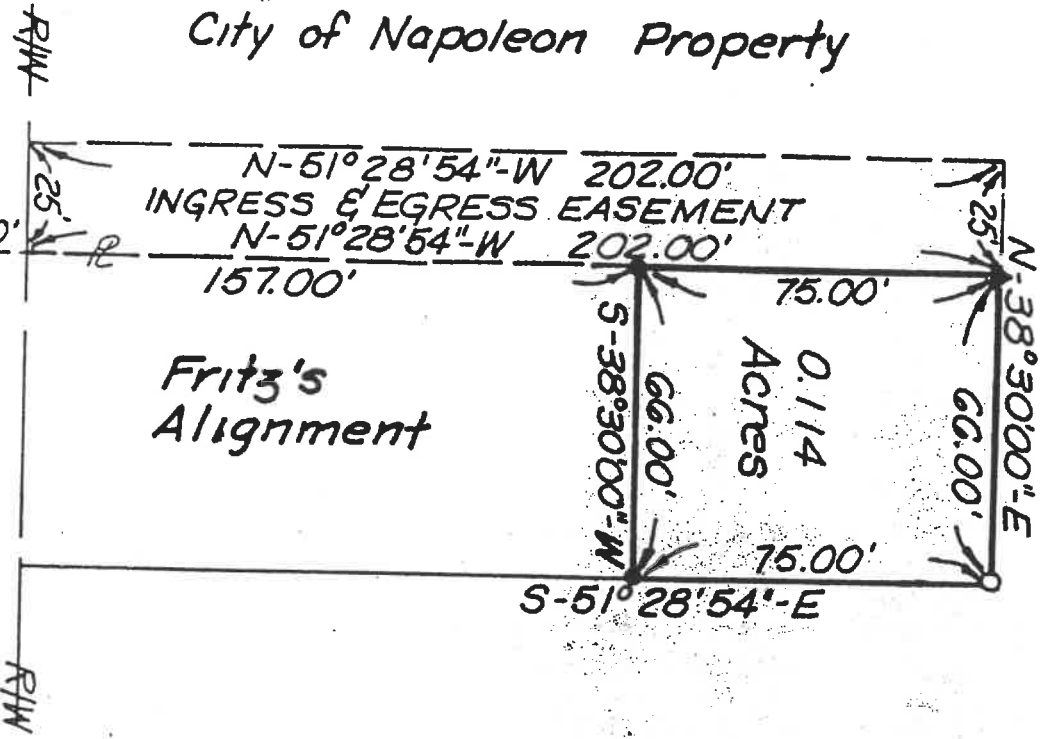
Part of NE 1/4 Section 13, Town 5 N,
Range 6 E, Napoleon Twp., City of Napoleon
Henry County, Ohio

- Legend
- Iron Pin Found
 - Iron Pin Set
 - ▲ RR Spike Set

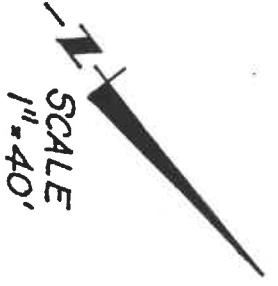
By *W. J. ...*
Mon. 11-7-80

R. J.

27th



Fritz's Alignment
0.114 Acres



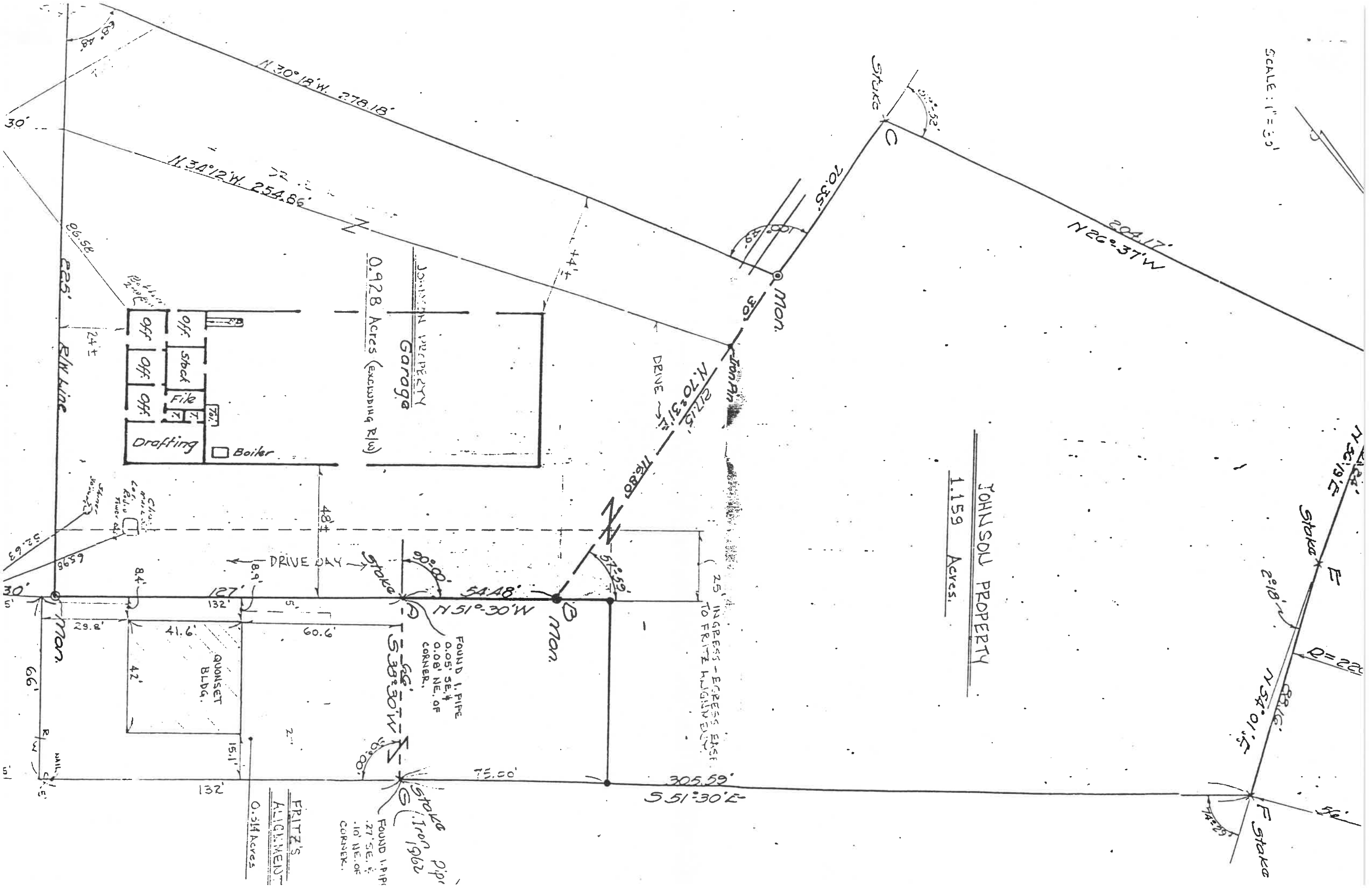
East line Section 13

Date of Survey: February 13, 1987

Robert B. Ernsberger, Reg. Surveyor No. 5520

I hereby certify this to be a true copy of a Survey performed under my supervision and to be correct to the best of my knowledge. I also certify that the monuments have been located or set as shown

SCALE: 1" = 30'



$N 26^{\circ} 37' W$
204.17'

JOHNSON PROPERTY
1.159 Acres.

FRITZ'S
ALIGNMENT
0.514 Acres

JOHNSON PROPERTY
Garage
0.928 Acres (excluding R/W)

QUONSET
BLDG.

Boiler
Drafting
Off
Shed
File

R/W line
225'

$N 30^{\circ} 18' W$ 278.18'

$N 34^{\circ} 12' W$ 254.86'

$S 51^{\circ} 30' E$
305.59'

$N 51^{\circ} 30' W$
544.8'

$N 70^{\circ} 31' E$
272.15'

70.35'

$N 54^{\circ} 01' E$
88.16'

$N 56^{\circ} 19' E$
142.4'

FOUND I. PIPE
.27' SE. &
.10' NE. OF
CORNER.

FOUND I. PIPE
0.05' SE. &
0.08' NE. OF
CORNER.

25' INGRESS - EGRESS EAST
TO FRITZ ALIGNMENT

$R = 220'$

Stake F

218'

F Stake

Stake C

Mon.

Iron Pipe

DRIVE

Mon.

Mon.

R/W line

225'

30'

30'

30'

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