

PERMIT
CITY OF NAPOLEON, OHIO - BUILDING DEPARTMENT
 255 West Riverview Avenue, Napoleon, Ohio 43545 - (419) 592-4010

Permit No. 3750 Issued 11/28/95
 Job Location 345 W. Main St.
 Lot _____
 Issued by Brent N. Damman
 Owner Ed & Mary Hoeffel 592-5852
 Address 345 W., Main Napoleon, OH
 Agent Meller Builders & Supply
826-5826 592-58
 Address Box 83 Swanton, OH 43558
 Use Type - Residential X
 Other - Describe _____
 No. Dwelling Units _____
 New _____ Replacement _____
 Add'n. _____ Alter _____ Remodel X
 Mixed Occupancy _____
 Change of Occupancy _____
 Estimated Cost \$ 65,000.00

FEES	BASE	PLUS	TOTAL
<input checked="" type="checkbox"/> Building	\$ 9.00	\$ 158.00	\$ 167.00
<input checked="" type="checkbox"/> Electrical	\$ 15.00	\$ 21.00	\$ 37.00
<input checked="" type="checkbox"/> Plumbing	\$ 9.00	\$ 27.00	\$ 36.00
<input checked="" type="checkbox"/> Mechanical	\$ 18.00	\$	\$ 18.00
<input type="checkbox"/> Demolition	\$	\$	\$
<input type="checkbox"/> Zoning	\$	\$	\$
<input type="checkbox"/> Sign	\$	\$	\$
<input type="checkbox"/> Water Tap	\$	\$	\$
<input type="checkbox"/> Sew. Insp.	\$	\$	\$
<input type="checkbox"/> Sewer Tap	\$	\$	\$
<input type="checkbox"/> Temp. Water	\$	\$	\$
<input type="checkbox"/> Temp. Elec.	\$	\$	\$
TOTAL FEES.....			\$ 258.00
LESS FEES PAID.....			\$
BALANCE DUE.....			\$

ZONING INFORMATION

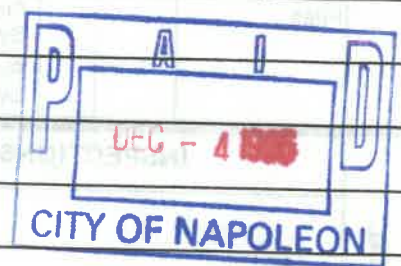
district	lot dimensions		area	front yd	side yd	rear yd
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd		date appr

WORK INFORMATION

Yes-approved 03/20/95
 File #PC 95/03

Size: Length _____ Width _____ Stories _____ Ground Floor Area _____
 Height _____ Building Volume (for Demo. Permit) _____

Electrical: _____
 Plumbing: _____
 Mechanical: _____



Additional Information: 3 family to Bed & Breakfast conversion

Date Dec 1/95 Applicant Signature [Signature]

METER YOKE RELEASE

This document is for the release of one (1) Water Meter Yoke for Residential water service lines.

RELEASE NO. 189
PERMIT NO. 3750 ISSUED 3-12-96
JOB LOCATION 345 W. Main
(X) - Inside City Limits () - Outside City Limits
ISSUED BY _____
OWNER Ed Weffel
ADDRESS 345 W. Main
CONTRACTOR Moller Bldg.
ADDRESS P.O. Box 83 Swanton Oh 43558
CONTRACTOR'S PHONE NO. 826-5826
WATER TAP SIZE: (X) = 1" () = 1-1/2" () = 2"
WATER METER s# _____
() - New Dwelling (X) - Existing Dwelling
() - Lawn Meter

1" Horn or spuds

Water Service Line to be Type (K) Copper or (CTS) Polyethelene Tubing of one inch (1") minimum.

Watts No. 107 Dual check required (X) = Yes () = No

Water Meter Yoke installation is subject to the following conditions:

- 1.) Must be located in an accessible area.
- 2.) Must be in an area not subject to freezing temperatures.
- 3.) Must be eighteen inches (18") above floor level, not in crawl spaces.
- 4.) Must comply with the mounting criteria and clearances as set forth in DRAWING #04403901.

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ISSUED BY BAD

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ADDRESS 345 W. Main

CONTRACTOR Meller Bldgs.

ADDRESS P.O. Box 83 Swanton Oh 43558

CONTRACTOR'S PHONE NO. 826-5826

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Watts No. 107 ^{or equal} Dual check required = Yes () = No

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APPLICATION FOR

Residential, Building, Electrical, Plumbing, Mechanical, and Demolition Permit
FROM - The City of Napoleon, Ohio, Building Department
 255 West Riverview Avenue; P.O. Box 151; Napoleon, Ohio 43545 - Telephone (419) 592-4010

ENTRY NO. _____
 PERMIT NO. 3750 ~~3747~~ ISSUED 11-28-95
 JOB LOCATION 345 W. Main
 LOT _____
 (Subdivision or Legal Description)
 ISSUED BY BND
 (Building Official)

OWNER Ed & Mary Hoefel PHONE 592-5852
 ADDRESS 345 W. Main Napoleon
 AGENT Moller Builders & Supply Co. PHONE 826-5826
 ADDRESS P.O. Box 83 Swanton, Ohio 43558
 USE: Residential Commercial Industrial
 Other _____

WORK: New Addition Replacement Remodel
 ESTIMATED COST = \$ 65,000

	<u>Base</u>	<u>Plus</u>	<u>Total</u>
<input checked="" type="checkbox"/> Building	\$ <u>9.00</u>	\$ <u>158.00</u>	\$ <u>167.00</u>
<input checked="" type="checkbox"/> Electrical	\$ <u>15.00</u>	\$ <u>21.00</u>	\$ <u>37.00</u>
<input checked="" type="checkbox"/> Plumbing	\$ <u>9.00</u>	\$ <u>27.00</u>	\$ <u>36.00</u>
<input checked="" type="checkbox"/> Mechanical	\$ <u>18.00</u>	\$ _____	\$ <u>18.00</u>
<input type="checkbox"/> Demolition	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Zoning	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Sign	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Water Tap	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Sewer Tap	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Temp Water	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Temp Elec.	\$ _____	\$ _____	\$ _____

Additional Plan Review: Structure _____ Hours _____
 Electric _____ Hours _____

TOTAL FEES \$ 258.00
 Less Fees Paid \$ _____
 BALANCE DUE \$ 258.00

ZONING INFORMATION

<u>District</u>	<u>Lot Dimensions</u>	<u>Area</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
<u>R-4</u>					

<u>Max Height</u>	<u>No. Pkg. Spaces</u>	<u>No. Ldg. Spaces</u>	<u>Max Cover</u>	<u>Petition or Appeal Required-Date</u>
				<u>Yes - Approved 3-20-95</u> <u>File # PC 95/03</u>

WORK INFORMATION

Building: Ground Floor Area _____ sq. ft. Basement Floor Area _____ sq. ft.
 Garage Floor Area _____ sq. ft. 2nd Floor Area _____ sq. ft. Other _____ sq. ft.
 Size: Length _____ Width _____ Stories _____ Height _____
 Building Volume (for Demolition Permit) _____ cubic feet

Description of Work: 3 Family to Bid & Breakfast conversion

ELECTRICAL: Contractor _____ Phone _____
Address _____ ESTIMATED COST = \$ _____
Type of Work: () New () Service Change () Rewiring () Add'l Wiring TEMPORARY ELEC. REQUIRED - () Yes () No
Size of Service _____ Underground _____ Overhead _____ Number of New Circuits 7

Description of Work: _____

PLUMBING: Contractor _____ Phone _____
Address _____ ESTIMATED COST = \$ _____

WATER TAP REQUIRED - () Yes () No Size _____ Type of Pipe _____ Water Dist. Pipe _____

SANITARY SEWER TAP REQUIRED - () Yes () No Size _____ Type of Pipe _____ Dr. Waste Vt. Pipe _____

STREET SEWER TAP REQUIRED - () Yes () No Type of Pipe _____ STREET TO BE OPENED - () Yes () No

Main Building Drain Size = _____ Main Vent Pipe Size = _____

LIST NUMBER OF PLUMBING FIXTURES BELOW:

Water Closets = 3 Bathtubs = 2 Showers = 1 Lavatories = 3 Kitchen Sinks = _____ Disposal = _____
Clothes Washer = _____ Floor Drains = _____ Dishwasher = _____ Other _____ Total = 9

Description of Work: _____

MECHANICAL: Contractor _____ Phone _____
Address _____ ESTIMATED COST = \$ _____

HEATING SYSTEM - () Forced Air () Gravity () Hot Water () Steam () Unit Heaters () Radiant () Baseboard

TYPE OF FUEL - () Electric () Natural Gas () Propane () Wood () Coal () Solar () Geothermal Other _____

NUMBER OF HEAT ZONES = 2 HOT WATER - () One (1) Pipe () Two (2) Pipes () Series Loop

ELECTRIC HEAT - Number of Circuits _____ Number of Furnaces 1 Number of Hot Air Runs 9

Number of Hot Water Radiators _____ Total Heat Loss _____ Rated Capacity of Furnace/Boiler _____

LOCATION OF HEATING UNITS - () Crawl Space () Floor Level () Attic () Suspended () Roof () Outside

Description of Work: _____

DRAWINGS REQUIRED: All applications must be accompanied by two (2) complete sets of Drawings including Site Plans, Foundation Plans, Floor Plans, Structural Framing Plans, Exterior Elevations, Section and Details, Stair Details, Electrical Layout, Plumbing Isometric, Heating Layout, etc. All Plans shall be drawn to scale, show all existing structure on the Site Plans, and show electric panel and furnace locations.

READ AND SIGN BELOW: The undersigned hereby makes application for a Permit for all work described herein and agrees to complete the work in strict accordance with all applicable provisions of the current edition of the C.A.B.O. Building Code, the Napoleon Building and Zoning Codes, the Napoleon Engineering Department Rules and Regulations, Standard Specifications and other pertinent sections of the Napoleon Code of Ordinances.

Signature of Applicant _____ Date _____

200000010406
CITY OF NAPOLEON
FILED BY CHERYL 592-3503
PERPETUAL EASEMENT

Know All Men By These Presents: That, Edward A. Hoeffel and Mary C. Hoeffel, husband and wife, whose tax mailing address is 345 West Main Street, Napoleon, Ohio 43545, the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the City of Napoleon, Ohio, a municipal corporation organized under the laws of Ohio, the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY and RELEASE** to the Grantee, its successors and assigns forever, a perpetual, alienable and non-exclusive utility Easement to lay, install, construct, reconstruct, erect, use, repair, supplement, maintain, operate, and/or remove, at any time or times hereafter its Utilities that are now in existence or may be in the future, being water and sewer utilities. The aforementioned Utilities consist of one or more of its transmission or distribution lines, having a variable number of pipes and all necessary or desirable appurtenances thereto including but not limited to regulating transmission or distribution equipment, conduits and fixtures, all the aforementioned being below ground, with the further right to permit the attachment of, and/or carry in underground conduit, pipes and other associated fixtures and other underground facilities of any other company with services and extensions therefrom, through and under the below described lands, with the right of ingress to and egress from and over said premises (real estate) situated in the County of Henry and State of Ohio, and described as:

A parcel of land being part of the Southeast quarter (1/4) of section one (1), Town five (5) North, Range six (6) East, in Napoleon Township, and also being part of the Southwest quarter (1/4) of Section six (6), Town five (5) North, Range seven (7) East, Liberty Township, all being in Henry County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the South line of said Southeast quarter (1/4) of Section one (1) with the centerline of County Road 13-A, as it now exists, thence in an easterly direction along said South line of the Southeast quarter (1/4) of Section one (1), having an assumed bearing of South eighty-nine (89) degrees, thirty (30) minutes, fifty (50) seconds East, a distance of two hundred twenty-eight and eighty hundredths (228.80) feet to the intersection of the northerly right-of-way line of County Road R, as shown on Ohio Department of Transportation Right-of-Way Plan HEN-6-13.15 Sheet 27 of 38, said point of intersection being the True Point of Beginning; thence North seventy-seven (77) degrees, thirty-eight (38) minutes, forty-five (45) seconds West along said northerly right-of-way line of County Road R, as shown on said Ohio Department of Transportation Right-of-Way Plan HEN-6-13.15 Sheet 27 of 38, a distance of fifty-eight and thirty-five hundredths (58.35) feet to the intersection of a line drawn twelve and zero hundredths (12.00) feet northerly of and parallel with said South line of the Southeast quarter (1/4) of Section one (1); thence South eighty-nine (89) degrees, thirty (30) minutes, fifty (50) seconds East along said line drawn twelve and zero hundredths (12.00) feet northerly of and parallel with the South line of the Southeast quarter (1/4) of Section one (1), a distance of seven hundred sixty-one and forty-eight hundredths (761.48) feet to the intersection of a line drawn twenty-four and forty hundredths (24.40) feet northerly of and parallel with the South line of said Southwest quarter (1/4) of Section six (6); thence South eighty-nine (89) degrees, thirty-three (33) minutes, eleven (11) seconds East along said line drawn twenty-four and forty hundredths (24.40) feet northerly of and parallel with the South line of said Southwest quarter (1/4) of Section six (6), a distance of one thousand one hundred eighty-three and sixty-four hundredths (1183.64) feet to the intersection of the westerly line of a parcel of land as described in Volume 185, Page 89, Henry County Deed Records, said westerly line of a parcel of land as described in Volume 185, Page 89, Henry County Deed Records, also being the North limited access right-of-way line of U.S. Route 6 and U.S. Route 24, as shown on Ohio

200000010406 ✓ ✓
Filed for Record in
HENRY COUNTY OHIO
ARLENE A WALLACE
On 06-27-2000 At 09:01 am.
EASEMENT 22.00
OR Volume 72 Page 704 - 707

Department of Transportation Right-of-Way Plan Hen-6-13.15 Sheet 16 of 38; thence South seventy-seven (77) degrees, forty-one (41) minutes, thirty (30) seconds West along said westerly line of a parcel of land as described in Volume 185, Page 89, Henry County Deed Records, a distance of one hundred ten and fifty-three hundredths (110.53) feet to the intersection of the South line of said Southwest quarter (1/4) of Section six (6); thence North eighty-nine (89) degrees, thirty-three (33) minutes, eleven (11) seconds West along said South line of the Southwest quarter (1/4) of Section six (6) a distance of one thousand seventy-five and eighty-five hundredths (1075.85) feet to the intersection of the West line of said Southwest quarter (1/4) of Section six (6), said West line of the Southwest quarter (1/4) of Section six (6) also being the East line of the Southeast quarter (1/4) of Section one (1); thence North zero (00) degrees, twenty-six (26) minutes, two (02) seconds East along said West line of the Southwest quarter (1/4) of Section six (6), a distance of twelve and forty hundredths (12.40) feet to the intersection of said South line of the Southeast quarter (1/4) of Section one (1); thence North eighty-nine (89) degrees, thirty (30) minutes, fifty (50) seconds West along said South line of the Southeast quarter (1/4) of Section one (1), a distance of seven hundred four and thirty-seven hundredths (704.37) feet to the True Point of Beginning. Said parcel of land containing an area of 36,366 square feet or 0.835 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

(The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.)

The Grantors claim title to the above described property by virtue of deed recorded in Deed/Official Record **Volume 207, Page 374, Volume 225, Page 121 and Volume 228, Page 121** of the records of Henry County, Ohio.

Grantee will also have the right to mark the location of the strip by suitable markers set in the ground, but such markers when set in the ground will be placed in fences or other locations which will not interfere with any reasonable use the Grantor will make of the land. However, the Grantee shall first notify the Grantor, in writing, of the intention to mark the location and the suitability of said marker(s) must first be approved by the Grantor. Such approval shall not be unreasonably withheld.

The consideration recited herein shall constitute full and final payment for said easement and all damages sustained and/or claimed by the Grantors, their heirs, executors, administrators, successors, and assigns, including but not limited to all damages to the remainder of the Grantors' real estate, that arise from or by reason of the laying, installation, construction, reconstruction, erection, use, operation, maintenance, supplementation, removal or inspection of said Utility(s) and all appurtenances thereto, including but not limited to those known or unknown, those legal, equitable or otherwise and those direct, incidental or consequential. Nevertheless, except as otherwise provided herein, Grantee agrees to restore the grounds by seeding and leveling and to pay for and/or repair any drainage tile damaged as a result of the proposed improvements; further, any physical damage caused by the Grantee to Grantors' premises and/or drainage tile, after completion of the original construction known as the "County Road R Water Main Improvements Project", due to performing maintenance, inspection, reconstruction, supplementation, replacement, repair, and/or removal of said Utility(s), shall be paid, repaired or restored by the Grantee, unless the same is part of an assessed project. The Easement and right-of-way hereby granted includes the perpetual right to cut, trim, and/or otherwise control any trees and/or brush which may endanger the safety of or interfere with the construction and use of said Utility(s).

To Have And To Hold said Easement, together with all rights and privileges belonging thereto unto the Grantee and its successors and assigns forever. This Easement together with all agreements, covenants, and other provisions recited herein, shall constitute a covenant running with the land for the

benefit and use of the Grantee, its successors and assigns forever. The provisions of this Easement will inure to the benefit of and bind the heirs and/or successors and assigns of the respective parties to it.

This easement shall be non-exclusive. However, any additional easements from the Grantor concerning the real estate described herein shall not unreasonably interfere with the easement rights herein granted to the Grantee.

The Grantors hereby covenant that they are the true and lawful Owners of the above described real estate and have full power and authority to convey the same and that the same is free and clear from all liens and encumbrances whatsoever and that the Grantors will warrant and defend the title to the said easement against all lawful claims.

IN WITNESS WHEREOF: Edward A. Hoeffel and Mary C. Hoeffel, husband and wife, the Grantors, have executed this Perpetual Easement this 26th day of June, 2000.

Signed and acknowledged in the presence of:

Ed Hoeffel
for Hoeffel

Edward A. Hoeffel
Edward A. Hoeffel

Signed and acknowledged in the presence of:

Ed Hoeffel
for Hoeffel

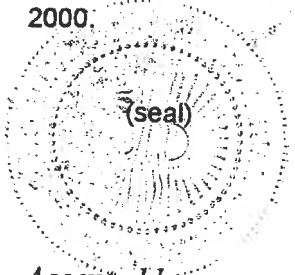
Mary C. Hoeffel
Mary C. Hoeffel

STATE OF Ohio }
COUNTY OF Henry }

ss:

Before me a Notary Public in and for said County, personally appeared the above named Edward A. Hoeffel and Mary C. Hoeffel, the Grantors, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 26 day of June 2000.



Roxanne Dietrich
Notary Public

ROXANNE DIETRICH, NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires June 23, 2002

Accepted by:

Jon A. Bisher
Jon A. Bisher, City Manager

26 JUN 00
Date

*This Instrument Prepared
and
Approved By:*

*David M. Grahn
City of Napoleon Law Director
255 West Riverview Avenue
Napoleon, Ohio 43545
(419) 592-3503*

*Easement Description
Provided By:*

Steven N. Saneholtz, P.S. (#6842)

MELLER BUILDERS & SUPPLY CO.

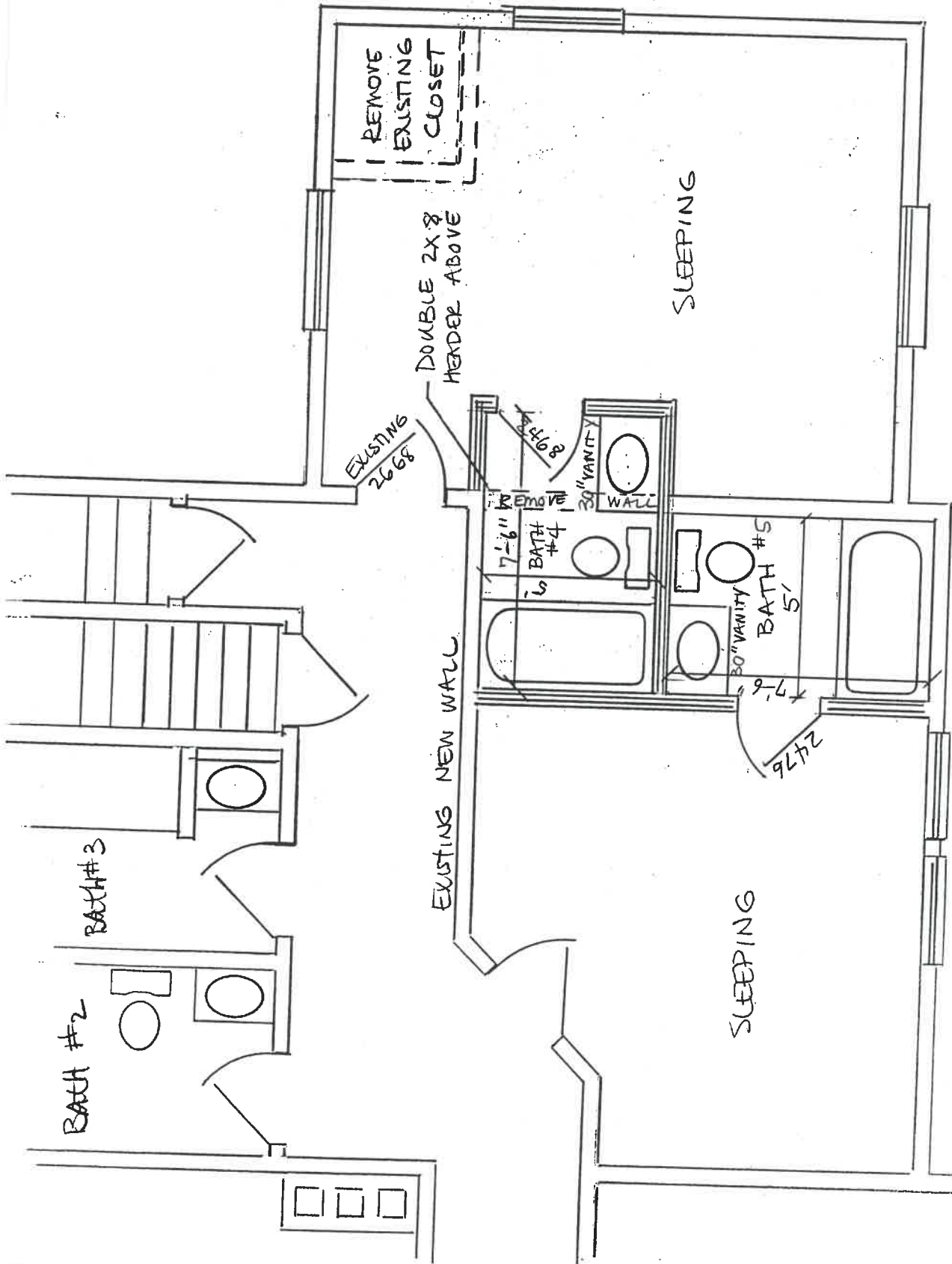
BRICK
BLOCK
CEMENT FLOORS
FLOOR COVERING
CERAMIC TILE
BACK HOE WORK

Commercial, Residential, Remodeling

P. O. Box 83
Swanton, Ohio 43558

Office Phone 826-5826

PLUMBING
HEATING
ELECTRICAL
CABINETS
FORMICA



SCALE: 1/4" = 1'

* ADDITION OF BATHROOMS #4 and #5

PLAN REVISION FOR BED AND BREAKFAST
FOR MR. + MRS. ED HOEFFEL
345 W. MAIN ST.
NAPOLEON, OH

MELLER BUILDERS & SUPPLY CO.

BRICK
 CEMENT FLOORS
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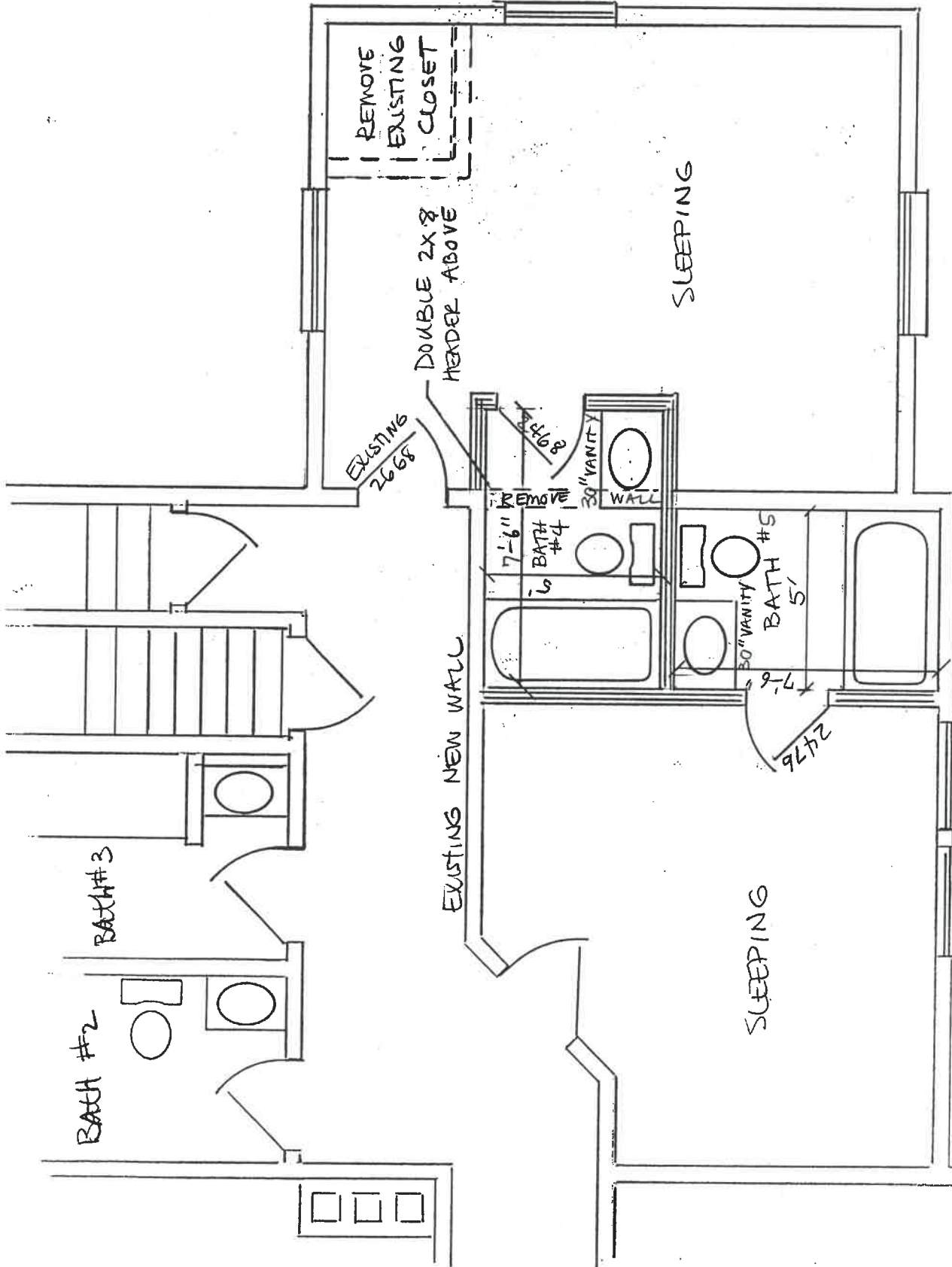
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