

928 Woodlawn

APPLICATION FOR MINOR SUBDIVISION OF LAND IN  
ACCORDANCE WITH CITY OF NAPOLEON OHIO CODE  
OF GENERAL ORDINANCES SECTION 1105.06 (B) (1)  
ENTITLED EXCEPTIONS.

DATE: 6-27-09 FEE: 25<sup>00</sup>  
TOWNSHIP NAME: Napoleon SECTION #: 13  
SUBDIVISION NAME: Park Addition LOT: Pt 13  
ADDRESS OF SUBDIVISION: Woodlawn & Kolba Sts  
NAME OF CURRENT OWNER: Gary and Cheryl Samman  
OWNER ADDRESS: 918 WOODLAWN AVE  
CITY: NAPOLEON STATE: OH ZIP: 43545  
OWNER PHONE: 419-592-4766  
NAME OF PURCHASER: Chad Roth  
PURCHASER ADDRESS: 918 WOODLAWN AVE  
CITY: NAPOLEON STATE: OH ZIP: 43545  
PURCHASER PHONE: 419-592-5866  
SURVEYOR NAME: Paul J. Westman  
SURVEYOR ADDRESS: 523 E. Riverview Ave  
SURVEY DRAWING #: 31394-H-CP-06-24-09  
APPLICANT SIGNATURE: [Signature]  
CITY ENGINEER: [Signature]  
CITY ZONING ADMINISTRATOR: Tom Jimmerson

COPIES OF THIS APPLICATION TO: HENRY COUNTY ENGINEER, OWNER, APPLICANT AND CITY ZONING DEPARTMENT.

Batch # 20976 Check # 2835 Date 07-06-09

SCANNED  
12.23.09

Paul J. Westhoven  
REGISTERED LAND SURVEYOR  
523 E. Riverview Avenue - P.O. Box 172  
Napoleon, OH 43545  
Phone (419) 592-0771  
Fax (419) 592-0775

**LEGAL DESCRIPTION FOR: ROTH (combining parcels)**

A parcel of land being a part of Lot 13, Park Addition to the Village (now City) of Napoleon, Napoleon Township, Henry County, Ohio, and which is more particularly described as follows:

Beginning at an iron pin found at the intersection of the Westerly right-of-way of Kolbe Avenue with the Northerly right-of-way of Woodlawn Avenue;

thence North 73°18'30" West (assumed bearing for the purposes of this description) on the Northerly right-of-way of Woodlawn Avenue, ninety-two and forty-three hundredths (92.43) feet to an iron pin with ID cap found;

thence North 2°01'01" East, ninety-one and ninety-five hundredths (91.95) feet to a 5/8" x 30" iron pin with ID cap set;

thence North 35°12'27" West, fifty and fifty-seven hundredths (50.57) feet to an iron pipe found on the Southerly line of a public alley;

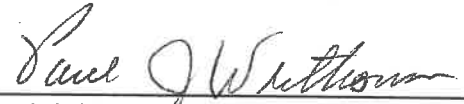
thence North 60°45'00" East on the Southerly right-of-way of said alley, forty-four and zero hundredths (44.00) feet to a point;

thence South 32°30'49" East, one hundred sixty-one and two hundredths (161.02) feet to a point;

thence South 14°09'25" East, thirty-five and seventy-seven hundredths (35.77) feet to a point on the Northerly right-of-way of Kolbe Street;

thence South 60°45'00" West on the Northerly right-of-way of Kolbe Street, twenty-two and six hundredths (22.06) feet to the point of beginning.

Containing 11,504.5 square feet of land more or less.



Paul J. Westhoven  
Registered Land Surveyor No. 5602  
Survey No. 3139b-H-CN-6-24-09

# PLAT OF SURVEY

BEING A PART OF LOT 13 IN PARK ADDITION TO THE VILLAGE  
(NOW CITY) OF NAPOLEON, NAPOLEON TOWNSHIP, HENRY COUNTY, OHIO.

FOR: CHAD E. & JENNIFER A. ROTH  
DEED REF: VOL. 216, PG. 518 O.R.

PRIOR DEED REFERENCES

VOL. 216, PG. 518 O.R. VOL. 148, PG. 366

PREVIOUS SURVEY REFERENCES

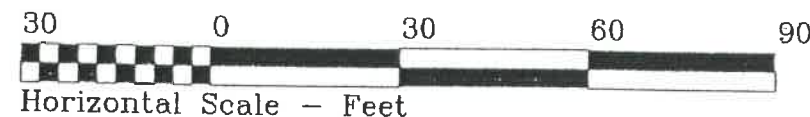
VOL. 5, PG. 78 VOL. 7, PG. 235

ZONING INFORMATION

This property is located in the "C-1"  
General Commercial and "R-4" High-  
Density Residential Zoning Districts

LEGEND

- A ● = Iron pin found.
- B ● = Iron pipe found.
- C ● = Iron pin with ID cap found.
- D ● = PK nail found
- E ● = Point re-established
- F ● = 5/8"x30" Iron pin with ID cap set.
- (p.s.) = Distance from previous survey



CITY APPROVAL

~ NO PLAT REQUIRED ~

Under authority provided by Ohio Revised Code Chapter 711 and Chapter 1105 of the Napoleon Codified Ordinances, I do hereby approve this property survey and the attached legal descriptions of parts of said Lot 13 for transfer.

07-06-09

Dated

*Tom Zimmerman*

Tom Zimmerman  
Zoning Administrator, Napoleon, Ohio

SURVEYOR'S CERTIFICATE

I hereby certify that this plat represents a survey made by me, that the specified monumentation shown hereon actually exists, and that its location is correctly shown.

6-26-09

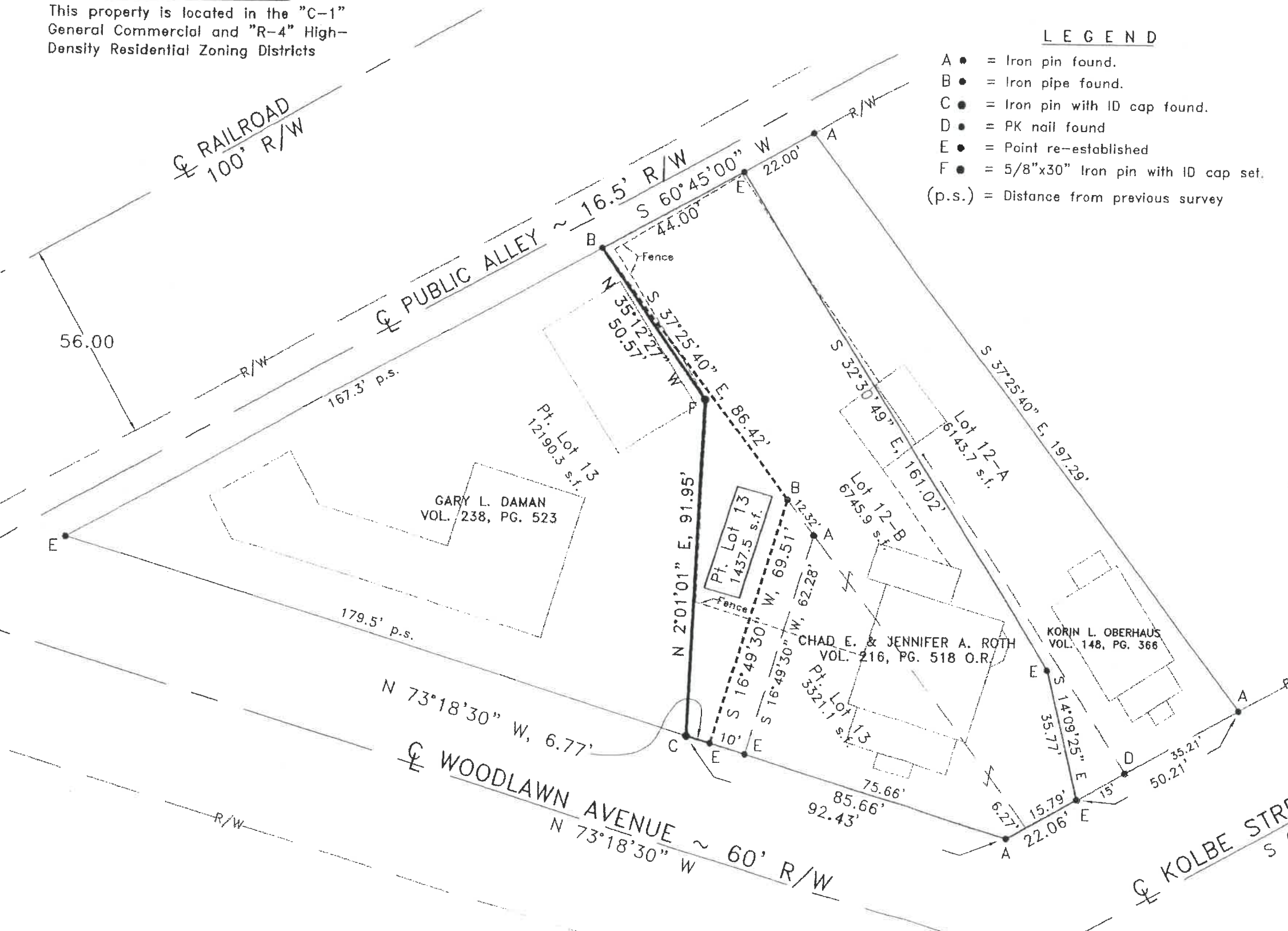
Dated

*Paul J. Westhoven*

Paul J. Westhoven, P.S.  
Ohio Registered Surveyor #5602

NOTES:

Survey Number: 3139b-H-CN-06-24-09  
The bearings shown hereon are taken from a previous survey plat, are intended to indicate angular measurement only, and are not referenced to true or magnetic north.



928 Woodlawn

SCANNED

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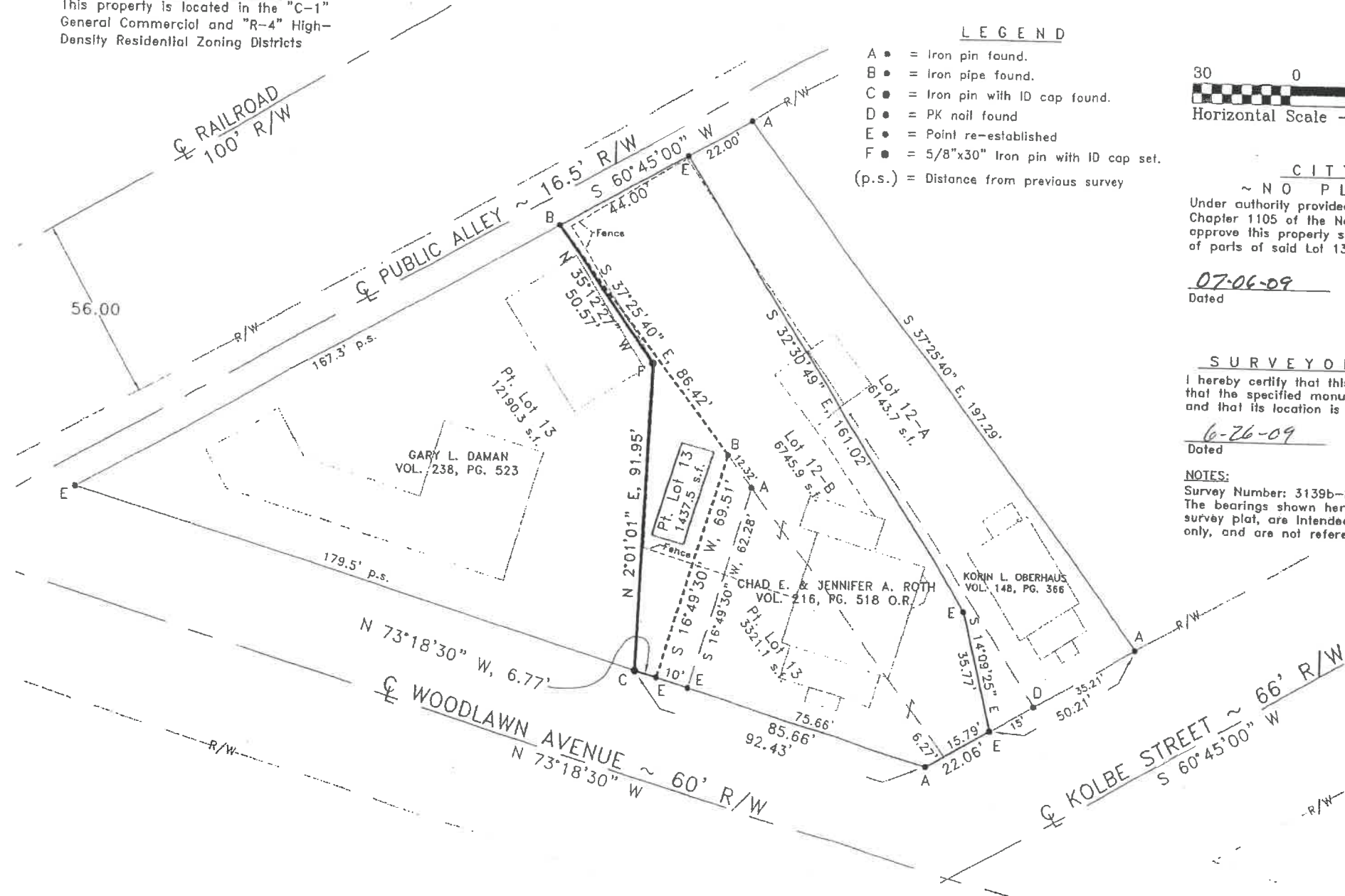
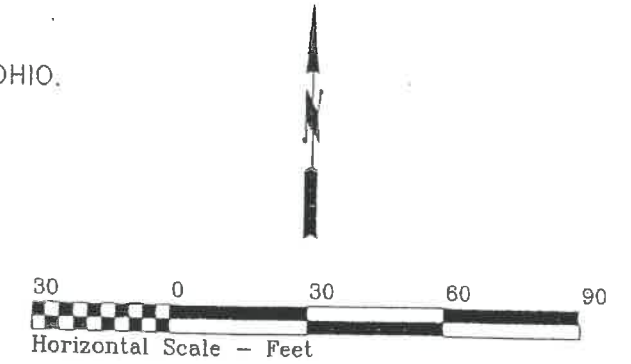
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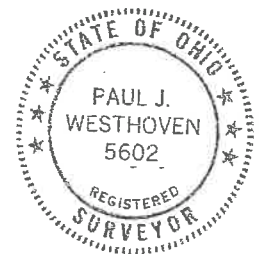
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DRAWN BY: R.D.S.~NEW DIMENSIONS