



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

*255 West Riverview
Napoleon, OH 43545
Telephone: (419) 592-4010 Fax: (419) 599-8393
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PC-20-10

Subdivision in City

For a Recommended Plat Approval

Location: Proposed Replat of Lot A, Appian Way Condominiums, of Replat of lots 4, 5, & 6 to Lots of 3 & 4. L.G Randalls 1st Addition, City of Napoleon, 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: Sept. 8, 2020 @ 5:00 Pm

Hearing #: PC-20-10

Background:

An application for a public hearing has been filed by Roger and Connie Sell, 570 Cambridge St. Napoleon, Ohio 43545. The applicant is requesting the approval of a subdivision of plat within the city. The request is pursuant to Chapter 1141 of the Codified ordinance of Napoleon, Ohio. The property is located in a C-1 General Commercial Zoning District.

Research and Findings:

1. A Subdivision in City Permit is for any planned development to be located in the C-1 General Commercial Zoning District as per 1145.01(a) table of permissible uses.
2. Scope of the project: (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.

Sell Subdivision, A Replat of Lot A, Appian Way Condominiums, of the Replat of of Lots 4, 5, & 6, L.G. Randalls 1st Addition, City of Napoleon, Henry County, Ohio,

Owner: Roger L. & Connie L. Sell

Deed Ref: OR 308, Pg. 2209
OR 316, Pg. 5245
OR 319, Pg. 4194

Owners Approval

We the undersigned owners of the property described as being Lot A of the Replat of Lots 4, 5, & 6, L.G. Randalls 1st Addition, City of Napoleon, Henry County, Ohio, have subdivided said property in accordance with the zoning regulations of said City and County, and approve its adoption.

Roger L. & Connie L. Sell
Deed Ref: OR 308, Pg. 2209
OR 316, Pg. 5245
OR 319, Pg. 4194

City of Napoleon

Under the Authority provided by Chapter 711 of the Ohio Revised Code, and Chapter 159 of the Napoleon Code of Ordinances, this plat is hereby approved by the City Council of the City of Napoleon, Ohio.

this _____ day of _____, 2020

Mayor

Attest: Clerk of Council

City of Napoleon, Engineer

I, the City of Napoleon Engineer, do hereby approve this plat, this _____ day of _____, 2020

City of Napoleon Engineer

Henry County Auditor

I, the Henry County Auditor, do hereby certify that there are no unpaid taxes on the property herein and certify the same for transfer.

Transfer this _____ day of _____, 2020

Henry County Auditor

Henry County Recorder

I, the Henry County Recorder, do hereby certify this plat has been received for record at _____ o'clock _____ M. and is recorded on slide _____.

This _____ day of _____, 2020

Henry County Recorder

Legal Description

Being the Sell Subdivision, a Replat of Lot A, Appian Way Condominiums, of the Replat of Lots 4, 5, & 6, L.G. Randall's First Addition, City of Napoleon, Henry County Ohio and which is more particularly described as follows:

Beginning at and iron pin found at the Southwest corner of Lot 7, L.G. Randall's First Addition;

Thence North 46°26'40" West, (assumed bearing for the purpose of this description), on the Northerly right of way of Appian Avenue, two hundred and seven hundredths (200.07) feet to an iron pin found;

Thence North 43°02'34" East, on the Southeasterly line of Lot 3, L.G. Randall's First Addition, one hundred seventy-nine and eight hundredths (179.08) feet to an iron pin found on an existing alley line;

Thence South 44°01'38" East, on an existing alley line, two hundred and thirty hundredths (200.30) feet to an iron pin found;

Thence South 0°00'20" West, on an existing alley line, four and twenty-nine hundredths (4.29) feet to an iron pin found;

Thence South 44°02'15" West, on the Northwestern line of Lot 7, one hundred sixty-seven and fifty-two hundredths (167.52) feet to the point of beginning.

Containing 0.809 (35,229.52 sf), of land more or less. Subject to all legal highways, easements, or restrictions of record.

State of Ohio
Henry County, ss:

Before me, a notary public, personally appeared the above owners of the lands shown hereon and acknowledge that they did sign this plat and that the same is their free act and deed. Subscribed in my presence

This _____ day of _____, 2020

Notary Public

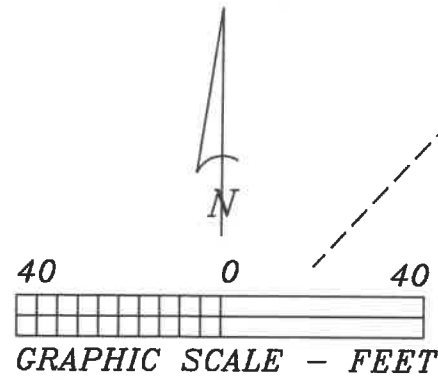
Planning Commission Certificate

Under the 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.

this _____ day of _____, 2020 Res.# _____

_____, Chairman

_____, Clerk



Plat Ref:
Slide 323A
Appian Way Condominiums
Declaration & Bylaws
OR 228, Pg. 1093

Legend

A = Conc Monument found
B = Iron pin in conc Found
C = Iron pin & cap set

Surveyor's Certificate

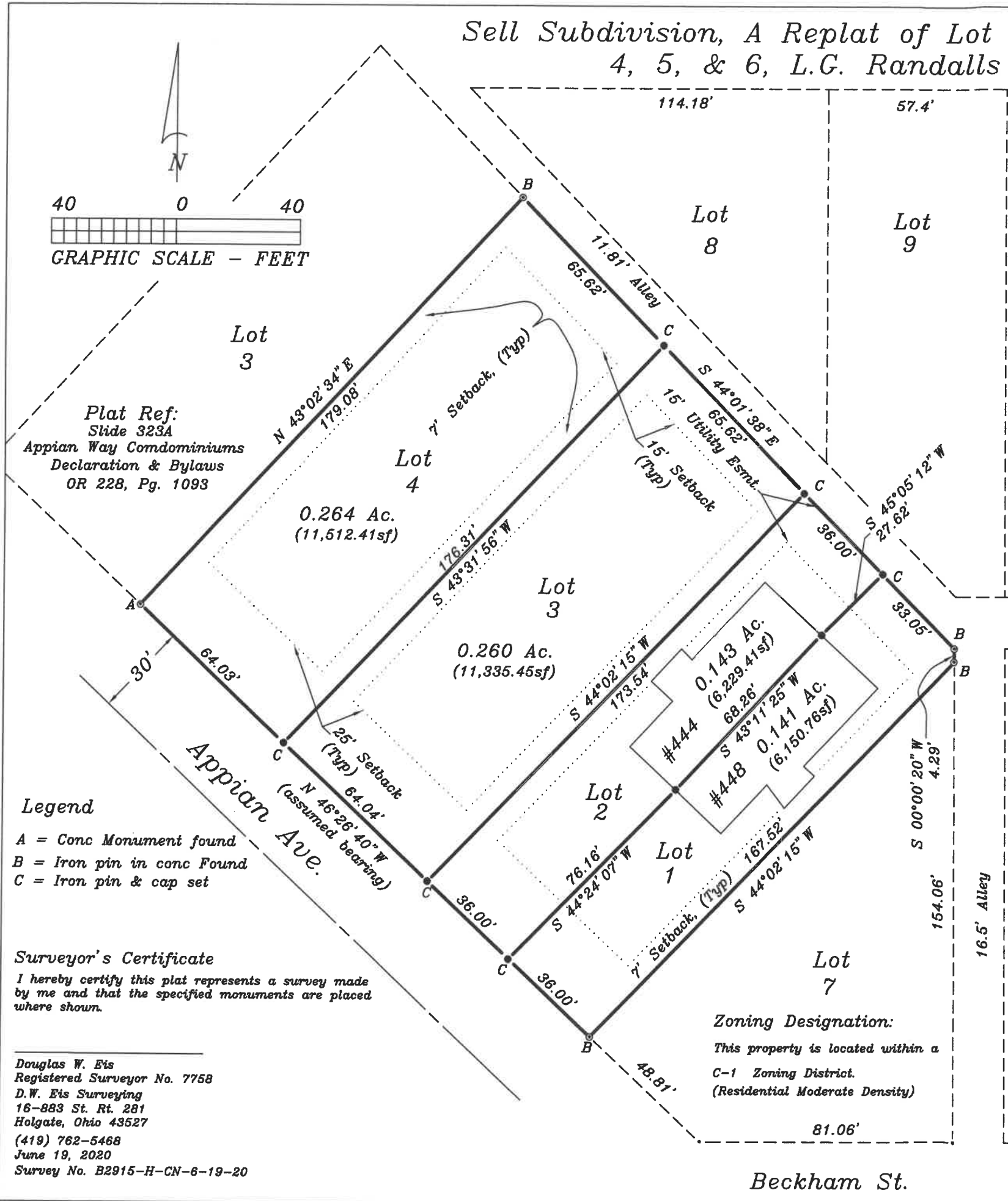
I hereby certify this plat represents a survey made by me and that the specified monuments are placed where shown.

Douglas W. Eis
Registered Surveyor No. 7758
D.W. Eis Surveying
16-883 St. Rt. 281
Holgate, Ohio 43527
(419) 762-5468
June 19, 2020
Survey No. B2915-H-CN-6-19-20

Zoning Designation:

This property is located within a
C-1 Zoning District.
(Residential Moderate Density)

Beckham St.



Kerrin

**CERTIFICATE OF TERMINATION
OF APPIAN WAY CONDOMINIUM ASSOCIATION**

ROGER L. SELL and CONNIE L. SELL, husband and wife, being the sole owners of all the units of Appian Way Condominiums, hereby elect to remove all of the condominium property from the provisions of the Condominium Declarations and By-Laws recorded in Volume 228, Page 1096, Official Records of Henry County, Ohio..

Furthermore, said undersigns, who are the sole owners of all the condominium property, under oath, affirm that all liens and encumbrances, except for taxes and assessments not yet due, have been paid in full.

This Certificate is done pursuant to Ohio Revised Code Section 5311.17.

Executed on this _____ day of July, 2020.

ROGER L. SELL

CONNIE L. SELL

STATE OF OHIO)
) **ss:**
COUNTY OF HENRY)

Before me, a Notary Public, personally appeared **ROGER L. SELL and CONNIE L. SELL**, husband and wife, and sole owners of all the condominium property, acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal of office, this _____ day of July, 2020.

Notary Public

This document was prepared by:
Thomas R. Manahan, Attorney At Law
614 N. Perry St. Napoleon, OH 43545

EXHIBIT A

Lot A of Appian Way condominiums, Replat of Lots 4, 5 and 6, L.G. Randalls 1st Addition to the City of Napoleon.

Parcel 1: Unit A – Parcel #41-009008.0020

Being Unit A, Appian Way Condominiums, as same as designated, delineated and described in the Declarations and on the Drawings thereof, of record, respectfully, in Official Records Volume 228, Page 1096, Recorder's Office, Henry County, Ohio.

Together with a percent undivided interest in the Common Area and Facilities as assigned to such Unit in the Declarations, all with respect to a Unit Property project including the property and buildings, and all improvements thereto, known in such recorded documents as the Appian Way Condominiums as is the subject of such recorded documents and any amendments thereto which may be recorded in the same location

Parcel 2: Unit B – Parcel #41-009008.0040

Being Unit B, Appian Way Condominiums, as same as designated, delineated and described in the Declarations and on the Drawings thereof, of record, respectfully, in Official Records Volume 228, Page 1096, Recorder's Office, Henry County, Ohio.

Together with a percent undivided interest in the Common Area and Facilities as assigned to such Unit in the Declarations, all with respect to a Unit Property project including the property and buildings, and all improvements thereto, known in such recorded documents as the Appian Way Condominiums as is the subject of such recorded documents and any amendments thereto which may be recorded in the same location

Parcel 3: Unit C – Parcel #41-009008.0060

Being Unit C, Appian Way Condominiums, as same as designated, delineated and described in the Declarations and on the Drawings thereof, of record, respectfully, in Official Records Volume 228, Page 1096, Recorder's Office, Henry County, Ohio.

Together with a percent undivided interest in the Common Area and Facilities as assigned to such Unit in the Declarations, all with respect to a Unit Property project including the property and buildings, and all improvements thereto, known in such recorded documents as the Appian Way Condominiums as is the subject of such recorded documents and any amendments thereto which may be recorded in the same location.

Parcel 4: Unit D – Parcel #41-009008.0080

Being Unit D, Appian Way Condominiums, as same as designated, delineated and described in the Declarations and on the Drawings thereof, of record, respectfully, in Official Records Volume 228, Page 1096, Recorder's Office, Henry County, Ohio.

Together with a percent undivided interest in the Common Area and Facilities as assigned to such Unit in the Declarations, all with respect to a Unit Property project including the property and buildings, and all improvements thereto, known in such recorded documents as the Appian Way Condominiums as is the subject of such recorded documents and any amendments thereto which may be recorded in the same location.

Parcel 5: Unit E – Parcel #41.009008.0100

Being Unit E, Appian Way Condominiums, as same as designated, delineated and described in the Declarations and on the Drawings thereof, of record, respectfully, in Official Records Volume 228, Page 1096, Recorder's Office, Henry County, Ohio.

Together with a percent undivided interest in the Common Area and Facilities as assigned to such Unit in the Declarations, all with respect to a Unit Property project including the property and buildings, and all improvements thereto, known in such recorded documents as the Appian Way Condominiums as is the subject of such recorded documents and any amendments thereto which may be recorded in the same location.

Parcel 6: Unit F – Parcel #41-009008.0120

Being Unit F, Appian Way Condominiums, as same as designated, delineated and described in the Declarations and on the Drawings thereof, of record, respectfully, in Official Records Volume 228, Page 1096, Recorder's Office, Henry County, Ohio.

Together with a percent undivided interest in the Common Area and Facilities as assigned to such Unit in the Declarations, all with respect to a Unit Property project including the property and buildings, and all improvements thereto, known in such recorded documents as the Appian Way Condominiums as is the subject of such recorded documents and any amendments thereto which may be recorded in the same location.