



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

*255 West Riverview  
Napoleon, OH 43545  
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[www.napoleonohio.com](http://www.napoleonohio.com)*

PC-20-12  
Subdivision in City  
For a Recommended Re-Plat Approval  
Location: Parcel Number: 41-129211.0020

**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:** September 15, 2020  
**Hearing #:** PC-20-12

**Background:**

An application for a public hearing has been filed by Richard Luzny, The applicant is requesting the approval of a subdivision of a Re-Plat of lot A of Hogrefes Plat II within the city. The request is pursuant to Chapter 1141 of the Codified ordinance of Napoleon, Ohio. The property is located in an R-3 Moderate-Density Residential Zoning District.

**Research and Findings:**

1. A Subdivision in City Permit is for any planned development to be located in the R-3 Moderate –Density Residential Zoning District as per 1145.01(a) table of permissible uses.
2. Scope of the project: Proposed Re-Plat of lot A-1-1 .849 Acres. (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.

**RE-PLAT OF LOT A-1 OF THE  
RE-PLAT OF LOT A OF HOGREFE'S PLAT II  
STATE OF OHIO, COUNTY OF HENRY, CITY OF NAPOLEON,  
A PORTION OF THE E 1/2 OF SECTION 12,  
TOWNSHIP 5 NORTH, RANGE 6 EAST, FIRST PRINCIPAL MERIDIAN  
RE-PLAT OF LOT A-1 IS RECORDED ON SLIDE 377 B  
HOGREFE'S PLAT II IS RECORDED ON SLIDES 296 A&B  
AT THE HENRY COUNTY RECORDER'S OFFICE**

**OWNERS ACKNOWLEDGMENT:**

Lot A-1 - 4.504 Acres

- 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) GRD DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR OF 0.9999298918.
  - 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."

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: \_\_\_\_\_

**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 \_\_\_\_\_

**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

**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

**HENRY COUNTY RECORDER**

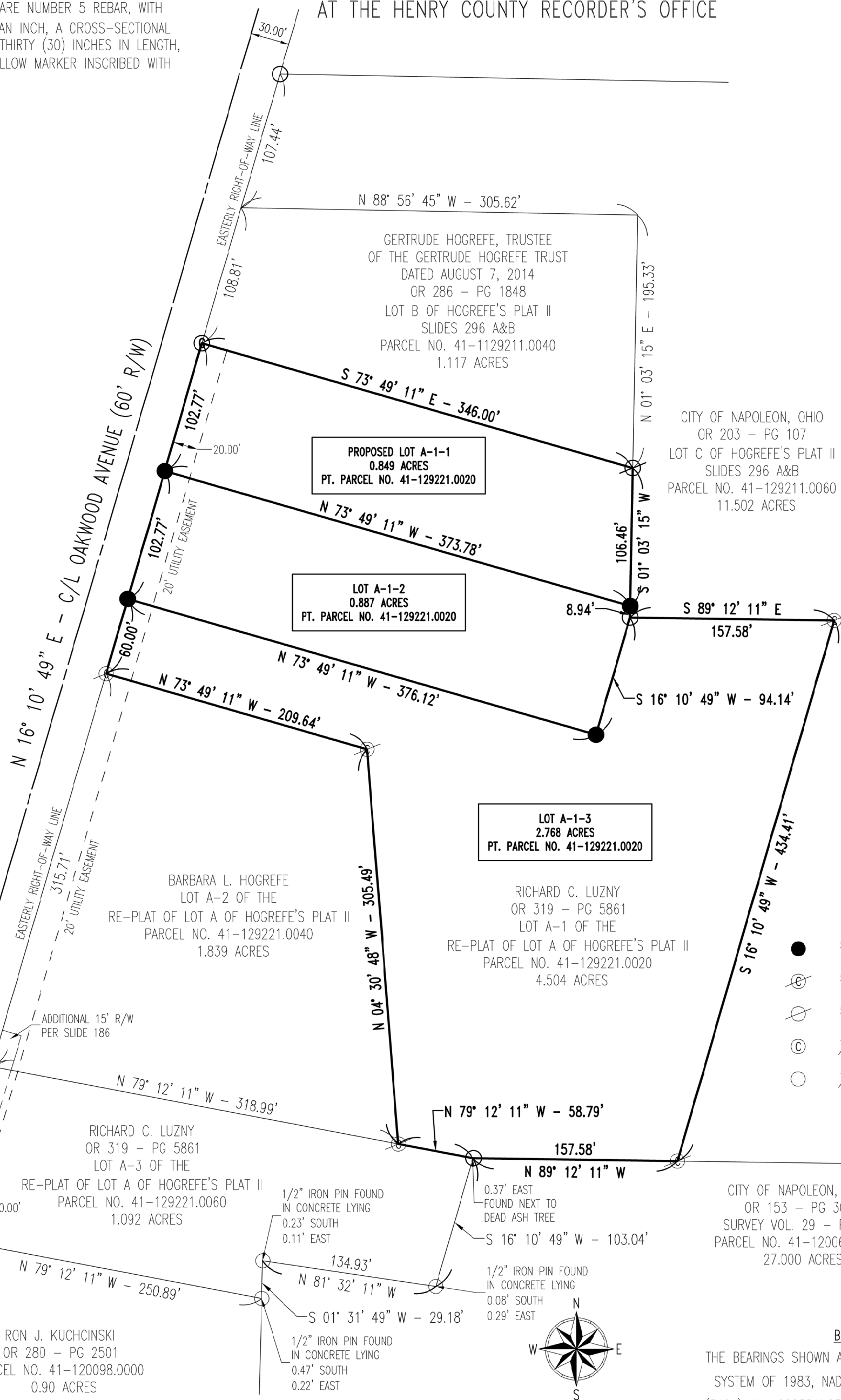
I, THE HENRY COUNTY RECORDER DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECEIVED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND RECORDED ON SLIDE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FEE: \_\_\_\_\_

HENRY COUNTY RECORDER

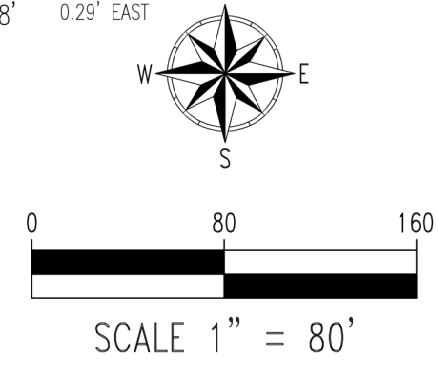
I HEREBY DECLARE THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

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



- LEGEND**
- 5/8" IRON PIN WITH CAP SET
  - ⊙ 5/8" IRON PIN WITH CAP FOUND
  - ⊘ 5/8" IRON PIN FOUND
  - ⊙ 1/2" IRON PIN WITH CAP FOUND
  - 1/2" IRON PIN 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 MARCH OF 2020.



Situated in the State of Ohio, County of Henry, City of Napoleon, being that portion of the East Half of Section 12, Napoleon Township, Township 5 North, Range 6 East, of the First Principal Meridian, being all of Lot A-1 of the Re-Plat of Lot A of Hogrefe's Plat II, recorded on slide 377 B and as described in a deed to Richard C. Luzny, recorded in Official Record Volume 319, Page 5861 (references recorded in the Recorder's Office, Henry County, Ohio), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin capped with a plastic survey marker found at the northwest corner of said Lot A-1, said 1/2 inch iron pin also being the TRUE POINT OF BEGINNING;

THENCE easterly with the north line of said Lot A-1, South 73° 49' 11" East, 346.00 feet to a 5/8 inch iron pin found at a northeasterly corner of said Lot A-1;

THENCE southerly with an easterly line of said Lot A-1, South 01° 03' 15" West, 115.40 feet to a 1/2 inch iron pin found at a northeasterly corner of said Lot A-1;

THENCE easterly with a northerly line of said Lot A-1, South 89° 12' 11" East, 157.58 feet to a 5/8 inch iron pin capped with a plastic survey marker found at a northwesterly corner of said Lot A-1;

THENCE southerly with an easterly line of said Lot A-1, South 16° 10' 49" West, 434.41 feet to a 5/8 inch iron pin capped with a plastic survey marker found at a southeasterly corner of said Lot A-1;

THENCE westerly with a southerly line of said Lot A-1, North 89° 12' 11" West, 157.58 feet to a southeasterly corner of said Lot A-1 (referenced by a 1/2 inch iron pin found lying 0.37 east of said southeasterly corner);

THENCE westerly with a southerly line of said Lot A-1, North 79° 12' 11" West, 58.79 feet to a 5/8 inch iron pin capped with a plastic survey marker found at a southwesterly corner of said Lot A-1;

THENCE northerly with a westerly line of said Lot A-1, North 04° 30' 48" West, 305.49 feet to a 5/8 inch iron pin capped with a plastic survey marker found at westerly corner of said Lot A-1;

THENCE westerly along a northerly line of said Lot A-1, North 73° 49' 11" West, 209.64 feet to a 5/8 inch iron pin capped with a plastic survey marker found in the easterly right-of-way line of Oakwood Avenue;

THENCE northerly with the easterly right-of-way line of Oakwood Avenue, North 16° 10' 49" East, 265.54 feet to the TRUE POINT OF BEGINNING, containing 4.504 acres of and, more or less, as surveyed and described in August of 2020, 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."

<b>SURVEY PLAT FOR:</b>	
RICHARD C. LUZNY	
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: 2020-88
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