

*City of Napoleon, Ohio*

**PLANNING COMMISSION MEETING AGENDA**

**Tuesday, August 09, 2022 at 5:00 pm**

PC 22-04 – Subdivision Re-plat of Lot 4 of the Re-plat of Lots 25, 26 and 27 - 222 East Front Street

*Location.* Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Previous Minutes (in the absence of any objections or corrections, the minutes shall stand approved)
- 4) NEW BUSINESS

**PC 22-04. Subdivision Re-plat of Lot 4 of the Re-plat of Lots 25, 26 and 27 – 222 East Front Street.**

An application for a Public Hearing has been filed by Gene Walters (Four Walters, LTD.) of 222 East Front Street. The applicant is requesting the approval of a Subdivision Re-plat of Lot 4 of the Re-plat of Lots 25, 26 and 27 of the Original Plat of City of Napoleon, State of Ohio. Parcel Number 410094210640, 0.70 acres situated in the State of Ohio, County of Henry, City of Napoleon being all of Lot 4 of the Re-plat of Lots 25, 26 and 27 of the Original Plat of Napoleon, Township 5 North, Range 6 East, First Principal Meridian as recorded on Slide 360B (reference recorded in the Recorder's Office, Henry County, Ohio). The property is located in a C-1 General Commercial District.

- 5) Closing Remarks
- 6) Adjournment.



Roxanne Dietrich – Acting Clerk

**PLANNING COMMISSION MEETING MINUTES**

Tuesday, May 10, 2022 at 5:00 pm

**PC 22-02 – Subdivision Re-plat – 918 Park Street**

**PRESENT:**

Commission Members Tim Barry-Chair, Suzette Gerken, Jason Maassel  
City Staff Kevin Schultheis-Zoning Administrator/Code Enforcement Officer  
Others Brian Koeller-Northwest Signal; Steven Duryea, Angela & Victor Gaucin,  
Rick Miller  
Recorder Roxanne Dietrich

**ABSENT**

Commission Members Larry Vocke, Marvin Barlow

Barry, Chairman of the Planning Commission called the meeting to order at 5:00 pm with a roll call noting a quorum was present.

**APPROVAL OF MINUTES**

In the absence of any objections or corrections, the minutes of the February 8, 2022 Planning Commission were approved as presented.

**NEW BUSINESS**

PC 22-02 – Subdivision Re-plat – 918 Park Street

Barry read the background on PC 22-02. An application for a public hearing has been filed by Steven Duryea of 918 Park Street. The applicant is requesting approval of a subdivision of a Re-plat of Lot No. 411402300000 within the city. The owner is requesting Lot No. 411402300000 be split into two equal parcels. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon, Ohio. The property is located in an R-2 Low-Density Residential Zoning District.

**RESEARCH AND FINDINGS**

Schultheis presented his research and findings. A subdivision in City Permit is for any planned development to be located in the R-2 Low Density Residential Zoning District as per 1145.01(a) Table of Permissible Uses. The scope of the project is: proposed Re-plat of Lot No. 411402300000, to re-plat part of the West half of the Southeast quarter, Section 14 Napoleon Township, City of Napoleon, Ohio. The recommended conditions are: All revisions made to the plans by the surveyor of the project must be reviewed by the City Engineer, (these have been approved by Chad Lulfs, City Engineer), prior to approval by the Board of Planning Commission.

Mr. Duryea is asking to split the property equally to .914 acres.

Barry stated there is a utility easement through there. There will be no issues with setbacks or being able to get a house in there and keep our space? Schultheis replied it will probably be a narrow home, but he should be able to fit it in, he can go right up to the easement line without crossing it. Looks like he will have enough room on that side, he only has to do the 7' on the west side. Gerken asked that will be a new home build, right? Duryea said not real sure, was not planning on building anything. The plan was to buy another property in Napoleon. I need a place to keep a camper, I put a coach in there when they redid Park Street and that is already in there. A place is needed to temporarily store it. Barry said in the future this could be a buildable lot is what we are concerned with. There is water and sewer there. Maassel asked can a storage building be built in an R2, can a big garage be in there? Schultheis said *no*, you have to have a residential dwelling first then you can have an accessory building up to 1,000 sq. ft. Maassel confirmed it has to be residential first. Schultheis-yes. Barry asked is outside camper storage allowed on your own property in that part of town? Schultheis stated if there is no dwelling, it

could be an issue with that. Mr. Duryea is going to have to make sure that he stays away from that especially if the neighbors start complaining. We don't normally allow outside storage. We have already gone through all the stipulations that he must follow. Barry asked if we approve this, and someone does come and want to build, or if he sells or wants to do whatever there is nothing else we need to do? Schultheis said nothing else. Barry stated just wanted to make sure if there are stipulations that need to be put on there. Schultheis replied it would simply be survey paperwork and that would be taken care of by me.

Motion: Maassel                      Second: Barry  
to approve PC 22-02 Subdivision Replat at 918 Park Street

Roll call vote on the above motion:

Yea-Maassel, Gerken, Barry

Nay-

**Yea-3-, Nay-0. Motion Passed.**

The Planning Commission meeting continued with consideration of PC 22-03

Approved

August 9, 2022

\_\_\_\_\_  
Tim Barry - Planning Commission Chair

**PLANNING COMMISSION MEETING MINUTES**

Tuesday, May 10, 2022 at 5:00 pm

**PC 22-03 – Conditional Use Permit  
Restaurant Full Service at 2525 Oakwood Avenue**

**PRESENT:**

Commission Members Tim Barry-Chair, Suzette Gerken, Jason Maassel  
City Staff Kevin Schultheis-Zoning Administrator/Code Enforcement Officer  
Others Brian Koeller-Northwest Signal; Steven Duryea, Angela & Victor Gaucin,  
Rick Miller  
Recorder Roxanne Dietrich

**ABSENT**

Commission Members Larry Vocke, Marvin Barlow

**NEW BUSINESS**

PC 22-03 - Conditional Use Permit – 2525 Oakwood Avenue

Barry read the background for PC 22-03. An application for public hearing has been filed by Angela Gaucin of 824 East Riverview Avenue, Napoleon, Ohio. The applicant is requesting the approval of a Conditional Use Permit to operate a Restaurant Full Service (Top Dog), featuring a variety of hot dogs and various other food items located at 2525 Oakwood Avenue. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon Ohio. The property is located in an I-1 Enclosed Industrial District.

**RESEARCH AND FINDINGS**

Schultheis presented his research and findings. A Conditional Use Permit is required for a Restaurant Full Service to be located in an I-1 Enclosed Industrial District, as per Napoleon City Codified Ordinance 1145 Table of Permissible Uses. An establishment maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers, I'm sure they have other containers too, and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches or stools. Schultheis asked A. Gaucin will there be carryout? A. Gaucin – yes. Schultheis continued the use will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Master Plan and this Planning and Zoning Code. It is recommended this permit is issued to the owners of 2525 Oakwood Avenue (known as Top Dog) and shall last for the duration of their agreement. The restaurant must meet all safety and health standards set by the State of Ohio prior to opening. The Planning Commission may recommend such conditions or restrictions on the construction, location, use, and operation of a Conditional Use as shall be deemed necessary to adequately address the general objectives of the Master Plan and this Planning and Zoning Code after considering those things, as applicable, as listed in subsection (e). Barry asked A. Gaucin to explain to the commission what their plan is. A. Gaucin explained the plan is to open Top Dog. There will be some gourmet hot dogs and other things on the menu we are residential as well. Barry asked will this be mostly dine-in, carryout or combination. A. Gaucin said there will be dine in and carryout. Barry said with all the truck stops down there, can trucks come down that far? Schultheis said yes, actually trucks can drive down Oakwood, Independence. Barry asked this is the old BilJax building? Gerken asked will you utilize the whole building? A. Gaucin replied the front part of the building will be the restaurant the back part will be for a day program for individuals. V. Gaucin stated I do not see semis





*City of Napoleon, Ohio*  
*Kevin Schultheis, Zoning Administrator*  
*Code Enforcement*

255 West Riverview  
Napoleon, OH 43545  
Telephone: (419) 592-4010 Fax: (419) 599-8393  
[www.napoleonohio.com](http://www.napoleonohio.com)

PC-22-04

Subdivision in City

For a Recommended Re-Plat Approval of 222 E. Front St. owned by Gene Walters (Four Walter, LTD).

Location: Re-Plat of Lots 25, 26, & 27 of the Original Plat of City of Napoleon, and State of Ohio. Parcel Number: 410094210640, 0.70 Acres Situated in the State of Ohio, County of Henry, City of Napoleon being all of Lot 4 of the Re-Plat of Lots 25, 26, and 27 of the Original Plat of Napoleon, Township 5 North, range 6 East, First Principal Meridian, recorded on Slide 360B (reference recorded in the Recorders Office, Henry County, Ohio)

**Memorandum**

**To:** Members of the City Planning Commission

**From:** Kevin Schultheis, Zoning Administrator / Code Enforcement Officer

**Subject:** Subdivision of plat in the City

**Meeting Date:** August 9, 2022

**Hearing #:** PC-22-04

**Background:**

An application for a public hearing has been filed by Gene Walters (Four Walters, LTD) of 222 E. Front St. The applicant is requesting the approval of a subdivision of a Re-Plat of Lots 25, 26, & 27 of the Original Plat of City of Napoleon, and State of Ohio. Parcel Number: 410094210640, 0.70 Acres Situated in the State of Ohio, County of Henry, City of Napoleon being all of Lot 4 of the Re-Plat of Lots 25, 26, and 27 of the Original Plat of Napoleon, Township 5 North, range 6 East, First Principal Meridian, recorder on Slide 360B (reference recorded in the Recorders Office, Henry County, Ohio) The owner is requesting lot Parcel: 410094210640 be split into two parcels, one being new lot 4A 0.619 Acres and one being Lot 4B, 0.082 Acres. The request is pursuant to Chapter 1141 of the Codified ordinance of Napoleon, Ohio. The property is located in a C-1 General Commercial District.

**Research and Findings:**

1. A Subdivision in City Permit is for any planned development to be located in a C-1 General Commercial District as per 1145.01(a) table of permissible uses.
2. Scope of the project: Proposed Re-Plat of lot 410094210640 into new Lot 4A, 0.619 Acres and Lot 4B, 0.082 Acres Napoleon Twp., City of Napoleon (see attached)

**Recommended Conditions:**

1. All revisions made to plans by the surveyor of the project must be reviewed by the City Engineer, Chad Lulfs prior to approval by the Board of Planning Commission and Zoning Administrator, Kevin Schultheis. All recommended reviews have been done and are approved.

# Application for Public Hearing

City of Napoleon, Ohio

I/We hereby request a public hearing to consider the following:

<u>Planning Commission</u> <small>(MZON 100.1700.46690)</small>	<u>Preservation Commission</u> <small>MZON 100.1700.46690</small>	<u>Board of Zoning Appeals</u> <small>(MZON 100.1700.46690)</small>
<input type="checkbox"/> Conditional Use \$125.00	<input type="checkbox"/> Certificate of Appropriateness \$25.00	<input type="checkbox"/> Certificate of Zoning \$25.00
<input type="checkbox"/> Amendment \$125.00		<input type="checkbox"/> Re-Zoning \$125.00
<input checked="" type="checkbox"/> Subdivision in City \$75.00 + \$5.00 each, after two		<input type="checkbox"/> Variance \$125.00
<input type="checkbox"/> Preliminary Plat of Development \$125.00		<input type="checkbox"/> Administrative Appeal \$50.00
<input type="checkbox"/> Alley Vacation \$25.00 + publication cost		

Address of property: 222 East Front Street, Napoleon, Oh. 0

Description of request:

Replat of Lot 4 of the Re-Plat of Lots 25, 26, & 27  
of the Original Plat of Napoleon

Gene Walters Jr  
OWNER(S) NAME (PRINT)

222 East Front Street, Napoleon, Oh. 0  
ADDRESS- CITY, STATE, ZIP

419-350-1673  
PHONE NUMBER

→  
SIGNATURE

**\*\*\*Public hearings are held on the second Tuesday of each month; this petition must be filed with the Zoning Administrator thirty (30) days before the public hearing date. All plans, plats, deeds and other requested information must accompany this application before the hearing will be scheduled.\*\*\***

**APPLICANT MUST BE AN OWNER OR AN AUTHORIZED REPRESENTATIVE EVIDENCED BY LETTER OF APPOINTMENT.**

Gene Walters  
APPLICANT NAME (PRINT)

222 East Front Street #  
ADDRESS

[Signature]  
APPLICANT SIGNATURE

Napoleon Oh. 0  
CITY, STATE, ZIP

419-350-1673  
PHONE

Hearing #: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Zoning District: \_\_\_\_\_

**Office Use Only**

Batch # \_\_\_\_\_ Check # \_\_\_\_\_ Date \_\_\_\_\_





Parcel Info: [Parcel Info We](#)  
Property Location: 222 E  
Last Sale Date: 5/22/2008  
100% Market Value: \$209  
Mailing Address: NAPOL

Acres: 0.70  
Legal Description: LOT 4  
26, 27 ORIGINAL PLAT  
Volume: 234 Page: 248  
Map Number: 05134050  
Township: NAPOLEON TWP  
Land Value: \$185,270.00  
Building Value:  
100% Total Value \$209,71

[Zoom to](#)

RE-PLAT OF LOT 4 OF THE  
RE-PLAT OF LOTS 25, 26, & 27 OF THE  
ORIGINAL PLAT OF NAPOLEON

STATE OF OHIO, COUNTY OF HENRY, CITY OF NAPOLEON,  
TOWNSHIP 5 NORTH, RANGE 6 EAST, FIRST PRINCIPAL MERIDIAN  
AS RECORDED ON SLIDE 360B AT THE HENRY COUNTY RECORDER'S OFFICE  
THE ORIGINAL PLAT OF NAPOLEON IS RECORDED ON SLIDE 1  
AT THE HENRY COUNTY ENGINEER'S OFFICE

PLANNING COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 711 OF THE OHIO REVISED CODE  
AND CHAPTER 1105 OF THE NAPOLEON CODE OF ORDINANCES, THIS PLAT IS  
HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NAPOLEON,  
OHIO.

DATE: \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_  
CLERK OF COUNCIL \_\_\_\_\_

CITY COUNCIL CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 711 OF THE OHIO REVISED CODE  
AND CHAPTER 1105 OF THE NAPOLEON CODE OF ORDINANCES, THIS PLAT IS  
HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF NAPOLEON,  
OHIO.

DATE: \_\_\_\_\_  
MAYOR \_\_\_\_\_  
CLERK OF COUNCIL \_\_\_\_\_

Re-Plat of Lot 4 Legal Description

Situated in the State of Ohio, County of Henry, City of Napoleon, being all of Lot 4 of the Re-Plat of Lots 25, 26, and 27 of the Original Plat of Napoleon, Township 5 North, Range 6 East, First Principal Meridian, recorded on Slide 360B (reference recorded in the Recorder's Office, Henry County, Ohio), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron pin set at the southeast corner of Lot 2 of the Re-Plat of Lots 25, 26, and 27 of the Original Plat of Napoleon, recorded on Slide 360B at the Henry County Recorder's Office, said 5/8" iron also being set at the **TRUE POINT OF BEGINNING**;

**THENCE** northwesterly with the east line of said Lot 2, North 25° 55' 19" West, 67.66 feet to a 5/8" iron pin capped with a plastic survey marker found at the northeast corner of said Lot 2;

**THENCE** southwesterly with the north line of said Lot 2, South 64° 12' 02" West, 53.50 feet to a 5/8" iron pin capped with a plastic survey marker found at the northwest corner of said Lot 2, also being the northeast corner of Lot 3 of the Re-Plat of Lots 25, 26, and 27 of the Original Plat of Napoleon, recorded on Slide 360B at the Henry County Recorder's Office;

**THENCE** southwesterly with the north line of said Lot 3, South 64° 12' 02" West, 38.00 feet to a 5/8" iron pin capped with a plastic survey marker found at the northwest corner of said Lot 3, said 5/8" iron pin also being found in the east line of a Lot 28 of the Original Plat of Napoleon of Napoleon as recorded on Slide 1 at the Henry County Recorder's Office;

**THENCE** northwesterly with the east line of Lot 28, North 25° 55' 19" West, 38.92 feet to a 1/2" iron pin capped with a plastic survey marker found at the northeast corner of Lot 28, and said 1/2" iron pin also being found in the southerly right of way line of a 16.5' alley;

**THENCE** northeasterly with the southerly right of way line of a 16.5' alley, North 64° 11' 41" East, 266.32 feet to a 5/8" iron pin set in the westerly right of way line of Hobson Street;

**THENCE** southeasterly with the east line of said Lot 4, also being the westerly right of way line of Hobson Street, South 25° 51' 55" East, 70.00 feet to a 1/2" iron pin capped with a plastic survey marker found at the northeast corner of Lot 1 of the Re-Plat of Lots 25, 26, and 27 of the Original Plat of Napoleon, recorded on Slide 360 at the Henry County Recorder's Office;

**THENCE** southwesterly with a north line of said Lot 1, South 64° 11' 41" West, 43.25 feet to a 1/2" iron pin capped with a plastic survey marker found at a northerly corner of said Lot 1;

**THENCE** southeasterly with a westerly line of said Lot 1, South 25° 53' 18" East, 10.00 feet to a sawed "X" in concrete being a northerly corner of said Lot 1;

**THENCE** southwesterly with a northerly line of said Lot 1, South 64° 11' 41" West, 40.00 feet to a 1/2" iron pin capped with a plastic survey marker found at the northwest corner of said Lot 1;

**THENCE** southerly with the west line of said Lot 1, South 25° 52' 57" East, 86.60 feet to a sawed "X" in concrete at the southwest corner of said Lot 1, also being the northerly right of way line of East Front Street;

**THENCE** southwesterly with the northerly right of way line of East Front Street, South 64° 12' 02" West, 91.44 feet to the **TRUE POINT OF BEGINNING**, containing 0.701 acres of land, more or less, as surveyed and described in June of 2022, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

**Basis of Bearings:** The bearings in the foregoing description are based upon the Ohio co-ordinate system of 1983, NAD83(2011), 2010.0 EPOCH, North zone (3401), in accordance with the Ohio Revised Code Sections 157.01-157.10; said bearings are based on local field observations utilizing the Ohio Department of Transportation's (ODOT's) Virtual Reference Station (VRS) Network.

Iron pins called for as set are number 5 rebar, with a nominal diameter of 5/8 of an inch, a cross-sectional area of 0.31 square inches, thirty (30) inches in length, and capped with a plastic yellow survey marker inscribed with "NIESE/JHN-PS8727."

OWNERS ACKNOWLEDGMENT:

Know All Men By These Presents:

That I/We \_\_\_\_\_ the undersigned owner/s of the aforesaid described lands do hereby approve of the accompanying map as shown hereon, and do desire the same to be placed on public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER/S: \_\_\_\_\_

STATE OF OHIO,  
COUNTY OF \_\_\_\_\_, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, who executed the foregoing instrument and acknowledged that \_\_\_\_\_ executed the same as \_\_\_\_\_ free act and deed.

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



SCALE 1" = 30'

**NIESE SURVEYING & ENGINEERING, LLC**  
JHN-PS8727

SURVEY PLAT FOR: **GENE WALTERS**

JUSTIN H. NIESE, P.E., P.S.  
211 E. MAIN CROSS STREET  
P.O. BOX 112  
MILLER CITY, OHIO 45864  
567-825-1523

JOB NUMBER:  
2022-58

PAGE 1/1

HENRY COUNTY AUDITOR

I, THE HENRY COUNTY AUDITOR DO HEREBY CERTIFY THAT THERE ARE NO  
UNPAID TAXES ON THE PROPERTY HEREIN DESCRIBED AND CERTIFY THE  
SAME FOR TRANSFER.

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
HENRY COUNTY AUDITOR \_\_\_\_\_

HENRY COUNTY RECORDER

I, THE HENRY COUNTY RECORDER DO HEREBY CERTIFY THAT THIS PLAT  
HAS BEEN RECEIVED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND RECORDED ON  
SLIDE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

FEE: \_\_\_\_\_  
HENRY COUNTY RECORDER \_\_\_\_\_

CITY ENGINEER CERTIFICATE

IN ACCORDANCE WITH OHIO R.C. 711.08, THE UNDERSIGNED BEING THE  
ENGINEER FOR THE CITY OF NAPOLEON, OHIO HEREBY APPROVES THIS  
PLAT AS SHOWN.

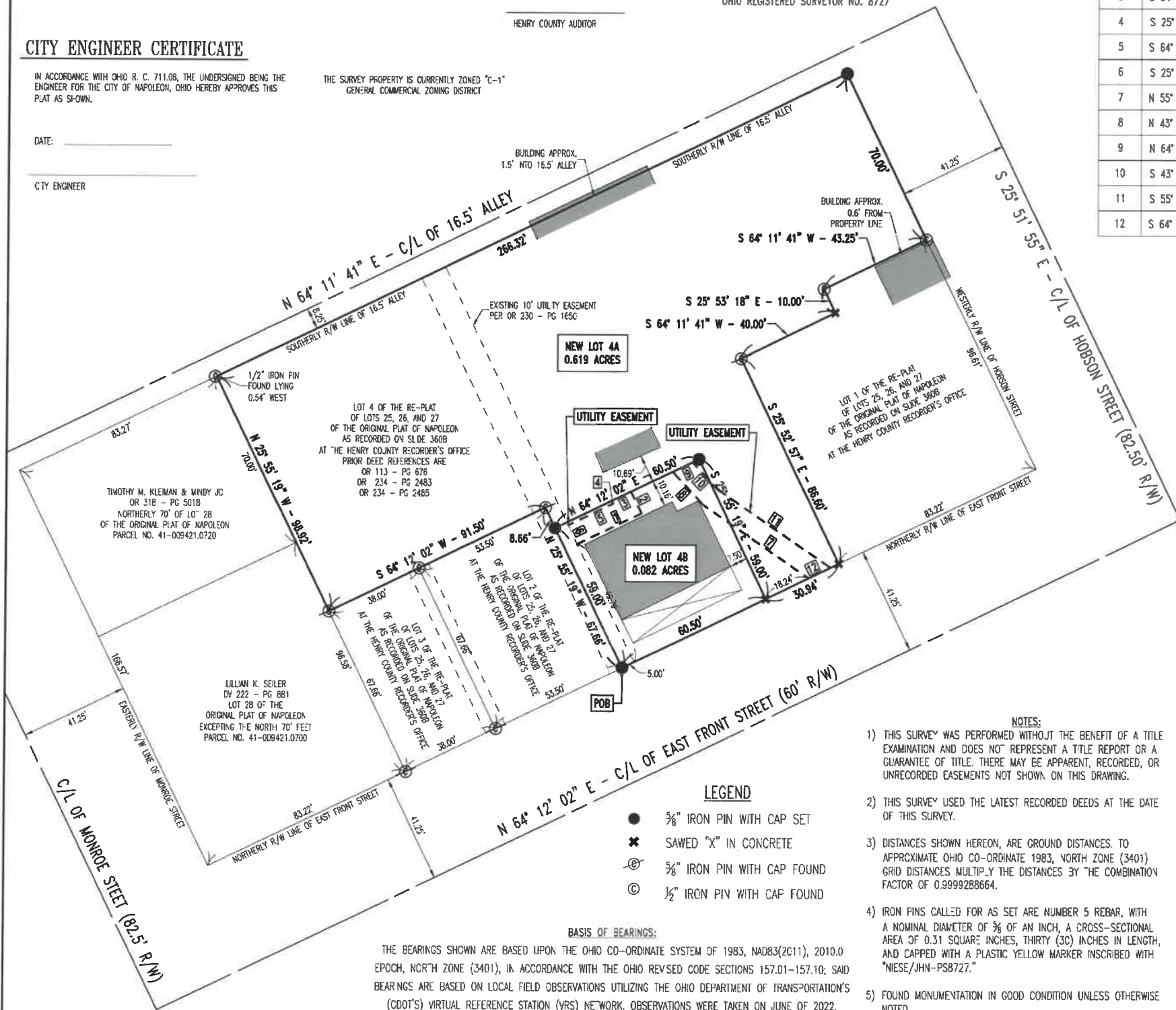
DATE: \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_

THE SURVEY PROPERTY IS CURRENTLY ZONED "C-1"  
GENERAL COMMERCIAL ZONING DISTRICT

I HEREBY DECLARE THAT THE FOREGOING PLAT  
WAS PREPARED FROM AN ACTUAL SURVEY OF THE  
PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION,  
AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

JUSTIN H. NIESE, P.E., P.S.  
OHIO REGISTERED SURVEYOR NO. 8727

LINE #	DIRECTION	LENGTH
1	N 64° 12' 02" E	26.94'
2	N 25° 55' 19" W	9.21'
3	S 64° 12' 02" W	8.00'
4	S 25° 55' 19" E	1.21'
5	S 64° 12' 02" W	18.94'
6	S 25° 55' 19" E	8.00'
7	N 55° 37' 07" W	49.10'
8	N 43° 08' 23" W	17.18'
9	N 64° 12' 02" E	8.38'
10	S 43° 08' 23" E	13.81'
11	S 55° 37' 07" E	52.81'
12	S 64° 12' 02" W	9.22'



- LEGEND**
- 5/8" IRON PIN WITH CAP SET
  - \* SAWED "X" IN CONCRETE
  - ⊙ 5/8" IRON PIN WITH CAP FOUND
  - ⊙ 1/2" IRON PIN WITH CAP FOUND

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN ARE BASED UPON THE OHIO CO-ORDINATE SYSTEM OF 1983, NAD83(2011), 2010.0 EPOCH, NORTH ZONE (3401), IN ACCORDANCE WITH THE OHIO REVISED CODE SECTIONS 157.01-157.10; SAID BEARINGS ARE BASED ON LOCAL FIELD OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT'S) VIRTUAL REFERENCE STATION (VRS) NETWORK. OBSERVATIONS WERE TAKEN ON JUNE OF 2022.

- NOTES:**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT REPRESENT A TITLE REPORT OR A GUARANTEE OF TITLE. THERE MAY BE APPARENT, RECORDED, OR UNRECORDED EASEMENTS NOT SHOWN ON THIS DRAWING.
  - THIS SURVEY USED THE LATEST RECORDED DEEDS AT THE DATE OF THIS SURVEY.
  - DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATORIAL FACTOR OF 0.9999288664.
  - IRON PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH A NOMINAL DIAMETER OF 5/8 OF AN INCH, A CROSS-SECTIONAL AREA OF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH, AND CAPPED WITH A PLASTIC YELLOW MARKER INSCRIBED WITH "NIESE/JHN-PS8727."
  - FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.