



# City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010  
FAX (419) 599-8393  
www.napoleonohio.com

1650 Commercial Dr.

## Fax Transmission

Mayor  
J. Andrew Small

To: Harold Plassman

Company Name: \_\_\_\_\_

Members of Council  
Michael J. DeWit, President  
Terri A. Williams  
James Hershberger  
Travis B. Sheaffer  
John A. Helberg  
Steven C. Small  
Glenn A. Miller

Fax Number: 419 445 1080

Number of Pages (Including Cover Page): 2

From: Drew Plassman

Date: 5-2-02 Time: 8:21 AM

City Manager  
Dr. Jon A. Bisher

Operator: \_\_\_\_\_

Finance Director  
Gregory J. Heath

Comments:

Harold - Please note the attached description is for the parcel on which Eugene and Barb reside along Oakwood Ave.

Law Director  
David M. Grahn

City Engineer  
Joseph R. Kleiner, P.E.

Drew  
Please call (419) 592-4010 if you have any trouble receiving this Transmission or you did not receive the number of pages shown above.

## 5.268 ACRE PARCEL – LEGAL DESCRIPTION

A parcel of land being part of the Northeast one-quarter (1/4) of Section twelve (12), Township five (5) North, Range six (6) East, City of Napoleon, Henry County, Ohio and being more particularly described as follows:

Commencing at the point of intersection of the centerline of Independence Drive (extended) with the centerline of Oakwood Avenue;

Thence Southerly along the centerline of Oakwood Avenue, having an assumed bearing of South fifteen (15) degrees, thirty-six (36) minutes, and twenty-eight (28) seconds West, a distance of one thousand, four hundred thirty-seven and eighty-six hundredths (1,437.86) feet to the **TRUE POINT OF BEGINNING**;

Thence Easterly along a line having a bearing of South seventy-four (74) degrees, twenty-three (23) minutes, and thirty-two (32) seconds East, a distance of four hundred six and eighteen hundredths (406.18) feet to a point;

Thence Southwesterly along a line having a bearing of South fifteen (15) degrees, thirty-six (36) minutes, and twenty-eight (28) seconds West, a distance of five hundred thirty-seven and forty-five hundredths (537.45) feet to a point;

Thence Westerly along a line having a bearing of North eighty-two (82) degrees, six (06) minutes, and thirty-two (32) seconds West, a distance of four hundred nine and eighty-nine hundredths (409.89) feet to a point, located on the centerline of Oakwood Avenue;

Thence Northerly along the centerline of Oakwood Avenue, having a bearing of North fifteen (15) degrees, thirty-six (36) minutes, and twenty-eight (28) seconds East, a distance of five hundred ninety-two and forty-nine hundredths (592.49) feet to the **TRUE POINT OF BEGINNING**.

Containing 229,478 square feet, which is equal to five and two hundred sixty-eight thousandths (5.268) acres of land, more or less. Subject, however, to all legal highways and easements of record.

May 15, 2002

City of Napoleon, Ohio  
255 W. Riverview Ave.  
Napoleon, Ohio 43545

Attn: Mr. Jon Bisher, City Manager

Dear Mr. Bisher:

We understand that the City of Napoleon is applying for Clean Ohio Conservation Funds (Issue 1) for an open space and watershed conservation project known as the Van Hyning Creek floodplain and wetlands preserve. This parcel is in the heart of the City of Napoleon and adjacent to the largest City park will not only improve the quality of life for the citizens of Napoleon and the surrounding areas but it will provide much needed areas for Ohioans to walk bike and appreciate nature.

We believe that this project will be very beneficial for Napoleon and Henry County while benefiting all persons in the surrounding areas that appreciate nature. This site is unique in that it is not only located within the city limits of Napoleon but the 27 acre parcel is comprised of floodplains, wetlands and steep hillsides overlooking Van Hyning Creek. This is an area that should be preserved for future generations.

We look forward to working with you on this project and we support this project. We know it will contribute to quality of life for the people of Napoleon, Henry County, NW Ohio, and the State of Ohio.

Sincerely,



Julia Ann Luzny  
Chairman Napoleon City Planning Commission

CC: Blackwood Construction Services, LLC  
630 W. Washington St  
Napoleon, Ohio 43545



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May 03, 2002

Mr. Dennis Miller  
Maumee Valley Planning  
197-2B-2 island Parkway Ave.  
Defiance, Ohio 43512

**Mayor**  
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Re. Issue 1 - 62 Acre brown field site (Hogrefe property) located at  
1651 Commerce Drive Napoleon, Ohio.

Dear Sirs

This letter is an attempt to address questions which may arise related to previous land use of the subject property. Mr. Henry Hogrefe purchased the property in the late 1930's. Mr. Hogrefe utilized the property for farm land and for the operation of his salvage yard. Over the years of his ownership and subsequent ownership by his sons the entire land area at one time or another was used as a salvage yard for automobiles, farm machinery, industrial and commercial scrap and general salvage materials. Some of the land was farmed from time to time with no particular consistency and no particular areas. There are signs of this land use history on the entire site.

The information contained herein has been obtained by my personal observation and through interviews I have personally performed with individuals who witnessed this through the years.

Regards

Brent N. Damman  
Zoning Administrator, City Planner