

PC 17-01

Re-plat Of Manhke Orchards – Plat No. 1

MEMORANDUM

TO: Members of The City Planning Commission

FROM: Mark B. Spiess, Sr. Eng. Tech / Zoning Admin.

SUBJECT: Replat

MEETING DATE: April 11, 2017 @ 5:00PM

HEARING #: PC 17-01

BACKGROUND:

An application filed by Bradley N. Hibbard and Laura J. Sillis-Hibbard. The applicant is requesting to replat lot 1 of Mahnke Orchards – Plat No. 1. The request is pursuant to Chapter 1105 of the Codified Ordinances of Napoleon Ohio. This property is located in a C-4 Planned Commercial Zoning District.

RESEARCH AND FINDINGS

1. The proposed subdivision of land meets all the requirements of Chapter eleven of City's Codified Ordinances pertaining to Subdivision regulations, building setbacks, parking requirements, lot size and are accessible by permanent access easements.
2. All lots have existing water and sewer services to each lot.
3. The City Engineer has reviewed and approved the proposed subdivision.

Re-Plat of Mahnke Orchards- Plat No. 1,

Also being a part of the Southwest quarter (1/4) of Section 5, Township 5 North, Range 7 East, Liberty Township, City of Napoleon, Henry County, Ohio.

For: Bradley N. & Laura J. Sills-Hibbard

Deed Reference: OR 299, Pg. 998; 35.147 Ac.
OR 305, Pg. 20, Mahnke Orchards Plat No. 1

Legal Description

Lot A, 11.070 Ac.

Lot B, 27.947 Ac.

Being a part of the Southwest quarter (1/4) of Section 5, Township 5 North, Range 7 East, Liberty Township, City of Napoleon, Henry County, Ohio and which is more particularly described as follows;

Commencing at a railroad spike found at the Northwest corner of the Southwest quarter (1/4) of Section 5; Thence South 0°59'45" West, (assumed bearing for the purpose of this description), on the West line of the Southwest quarter (1/4) of Section 5, eight hundred eight and fifty-three hundredths (808.53) feet to a point; Thence South 89°54'15" East, fifty-nine and ninety-six hundredths (59.96) feet to a mag nail set and the point of beginning for the parcel herein described;

Thence continuing South 89°54'15" East, eight hundred forty-one and zero hundredths (841.00) feet to an iron pin and cap set;

Thence South 0°23'26" West, six hundred eighty-two and sixty-six hundredths (682.66) feet to an iron pin and cap set;

Thence on a curve to the left on a line thirty and zero hundredths (30.00) feet Northerly of and parallel to the Northerly right of way line of United States Route 6 & 24, said curve having a radius of twelve thousand four hundred thirty-seven and sixty-seven hundredths (12,437.67) feet, an arc length of five hundred eighteen and seven hundredths (518.07) feet, a delta angle of 2°23'12", a chord distance of five hundred eighteen and three hundredths (518.03) feet, said chord bearing South 78°52'25" West, to an iron pin and cap set;

Thence North 72°36'21" West, eighty-two and forty-one hundredths (82.41) feet to an iron pin and cap set;

Thence North 0°59'47" East, five hundred fifty-three and fifty-five hundredths (553.55) feet to an iron pin and cap set;

Thence South 86°22'57" West, two hundred thirty-seven and twenty-nine hundredths (237.29) feet, to an iron pin and cap set on the Easterly right of way line of Enterprise Drive, (Co. Rd. 12);

Thence North 5°44'43" West, on the Easterly right of way line of Enterprise Drive, (Co. Rd. 12), two hundred twenty-two and zero hundredths (222.00) feet to the point of beginning.

Containing 11.070 acres of land more or less. Subject to all legal highways, easements, zoning regulations or restrictions of record.

Being a part of the Southwest quarter (1/4) of Section 5, Township 5 North, Range 7 East, Liberty Township, City of Napoleon, Henry County, Ohio and which is more particularly described as follows;

Commencing at a railroad spike found at the Northwest corner of the Southwest quarter (1/4) of Section 5;

Thence South 0°59'45" West, (assumed bearing for the purpose of this description), on the West line of the Southwest quarter (1/4) of Section 5, eight hundred eight and fifty-three hundredths (808.53) feet to a point;

Thence South 89°54'15" East, nine hundred and ninety-six hundredths (900.96) feet to an iron pin and cap set and the point of beginning for the parcel herein described;

Thence continuing South 89°54'15" East, one thousand seven hundred sixty-one and forty-five hundredths (1761.45) feet to an iron pin found on the East line of the Southwest quarter (1/4) of Section 5;

Thence South 0°32'30" West, on the East line of the Southwest quarter (1/4) of Section 5, five hundred twenty-nine and twenty-three hundredths (529.23) feet to an iron pin found on the Northerly right of way line of United States Route 6 & 24;

Thence on a curve to the left on the Northerly right of way line of United States Route 6 & 24, said curve having a radius of twelve thousand four hundred seven and sixty-seven hundredths (12,407.67) feet, an arc length of two thousand two hundred eighty-three and forty-four hundredths (2283.44) feet, a delta angle of 10°32'40", a chord distance of two thousand two hundred eighty and twenty-two hundredths (2280.22) feet, said chord bearing South 82°57'09" West, to an iron pin found;

Thence South 77°41'30" West, on the aforesaid line, three hundred four and three hundredths (304.03) feet to an iron pin found at the intersection of the aforesaid line with the Easterly right of way line of Enterprise Drive, (Co. Rd. 12);

Thence North 1°20'22" West, on the Easterly right of way line of Enterprise Drive, (Co. Rd. 12), one hundred forty-two and fifty hundredths (142.50) feet to an iron pin found;

Thence North 0°02'41" West, on the aforesaid line, four hundred and three hundredths (400.03) feet, to an iron pin found;

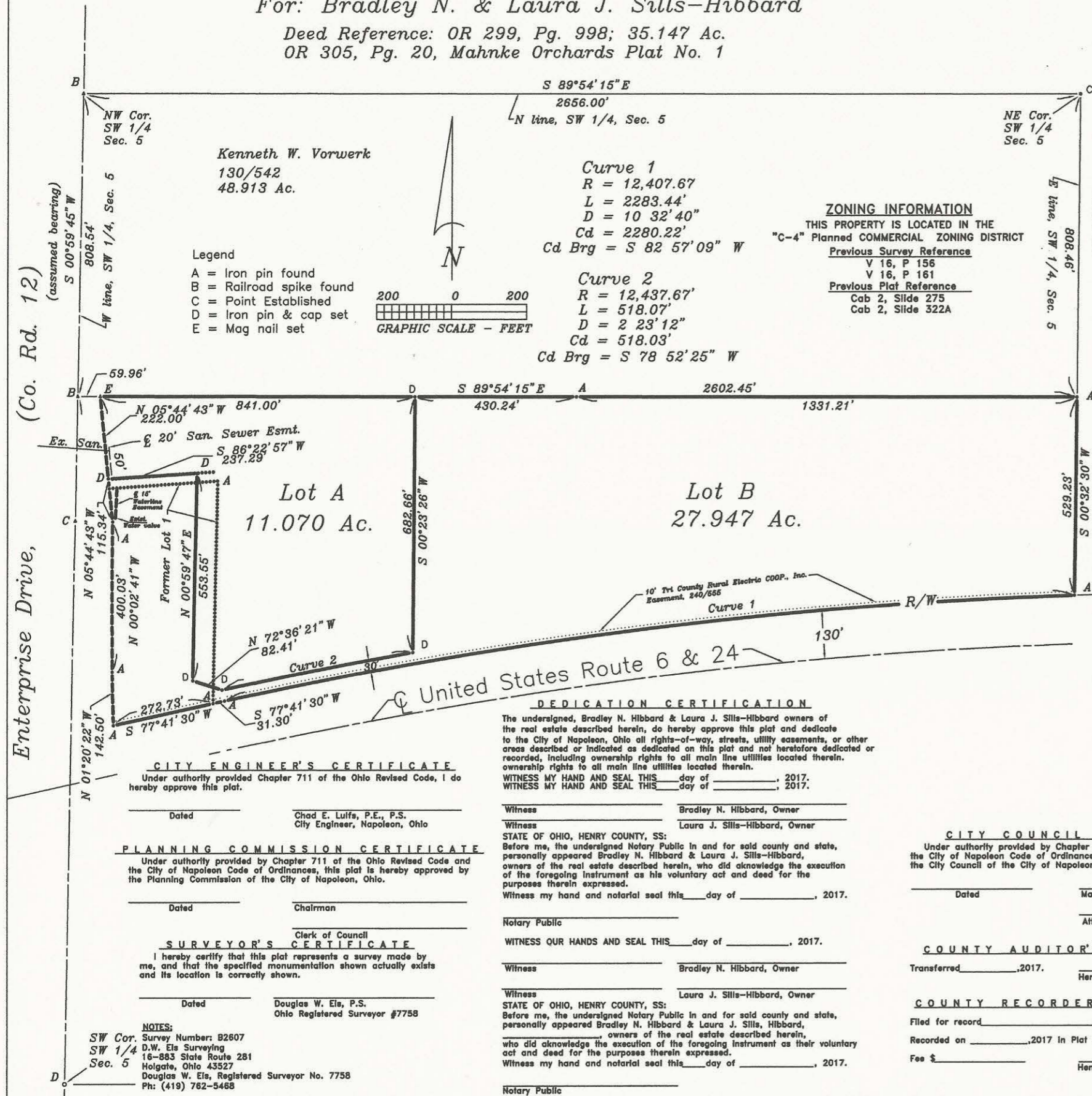
Thence North 5°44'43" West, on the aforesaid line, one hundred fifteen and thirty-four hundredths (115.34) feet to an iron pin and cap set;

Thence North 86°22'57" East, two hundred thirty-seven and twenty-nine hundredths (237.29) feet, to an iron pin and cap set;

Thence South 0°59'47" West, five hundred fifty-three and fifty-five hundredths (553.55) feet to an iron pin and cap set;

Thence South 72°36'21" East, eighty-two and forty-one hundredths (82.41) feet to an iron pin and cap set;

Thence on a curve to the right on a line thirty and zero hundredths (30.00) feet Northerly of and parallel to the Northerly right of way line of United States Route 6 & 24, said curve having a radius of twelve thousand four hundred thirty-seven and sixty-seven hundredths (12,437.67) feet, an arc length of five hundred eighteen and seven hundredths (518.07) feet, a delta angle of 2°23'12", a chord distance of five hundred eighteen and three hundredths (518.03) feet, said chord bearing North 78°52'25" East, to an iron pin and cap set;



ZONING INFORMATION
THIS PROPERTY IS LOCATED IN THE
"C-4" Planned COMMERCIAL ZONING DISTRICT

Previous Survey Reference
V 16, P 156
V 16, P 161

Previous Plat Reference
Cab 2, Slide 275
Cab 2, Slide 322A

Curve 1
R = 12,407.67
L = 2283.44'
D = 10 32'40"
Cd = 2280.22'
Cd Brg = S 82 57'09" W

Curve 2
R = 12,437.67'
L = 518.07'
D = 2 23'12"
Cd = 518.03'
Cd Brg = S 78 52'25" W

Legend
A = Iron pin found
B = Railroad spike found
C = Point Established
D = Iron pin & cap set
E = Mag nail set

Kenneth W. Vorwerk
130/542
48.913 Ac.

DEDICATION CERTIFICATION

The undersigned, Bradley N. Hibbard & Laura J. Sills-Hibbard owners of the real estate described herein, do hereby approve this plat and dedicate to the City of Napoleon, Ohio all rights-of-way, streets, utility easements, or other areas described or indicated as dedicated on this plat and not heretofore dedicated or recorded, including ownership rights to all main line utilities located therein, ownership rights to all main line utilities located therein.

WITNESS MY HAND AND SEAL THIS ___ day of ___, 2017.
WITNESS MY HAND AND SEAL THIS ___ day of ___, 2017.

Witness _____ Bradley N. Hibbard, Owner
Witness _____ Laura J. Sills-Hibbard, Owner

STATE OF OHIO, HENRY COUNTY, SS:
Before me, the undersigned Notary Public in and for said county and state, personally appeared Bradley N. Hibbard & Laura J. Sills-Hibbard, owners of the real estate described herein, who did acknowledge the execution of the foregoing instrument as his voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this ___ day of ___, 2017.

Notary Public _____
WITNESS OUR HANDS AND SEAL THIS ___ day of ___, 2017.

Witness _____ Bradley N. Hibbard, Owner
Witness _____ Laura J. Sills-Hibbard, Owner

STATE OF OHIO, HENRY COUNTY, SS:
Before me, the undersigned Notary Public in and for said county and state, personally appeared Bradley N. Hibbard & Laura J. Sills-Hibbard, owners of the real estate described herein, who did acknowledge the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this ___ day of ___, 2017.

Notary Public _____

CITY COUNCIL CERTIFICATE

Under authority provided by Chapter 711 of the Ohio Revised Code and the City of Napoleon Code of Ordinances, this plat is hereby approved by the City Council of the City of Napoleon, Ohio

Dated _____ Mayor _____
Attest: Clerk of Council _____

COUNTY AUDITOR'S CERTIFICATE

Transferred _____, 2017.
Henry County Auditor _____

COUNTY RECORDER'S CERTIFICATE

Filed for record _____, 2017 at _____, M.
Recorded on _____, 2017 in Plat Cabinet _____, Slide _____
Fee \$ _____
Henry County Recorder _____

CITY ENGINEER'S CERTIFICATE

Under authority provided Chapter 711 of the Ohio Revised Code, I do hereby approve this plat.

Dated _____
Chad E. Lufts, P.E., P.S.
City Engineer, Napoleon, Ohio

PLANNING COMMISSION CERTIFICATE

Under authority provided by Chapter 711 of the Ohio Revised Code and the City of Napoleon Code of Ordinances, this plat is hereby approved by the Planning Commission of the City of Napoleon, Ohio.

Dated _____
Chairman _____
Clerk of Council _____

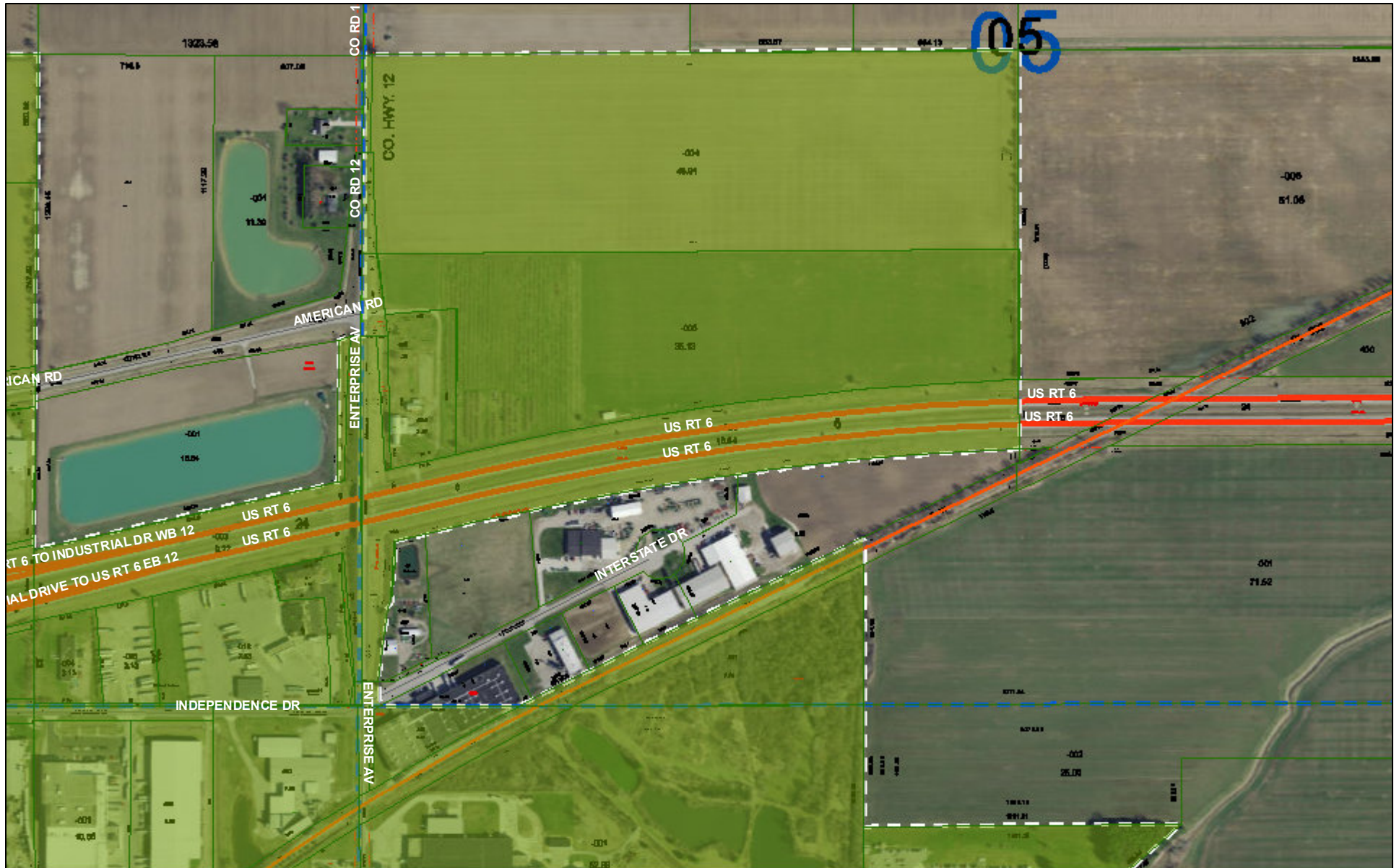
SURVEYOR'S CERTIFICATE

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

Dated _____
Douglas W. Els, P.S.
Ohio Registered Surveyor #7758

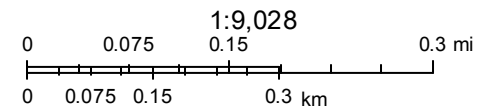
NOTES:
SW Cor. Survey Number: 82607
SW 1/4 D.W. Els Surveying
16-883 State Route 281
Holtgate, Ohio 43527
Douglas W. Els, Registered Surveyor No. 7758
Ph: (419) 782-5488

Henry County ArcGIS Web Map



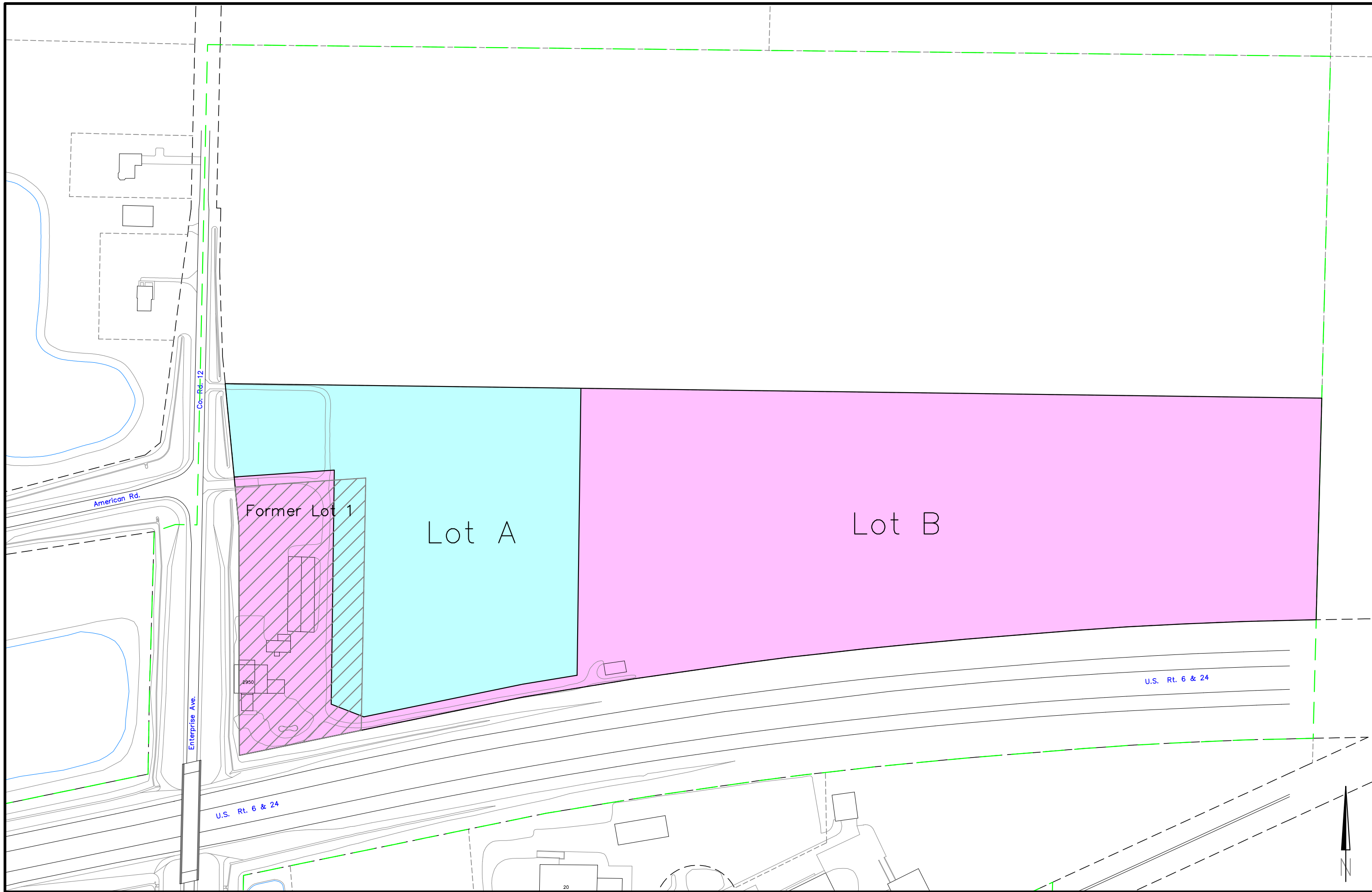
March 31, 2017

- Parcels
- Rail Lines
- Section Lines
- Right of Way NPL
- Incorporation Lines
- Street Centerlines
- US ROUTE
- COUNTY ROAD
- STREET



Dan Jenkins
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

Henry County Engineer
Henry County Engineer



Former Lot 1

Lot A

Lot B

Co. Rt. 12

American Rd.

Enterprise Ave.

U.S. Rt. 6 & 24

U.S. Rt. 6 & 24



2950

20