

# PLAT OF SURVEY FOR MARVIN DRUMMOND

214 Shelby

SURVEY OF THE WEST HALF (1/2), OF LOT 170 OF PHILLIPS & STAFFORD'S 4 TH ADDITION (ORIGINAL PLAT) TO THE CITY OF NAPOLEON, HENRY COUNTY, OHIO

## LEGEND

- A - IRON PIN FOUND FROM PREVIOUS SURVEYS
- B - IRON PIPE FOUND FROM PREVIOUS SURVEYS
- C - IRON PIN & CAP SET THIS SURVEY

DWG. No. D-93448-5

DATE: NOVEMBER 16, 1993

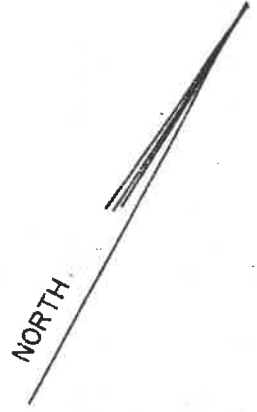
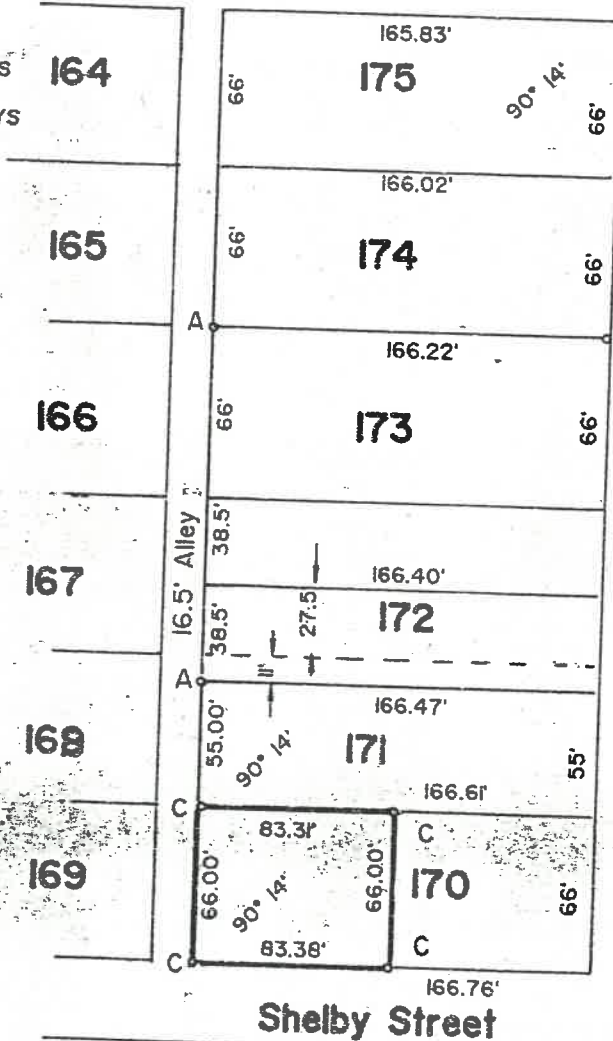
SCALE 1" = 80'

### Reference Surveys

- Vol. 15, Pg. 168
- Vol. 22, Pg. 108

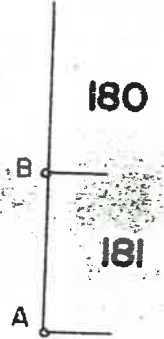
SURVEY FILED IN VOLUME 22, PAGE 146 OF THE RECORD OF SURVEYS IN THE HENRY COUNTY ENGINEERS OFFICE, COURTHOUSE, NAPOLEON, OHIO.

## Fillmore Street



Hobson Street 82.5'

Hobson Street



180

181

33'

## Shelby Street

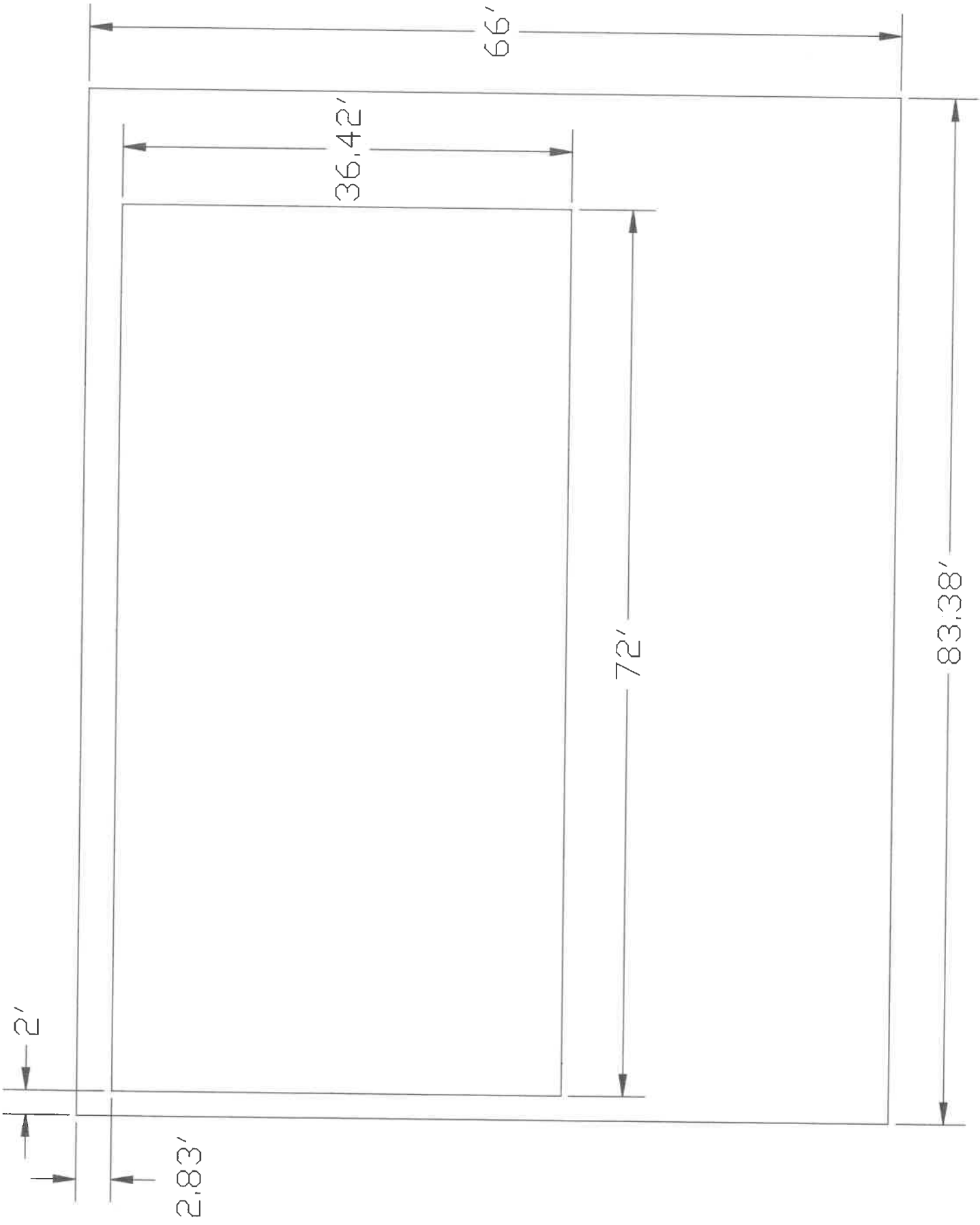
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS CORRECT AND TRUE.

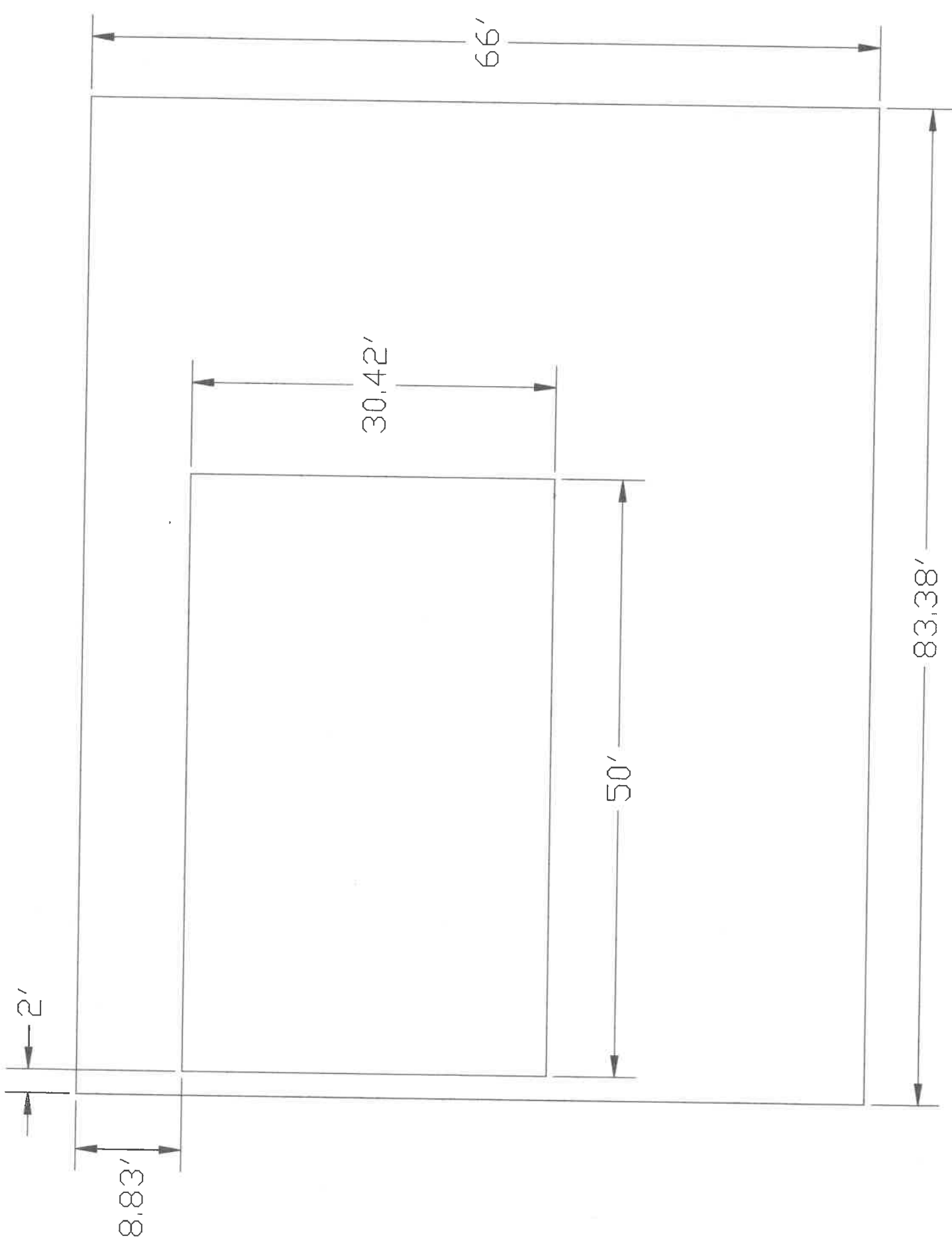
*Wayne Aschemeier*

WAYNE ASICHEMEIER R. L. S. 5922  
REGISTERED LAND SURVEYOR

WAYNE ASICHEMEIER SURVEYING  
P. O. Box 91  
RIDGEVILLE CORNERS, OHIO 43555  
(419) 267-5215

SCANNED





**151.96.2 Minimum Lot Size**

Permissible Use	Area (sq. ft.) Note: for Two and Multi-family -- per dwelling Unit	Width (ft.)
Single Family Dwelling	5,000	50
Two-family Dwelling	2,500	75
Planned Apartment Development	3,500	To be Determined by Planning Commission

**151.96.3 Minimum Setback Lines**

Building Type	Front (feet)	Rear (feet)	Side (feet)
Principal	25	15	5 7
Accessory	40	10	5 7

**151.96.4 Maximum Height Of Buildings.**

Principal Building	35 feet 40
Accessory Structure	18 feet

**151.96.5 Maximum Lot Coverage.**

Lot coverage shall not exceed 45% of the lot area.

**151.96.6 Off-Street Parking Space (See 151.109 Parking).**

**151.96.7 Signs (Section 153, Signs)**

**151.96.8 Floor Area, Minimum**

Permissible Use	One Story	Two Story or More
Single Family Dwelling	1000sq. ft.	1st Story -- 720 sq. ft. 2nd Story -- 500 sq. ft.
Two Family Dwelling	800 sq. ft.	1st Story -- 500 sq. ft. 2nd Story -- 300 sq. ft.
Planned Apartment Development	To be Determined by Planning Commission	To be Determined by Planning Commission

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**151.97 R-4 HIGH-DENSITY RESIDENTIAL DISTRICT.**

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This District is intended primarily to provide for a wide range of dwelling types, including single-family, two-family, and multi-family dwellings, and Planned

Apartment Developments and mobile home parks as special or conditional uses. This District is designed for areas having approved public water supply and sanitary sewer systems.

**151.97.1 Number Of Buildings On A Zoning Lot.**

Except when permitted by a special or conditional use, not more than one principal detached building or structure shall be located on a zoning lot.

**151.97.2 Minimum Lot Size**

Permissible Use	Area (sq. ft.) Note: for Two and Multi-family -- per dwelling Unit	Width (ft.)
Single Family Dwelling	5,000	50
Two Family Dwelling	2,500	65
Multi-Family Dwelling	2,500	80
Planned Apartment Development	3,600	To be Determined by Planning Commission

**151.97.3 Minimum Setback Lines**

Permissible Use	Front (feet)	Rear (feet)	Side (feet)
Single Family Dwelling	25	15	5-7
Two Family Dwelling	25	15	8-7
Multi-Family Dwelling	25	15	10
Accessory Building	40	10	5-7

**151.97.4 Maximum Height Of Buildings.**

Principal Building	35 feet 45
Accessory Structure	18 feet

**151.97.5 Maximum Lot Coverage.**

For a single-family or two-family dwelling, lot coverage shall not exceed 45% of the lot area.

For a multi-family dwelling, lot coverage shall not exceed 60% of the lot area.

**151.97.6 Off-Street Parking Space (See 151.109 Parking).**