



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

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Napoleon, OH 43545
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PC-20-11

STREET DEDICATION

LOCATION: CLAIRMONT AVE. BETWEEN BRIARHEATH AVE. AND WESTMORLAND AVE. CLAIRMONT AVE. RIGHT-OF WAY BEING PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SECTION 14T5N, R6E, HENRY COUNTY, CITY OF NAPOLEON, LYNWOOD ADDITION.

MEMORANDUM

TO: MEMBERS OF THE CITY PLANNING COMMISSION
FROM: KEVIN L. SCHULTHEIS, ZONING ADMINISTRATOR/CODE ENFORCEMENT OFFICER
SUBJECT: STREET DEDICATION
HEARING #PC-20-11

BACKGROUND:

AN APPLICATION FOR PUBLIC HEARING HAS BEEN FILED BY NAPOLEON CITY SCHOOL DISTRICT, WHO WISHES TO DEDICATE THIS SECTION OF CLAIRMONT AVE., LOCATED BETWEEN THE BLOCKS OF BRIARHEATH AVE. AND WESTMORLAND AVE., IN THE CITY OF NAPOLEON, OHIO. THIS IS PURSUANT TO CITY CODE SECTION 1105.13

RESEARCH AND FINDING

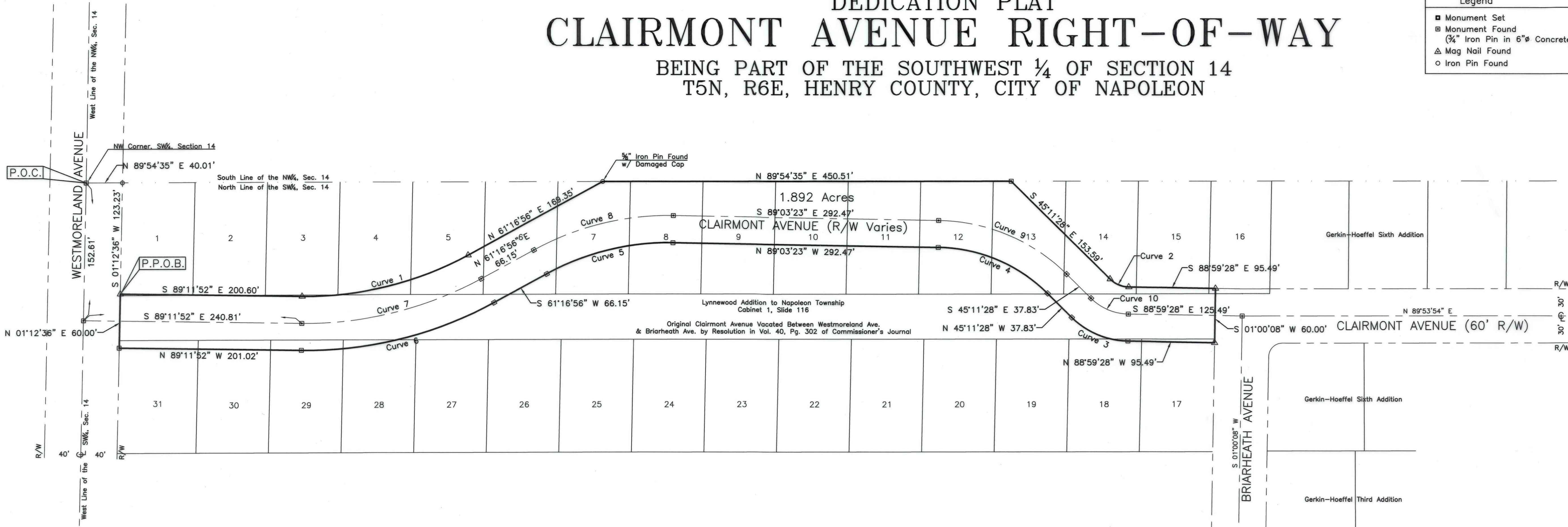
1. THIS SECTION OF CLAIRMONT AVE. IS A PRIVATE EXTENSION OFF CLAIRMONT BETWEEN WESTMORLAND AVE. AND BRIARHEATH AVE. OF THE LYNWOOD ADDITION, OWNED BY THE NAPOLEON CITY SCHOOL DISTRICT. NAPOLEON CITY SCHOOL DISTRICT NOW WISH TO DEDICATE THE AVENUE TO THE CITY OF NAPOLEON, OHIO
2. THIS PLAT HAS BEEN REVIEWED AND APPROVED BY ALL CITY DEPARTMENTS.

DEDICATION PLAT CLAIRMONT AVENUE RIGHT-OF-WAY

BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14
T5N, R6E, HENRY COUNTY, CITY OF NAPOLEON

Legend	
■	Monument Set
□	Monument Found (3/4" Iron Pin in 6" Concrete)
△	Mag Nail Found
○	Iron Pin Found

Boundary Curve Table				
Curve #	Delta	Radius	Length	Chord
Curve 1	29°31'12"	370.00'	190.63'	N 76°02'32" E 188.53'
Curve 2	43°48'00"	30.00'	22.93'	S 67°05'28" E 22.38'
Curve 3	43°48'00"	90.00'	68.80'	N 67°05'28" W 67.14'
Curve 4	43°51'55"	175.00'	133.98'	N 67°07'26" W 130.73'
Curve 5	29°39'41"	280.00'	144.95'	S 76°06'47" W 143.34'
Curve 6	29°31'12"	430.00'	221.55'	S 76°02'32" W 219.10'
Curve 7	29°31'12"	400.00'	206.09'	N 76°02'32" E 203.82'
Curve 8	29°39'41"	310.00'	160.48'	N 76°06'47" E 158.70'
Curve 9	43°51'55"	205.00'	156.95'	S 67°07'26" E 153.14'
Curve 10	43°48'00"	60.00'	45.87'	S 67°05'28" E 44.76'



OWNER CERTIFICATE

The undersigned _____ owners of the real estate described hereon, 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 _____ WITNESS _____
 1 _____
 2 _____

STATE OF OHIO
 COUNTY OF HENRY)

Before me, a Notary Public in and for said County and State, personally appeared the above owners of the lands shown hereon, and that the signing of the above certificate is their own free act and deed for the uses and purposes therein expressed, in witness thereof, this ____ day of _____, 20__.

Notary Public _____

CITY OF NAPOLEON PLANNING COMMISSION

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

Date _____

Chairman _____

Clerk of Council _____

CITY OF NAPOLEON COUNCIL

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

Date _____

Mayor _____

Attest: Clerk of Council _____

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. Transferred this ____ day of _____, 20__.

Henry County Auditor _____

HENRY COUNTY RECORDER

Filed for record this ____ day of _____, 20__, at ____ o'clock, __M.
 and recorded in plat Cabinet _____, Slide _____.

Henry County Recorder _____

CITY OF NAPOLEON ENGINEER

In accordance with Ohio R.C. 711.08, the undersigned, being the Engineer for the City of Napoleon, Ohio hereby certifies that the streets as laid out on this plat of such addition corresponds with those laid out on the recorded plats of the Commission.

City of Napoleon Engineer _____

SURVEYOR'S CERTIFICATE

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

Nick E. Nigh
 Nick E. Nigh, P.S. #7384 Date 8-21-2020
 Peterman Associates, Inc.


LEGAL DESCRIPTION

1.892 Acres

Situated in the City of Napoleon, County of Henry, State of Ohio and being a part of the SW1/4 of Section 14, Napoleon Township, T5N, R6E, together with a part of Lots 1-18 and a part of Lots 28-31 Lynnwood Addition as recorded in Cabinet 1 Slide 116 of the Henry County Plat Records, and a part of vacated Clairmont Avenue (by resolution 40, Page 302 of the Commissioners Journal) a tract of land bounded and described as follows:

Commencing at a monument found marking the northwest corner of the SW1/4 of said Section 14;

thence along the north line of the SW1/4 of said Section 14 N89°54'35"E a distance of 40.01 feet to an iron pin found on the east right of way line of Westmoreland Avenue (80' R/W);

thence along the east right of way line of said Westmoreland Avenue S01°12'36"W a distance of 123.23 feet to a mag nail found and being the **Principal Point of Beginning** of the tract of land to be herein described;

thence from the above described **Principal Point of Beginning** S89°11'52"E a distance of 200.60 feet to a mag nail found marking the P.C. of a curve to the left;

thence along said curve to the left, in a northeasterly direction, with a central angle of 29°31'12" a radius of 370.00 feet and a length of curve of 190.63, the chord of said curve bearing N76°02'32"E a distance of 188.53 feet to a mag nail found marking the P.T. of said curve;

thence N61°16'56"E a distance of 169.35 feet to a 5/8" iron pin found with damaged cap on the north line of the SW1/4 of said Section 14;

thence along the north line of the SW1/4 of said Section 14 N89°54'35"E a distance of 450.51 feet to a monument found;

thence S45°11'28"E a distance of 153.59 feet to a mag nail found marking the P.C. of a curve to the left;

thence along said curve to the left, in a southeasterly direction, with a central angle of 43°48'00" a radius of 30.00 feet and a length of curve of 22.93 feet, the chord of said curve bearing S67°05'28"E a distance of 22.38 feet to a mag nail found marking the P.T. of said curve;

thence S88°59'28"E a distance of 95.49 feet to a mag nail found on a northerly extension of the west right of way line of Briarheath Avenue (60' R/W);

thence along the west right of way line of Briarheath Avenue, and as extended northerly, S01°00'08"W a distance of 60.00 feet to a mag nail found;

thence N88°59'28"W a distance of 95.49 feet to a monument found marking the P.C. of a curve to the right;

thence along said curve to the right, in a northwesterly direction, with a central angle of 43°48'00" a radius of 90.00 feet and a length of curve of 68.80 feet, the chord of said curve bearing N67°05'28"W a distance of 67.14 feet to a monument found marking the P.T. of said curve;

thence N45°11'28"W a distance of 37.83 feet to a monument found marking the P.C. of a curve to the left;

thence along said curve to the left, in a northwesterly direction, with a central angle of 43°51'55" a radius of 175.00 feet and a length of curve of 133.98 feet, the chord of said curve bearing N67°07'26"W a distance of 130.73 feet to a monument found marking the P.T. of said curve;

thence N89°03'23"W a distance of 292.47 feet to a monument found marking the P.C. of a curve to the left;

thence along said curve to the left, in a southwesterly direction, with a central angle of 29°39'41" a radius of 280.00 feet and a length of curve of 144.95 feet, the chord of said curve bearing S76°06'47"W a distance of 143.34 feet to a monument found marking the P.T. of said curve;

thence S61°16'56"W a distance of 66.15 feet to a monument found marking the P.C. of a curve to the right;

thence along said curve to the right, in a southwesterly direction, with a central angle of 29°31'12" a radius of 430.00 feet and a length of curve of 221.55 feet, the chord of said curve bearing S76°02'32"W a distance of 219.10 feet to a monument found marking the P.T. of said curve;

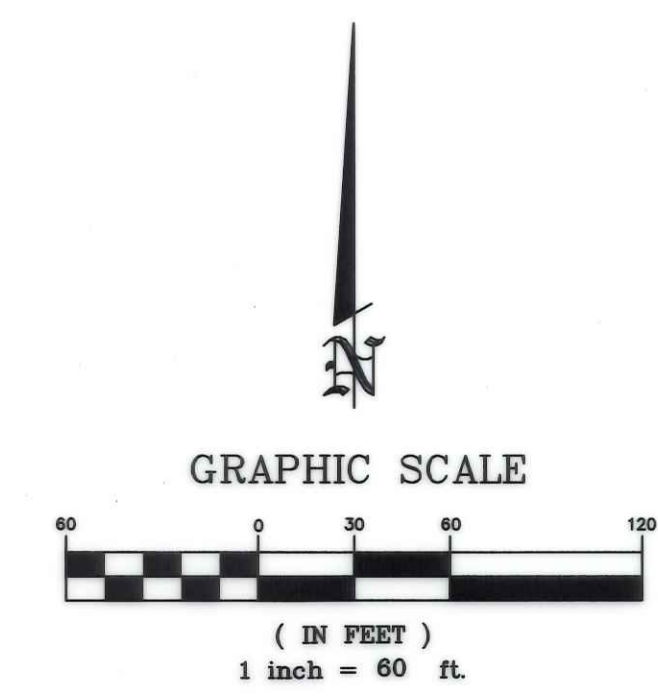
thence N89°11'52"W a distance of 201.02 feet to a monument found on the east right of way line of said Westmoreland Avenue;

thence N01°12'36"E a distance of 60.00 feet to the **Principal Point of Beginning**, and containing 1.892 acres of land, more or less, subject however to all prior easements of record.

NOTE: The above legal description contains 1.892 acres of land in Tax Parcel Number 411401920000.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

I.P. set = 5/8" x 30" Rebar with Peterman Associates' Cap.



PETERMAN ASSOCIATES, INC.

- ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS -

Corporate Office
 3450 N. Main Street
 Findlay, Ohio 46840
 Office (419)422-6672
 Fax (419)422-9466

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PLANNING COMMISSION RESOLUTION NO. PC 20-11

**A RESOLUTION RECOMMENDING THE APPROVAL OF A PLAT-
KNOWN AS CLAIRMONT AVE. RIGHT-OF-WAY BEING PART OF
THE SOUTHWEST ¼ OF SECTION 14T5N, R6E, LYNWOOD
ADDITION DEDICATION PLAT" IN THE CITY OF NAPOLEON, OHIO**

Whereas, this Owner, Napoleon City School, has legal ownership of certain real property being Clairmont Ave. being part of the Southwest ¼ of Section 14T5N, R6E, Lynwood addition, in the City of Napoleon, Henry County, Ohio; and,

Whereas, a certain street exists known as Clairmont Ave., between the streets of Briarheath Ave. and Westmorland Ave. that has been used and maintained By the owner, Napoleon City Schools, and has requested this section to be dedicated and accepted as a public street; and,

Whereas, the City's Engineering department is unable to locate a record evidencing the dedication and acceptance of the said street, at least in the entirety as now used as a public street; Therefore,

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF
NAPOLEON, OHIO:**

Section 1. That, it is the recommendation of this Planning Commission that the Plat known as the Clairmont Ave. Right of Way Dedication Plat" situated in the City of Napoleon, County of Henry, State of Ohio, be approved, and the Right of Way (Street) be hereby accepted by the City as a public street.

Section 2. That, it is found and determined that all formal actions of this Commission concerning and relating to the adoption of this Resolution were adopted in open meetings of this Commission, and that all deliberations of this Commission and any of its committees that resulted in such formal actions were in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code and the Codified Ordinances of Napoleon Ohio.

Section 3. That, if any other prior Resolution is found to be in conflict with this Resolution, then the provisions of this Resolution shall prevail; further if any portion of this Resolution is found to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution or any part thereof.

Section 4. That, this Resolution shall take effect at the earliest time permitted by law.

Passed: _____
Chairperson

VOTE ON PASSAGE ____ Yea ____ Nay ____ Abstain

Attest:

Roxanne Dietrich, Clerk of Council