

PC-20-02

Subdivision Plat

MEMORANDUM

TO: Members of The City Planning Commission
FROM: Kevin Schultheis Code Enforcement / Interim Zoning Admin.
SUBJECT: Subdivision Plat
MEETING DATE: March 10, 2020 @ 5:00 PM
HEARING #: PC-20-02

BACKGROUND:

An application for a Public Hearing has been filed by Roserock Holdings, LLC (Chad Bruner) 10601 N. Pennsylvania Avenue, Oklahoma City, Oklahoma 73120. The applicant is requesting the approval of a Subdivision Plat to combine two parcels in order to build a Love's Truck Stop. The request is pursuant to Section 1105.04 (Subdivision Administration) of the Codified Ordinances of Napoleon Ohio. The property is in a C-4 Planned Commercial Zone.

RESEARCH AND FINDING

The administration of subdivision control shall be the responsibility of the Planning Commission and the Interim Zoning Administrator. In furtherance of such responsibility the Interim Zoning Administrator shall:

- (a) Accept applications for subdivision, submit to the Finance Director for collection of applicable fees, and establish appropriate public hearing dates.
- (b) Examine plats submitted and inspect premises to be subdivided for compliance with the regulations of this Planning and Zoning Code, Master Plan, and other pertinent ordinances or documents.
- (c) Have continuous liaison with the City Engineer for the purpose of planning roads and public utilities to serve the subdivision in question and consider impact on existing and future subdivisions in the same drainage districts.
- (d) Have or cause to be maintained permanent records of all actions concerning this chapter.
- (e) Forward to the Planning Commission, copies of applications for subdivision, copies of available plats, and other pertinent information for their consideration.
- (f) Provide the Planning Commission with written reports and comments on all proposed subdivisions.
- (g) Cause to be prepared comprehensive reports of the Planning Commission's recommendations for submission to the Council.

Application for Public Hearing

City of Napoleon, Ohio

I/We herby 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

Address of property: Southwest quadrant of American Road and Industrial Drive

Description of request:

Replat of Lot #8 of North Pointe - Plat No. 5.

Replat is requested so the Love's development will be fully located within the subdivision

Roserock Holdings, LLC; Contact: Chad Bruner

OWNER(S) NAME (PRINT)

10601 N. Pennsylvania Ave., Oklahoma, OK 73120

ADDRESS- CITY, STATE, ZIP

(405) 463-8801

PHONE NUMBER



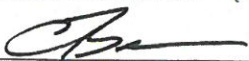
SIGNATURE

*****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.

Roserock Holdings, LLC; re: Chad Bruner

APPLICANT NAME (PRINT)



APPLICANT SIGNATURE

10601 N. Pennsylvania Ave.

ADDRESS

Oklahoma, OK 73120

CITY, STATE, ZIP

405-203-5900

PHONE

Hearing #: _____ Hearing Date: _____ Zoning District: _____

Office Use Only

Batch # 42743

Check # 63304

Date 2-5-20

February 4, 2020

City of Napoleon
Attn: Mark Spiess
255 W. Riverview Ave.
Napoleon, Ohio 43545
(419) 592-4010

CESO Project Number: 755875-02

RE: North Pointe Plat No. 5 - Replat of Lot No. 8

Dear Mr. Spiess:

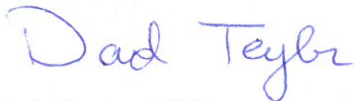
Please see enclosed documents for the North Pointe Plat No. 5 – Replat of Lot No. 8. Please consider this our formal application for the March 10 meeting. I have enclosed the following documents:

- Application for Public Hearing signed by Mr. Chad Bruner
- \$75 check payable to City of Napoleon

The stamped and signed mylar plat will be arriving via a separate package.

Should you have any further questions, please do not hesitate to call me.

Respectfully,



David Teyber, PE, SI
Project Manager

Cc: Chad Bruner, Love's Travel Stops

Enclosures

**NORTH POINTE - REPLAT OF LOT NO. 8 OF PLAT NO. 5
PART OF THE SOUTHWEST 1/4, SECTION 6, TWP. 5-N, RANGE 7-E
TOWNSHIP OF LIBERTY, CITY OF NAPOLEON, COUNTY OF HENRY, STATE OF OHIO**

LEGAL DESCRIPTION

A parcel of land being part of the Southwest quarter of Section Six, Township 5 North, Range 7 East, of Liberty Township, City of Napoleon, County of Henry, State of Ohio and more particularly described as follows:

Commencing at a Four Inch Concrete Monument at the Southwest corner of said Section 6, thence South 89°00'16" East, a distance of 1,074.63 Feet to the center of said Section 6, thence North 78°15'13" East, leaving said South line at a distance of 185.74 Feet, to a 3/4" Iron Pin found at the Southwest corner of a parcel of land conveyed to Rosewood LLC (Vol. 316, Pg. 5702) of the Henry County Recorder's records and the TRUE PLACE OF BEGINNING.

thence North 01°26'07" East, a distance of 1,168.30 Feet along a common line between said Rosewood land and a parcel of land conveyed to American Road Holdings, LLC (Vol. 315, Pg. 3452) to a found 4 Inch concrete Monument on the South right-of-way line of American Road (C.R. R2) and the Northwest corner of said Rosewood land.

thence South 89°00'52" East, a distance of 1,109.11 Feet, along said South line, passing a 5/8 Inch Iron Pin at 189.71 Feet, to a 4 Inch Concrete Monument set at a deflection point of said line,

thence South 81°47'03" East, a distance of 1,119.18 Feet along said South line its intersection with the West Limited Access right-of-way line of Industrial Drive.

thence along said West line the following three courses:

thence South 00°59'08" West, a distance of 255.03 Feet;
thence North 89°00'52" West, a distance of 15.00 Feet;
thence South 00°59'08" West, a distance of 269.99 Feet to its intersection with the North Limited Access right-of-way line of U.S. 6 & 24;

thence along said North line the following Five courses:

thence South 74°20'05" West, a distance of 171.17 Feet;
thence South 62°54'55" West, a distance of 224.96 Feet;
thence South 47°44'26" West, a distance of 361.14 Feet;
thence South 58°27'09" West, a distance of 265.66 Feet;

thence continue South 78°15'13" West along said line, a distance of 381.36 Feet, passing a 5/8 Inch Iron Pin found at 186.53 Feet, to the TRUE PLACE OF BEGINNING and containing 24,7830 acres, more or less, as surveyed by Steven W. Clutter PS-7655, for and on behalf of CESO, Inc. in November 2019.

The Basis of Bearings for this survey is State Plane Zone Ohio North (2011) derived from GPS observations.

COUNTY RECORDER'S CERTIFICATE

Filed for record _____, 2020 at _____
Recorded on _____, 2020 in Plat Cabinet _____ Slide _____
Fee \$ _____

Henry County Recorder _____ Date _____

COUNTY AUDITOR'S CERTIFICATE

Transferred on _____, 2020

Henry County Auditor _____ Date _____

CITY ENGINEER'S CERTIFICATE

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

Chad E. Luifs, P.E., P.S. _____ Date _____

CITY COUNCIL CERTIFICATE

Under authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Code Ordinance, the plat is hereby approved by the City Council of the City of Napoleon.

Date _____ Mayor _____
Clerk of Council _____

NOTARY CERTIFICATE

The undersigned _____ owner(s) of the real estate described herein, do hereby dedicate to the City of Napoleon all rights of way, streets, alleys, easements or other areas described or indicated as dedicated on the plat.

Owner _____
State of Ohio _____ SS
County of Henry _____

Be it remembered, that on this _____ day of _____ before me a notary public in and for the State of Ohio, personally appeared the owner(s) _____ the grantor(s) in the foregoing instrument, who acknowledged that he/she/they/it did sign the same, and that the same is grantor's free act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Henry County, Ohio on the day and year aforesaid.

NOTARY PUBLIC, STATE OF OHIO _____
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

Under authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Code Ordinance, the plat is hereby approved by the Planning Commission of the City of Napoleon.

Date _____ Chairman _____
Clerk of Council _____

SURVEYOR'S CERTIFICATE

I hereby certify that this plat represents a survey made by me, and that specified concrete monuments will be placed where shown within one year of the acceptance of this plat.

Date _____ By _____
Registered Surveyor _____
No. _____

NORTH POINTE - PLAT NO. 5

REPLAT OF LOT NO. 8

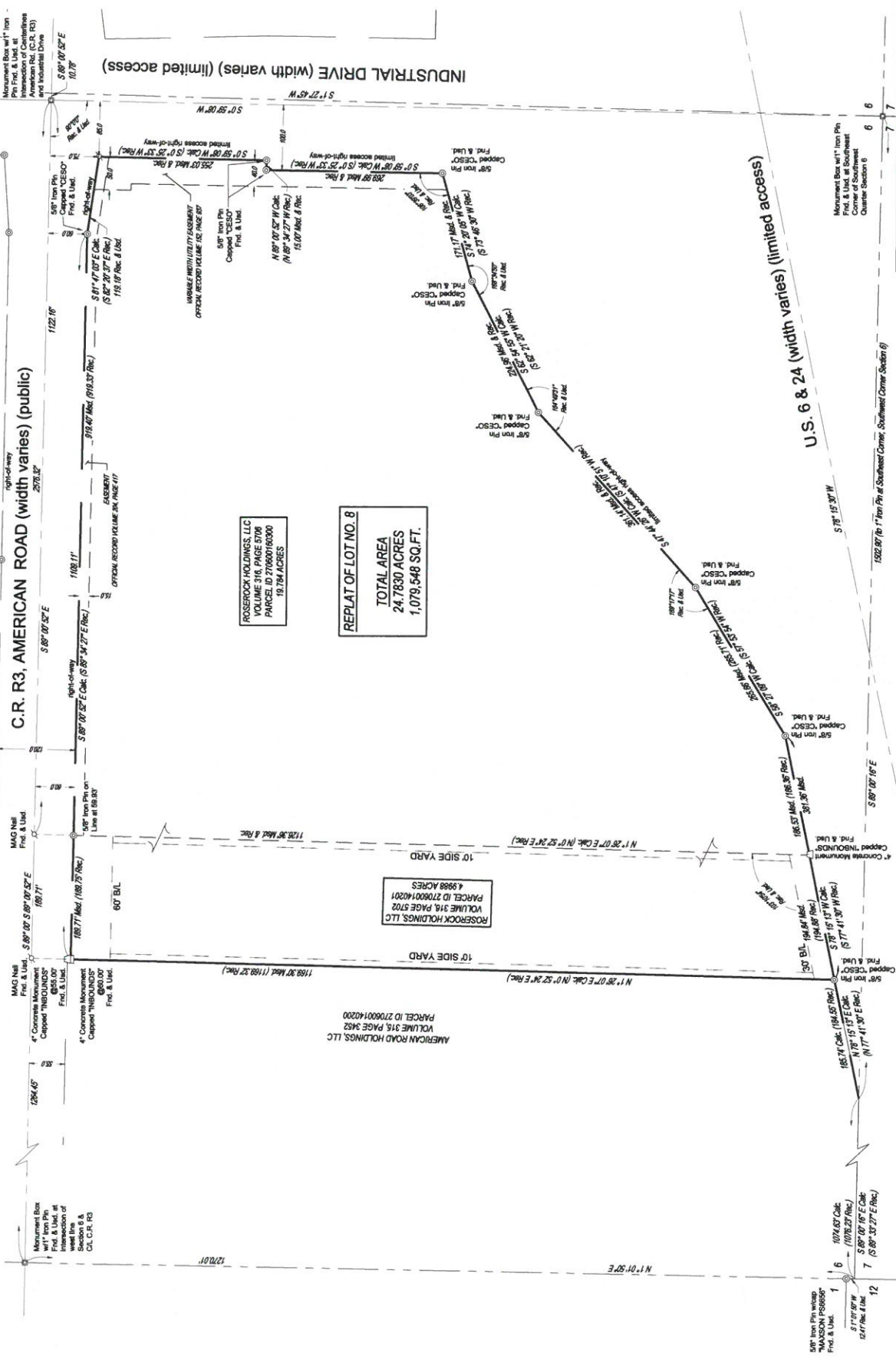
LIBERTY TOWNSHIP
CITY OF NAPOLEON
SCALE: N/A
DATE OF SURVEY: JANUARY 23, 2020

SECTION 6, T. 5N, R. 7E
COUNTY OF HENRY, STATE OF OHIO

DESIGN:	JOB NO.:
DRAWN: TDC	756875
CHECKED: SWC	SHEET NO.:
	1 of 2



C.R. R3, AMERICAN ROAD (width varies) (public)



INDUSTRIAL DRIVE (width varies) (limited access)

U.S. 6 & 24 (width varies) (limited access)

ROSE ROCK HOLDINGS, LLC
VOLUME 316, PAGE 5706
PARCEL ID 270600180000
19.784 ACRES

REPLAT OF LOT NO. 8
TOTAL AREA
24.7830 ACRES
1,079,548 SQ.FT.

ROSE ROCK HOLDINGS, LLC
VOLUME 316, PAGE 5702
PARCEL ID 270600140201
4.9888 ACRES

AMERICAN ROAD HOLDINGS, LLC
VOLUME 316, PAGE 5432
PARCEL ID 270600140200

SURVEY LEGEND

- ⊙ - Iron Pin Found as Described
- ⊛ - Monument Found as Described
- ⊠ - PK Nail/Mag Nail Found
- ⊡ - Stone Found as Described
- Fnd. (F) - Found
- Used (U) - Used
- Obs. (O) - Observed Calc. (C) - Calculated
- Rec. (R) - Deed

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

100 0 100

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESODINC.COM

REPLAT OF LOT NO. 8

LIBERTY TOWNSHIP
CITY OF NAPOLEON
SECTION 6, T. 5N, R. 7E
COUNTY OF HENRY, STATE OF OHIO

DATE OF SURVEY: JANUARY 23, 2020

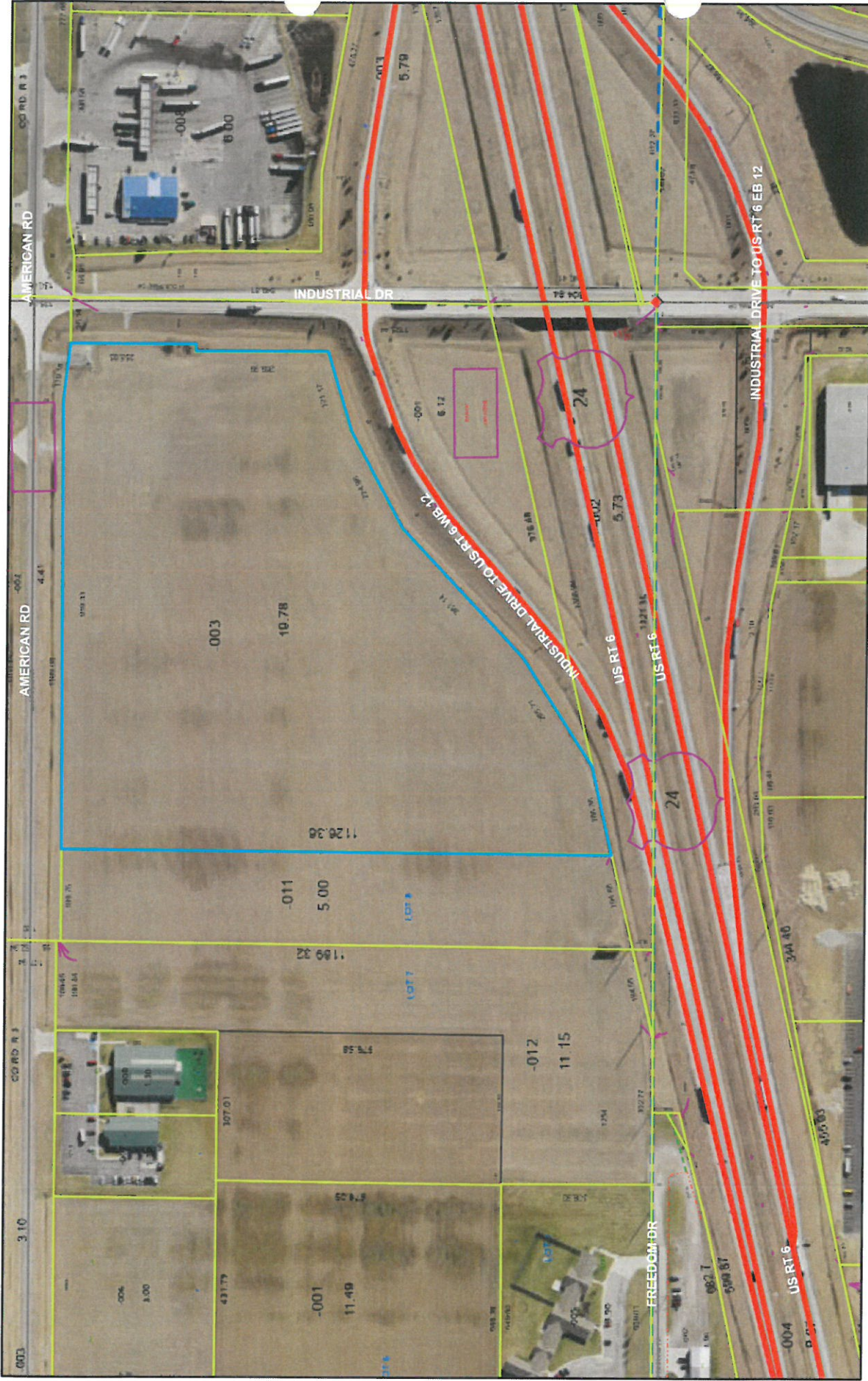
SCALE: 1" = 100'

JOB NO.: 758675
SHEET NO.: 2 OF 2

DRAWN: TDC
CHECKED: SWC

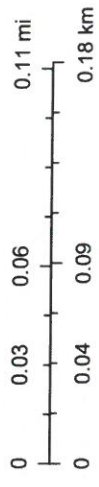
NORTH POINTE - REPLAT OF LOT NO. 8 OF PLAT NO. 5
PART OF THE SOUTHWEST 1/4, SECTION 6, TWP. 5-N, RANGE 7-E
TOWNSHIP OF LIBERTY, CITY OF NAPOLEON, COUNTY OF HENRY, STATE OF OHIO

ArcGIS Web Map



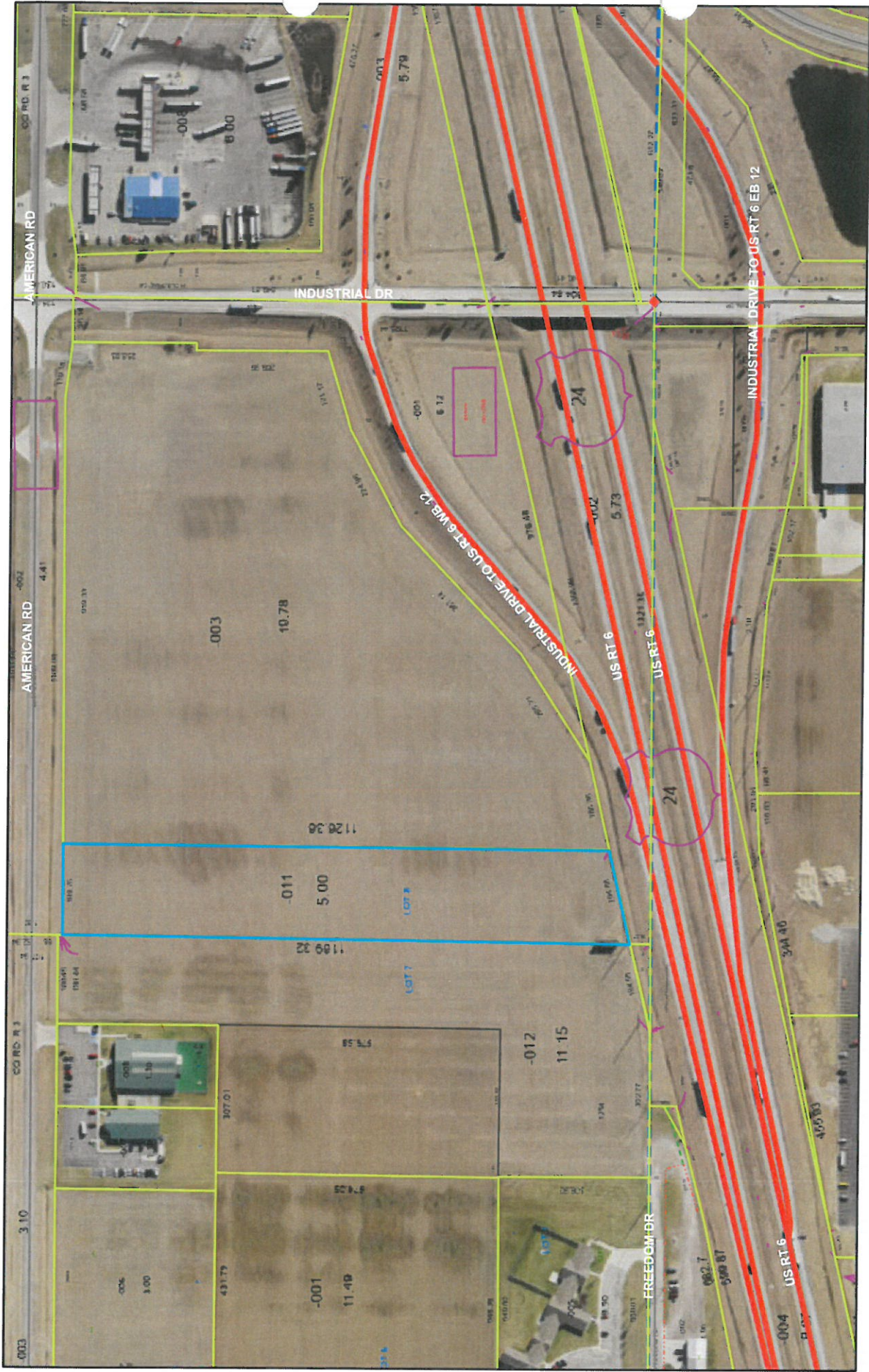
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- ◆ Section Corners
- ▭ Parcels
- Dimensions And Symbols
- Historic Parcel Lines
- Historic Lot Lines
- Section Lines
- Right of Way NPL
- Dimensions / Symbols
- Street Centerlines
- US ROUTE
- STREET

ArcGIS Web Map



2/13/2020, 11:00:42 AM

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- ◆ Section Corners
- ▭ Parcels
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- Historic Lot Lines
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