



CITY OF NAPOLEON, OHIO LAW DEPARTMENT

255 W. RIVERVIEW AVENUE, PO Box 151
NAPOLEON, OH 43545
PHONE: 419.592.3503 - FAX: 419.592.4723

Tuesday, December 23, 2014

Mr. and Mrs. William N. Rodenhauser
27485 CO RD 424
Defiance, OH 43512

Dear Mr. and Mrs. Rodenhaus...

Attached find an original T...
to be signed for your property...
they were not notarized.

Please sign them *in front of a*
Director's office as soon as po
Assistant, Sheryl Rathge, to pr
set up a time to meet with you.

Sorry for the inconvenience, and

Should you have any questions or
number listed above.

Sincerely,

Trevor M. Hayberger
City Law Director

file
tmh/skr



Jones & Henry Engineers, Ltd.
www.jheng.com

BILL CELL : 419-438-4909
HOME : 419-782-6286
SON BILL JR : 419-438-0963

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ty Law
: my Executive
9.592.3503 to

Fluid thinking™...

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City Law Director
Trevor M. Hayberger
thayberger@napoleonohio.com

Executive Assistant
Sheryl K. Rathge
srathge@napoleonohio.com

PERPETUAL EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That, William N. Rodenhauer and Barbara S. Rodenhauer, husband and wife, herein referred to as the Grantors, whose tax mailing address is 27485 County Road 424, Defiance, Ohio, 43512, 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 Sanitary Sewer Easement to lay, install, construct, reconstruct, erect, use, repair, supplement, maintain, operate, and/or remove, at any time or times hereafter, its sanitary sewers. The aforementioned sanitary sewers for the purpose of this Easement consist of one or more collection lines, having a variable number of pipes and all necessary or desirable appurtenances thereto, 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:

SEE ATTACHED "LEGAL DESCRIPTION", INCORPORATED HERETO.

SEE ATTACHED EXHIBIT "A", INCORPORATED HERETO FOR ILLUSTRATION PURPOSES ONLY.

(all bearings stated above are assumed for the purpose of this description)

The Grantor claims title to the above described property by virtue of a deed record recorded in Deed **VOLUME 216, PAGE 578** 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 locations which will not unreasonably interfere with any reasonable use the Grantor will make of the land.

The consideration recited herein shall constitute full and final payment for said easement and all damages sustained and/or claimed by the Grantor, their executors, administrators, successors, and assigns, including but not limited to all damages to the remainder of the Grantor's real estate, that arise from or by reason of the laying, installation, construction, reconstruction, erection, use, operation, maintenance, supplementation, removal or inspection of said Sanitary Sewer and all appurtenances thereto, including but not limited to those known or unknown, those legal, equitable or otherwise and those direct, incidental or consequential. 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 Sanitary Sewer(s) without claim of damage to the trees or brush by the Grantor.

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 Grantors hereby covenant that they are the true and lawful Owner of the above described real estate and have full power and authority to convey the same; 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 TESTIMONY WHEREOF, William N. Rodenhauser and Barbara S. Rodenhauser, the Grantors, have executed this Perpetual Easement this _____ day of _____, 201_____.

William N. Rodenhauser

Barbara S. Rodenhauser

STATE OF OHIO }
 }
COUNTY OF HENRY } ss:

Before me a Notary Public in and for said County, personally appeared the above named, _____, the Grantors, who acknowledged 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 _____ day of _____, 201_____.

Notary Public

ACCEPTED BY:

Monica S. Irelan, City Manager

Date

THIS INSTRUMENT PREPARED AND APPROVED BY:

Trevor M. Hayberger
City of Napoleon Law Director
255 West Riverview Avenue
(419) 592-3503

EASEMENT DESCRIPTION PREPARED BY:

Nick E. Nigh, P.S. of Peterman Associates, Inc
Registered Surveyor No 7384

LEGAL DESCRIPTION VERIFIED BY:

Chad Lulfs P.S. P.E., Napoleon Engineer



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 13-0228-6
LEGAL DESCRIPTION
City of Napoleon

20' Sanitary Sewer Easement

Situated in the City of Napoleon, County of Henry, State of Ohio, and being a part of Outlot No. 1 of J.G. Lowe's Addition of Outlots, a tract of land described as lying 10.00 feet on each side of the following described centerline;

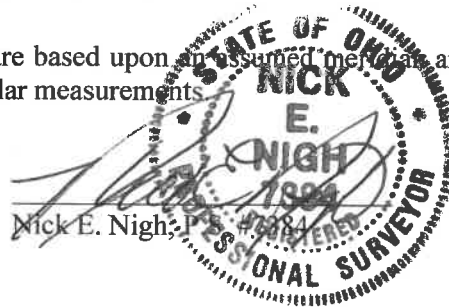
Beginning at a point on the southwesterly line of a tract of land as described in Deed Volume 216, Page 579 of the Henry County Deed Records, described as lying, N26°51'54"W, a distance of 152.12 feet from the southwesterly corner of said tract;

thence, N55°02'53"E, a distance of 60.49 feet to the northeasterly line of said tract and being the Point of Ending, subject however to all prior easements of record.

See attached "Exhibit A"

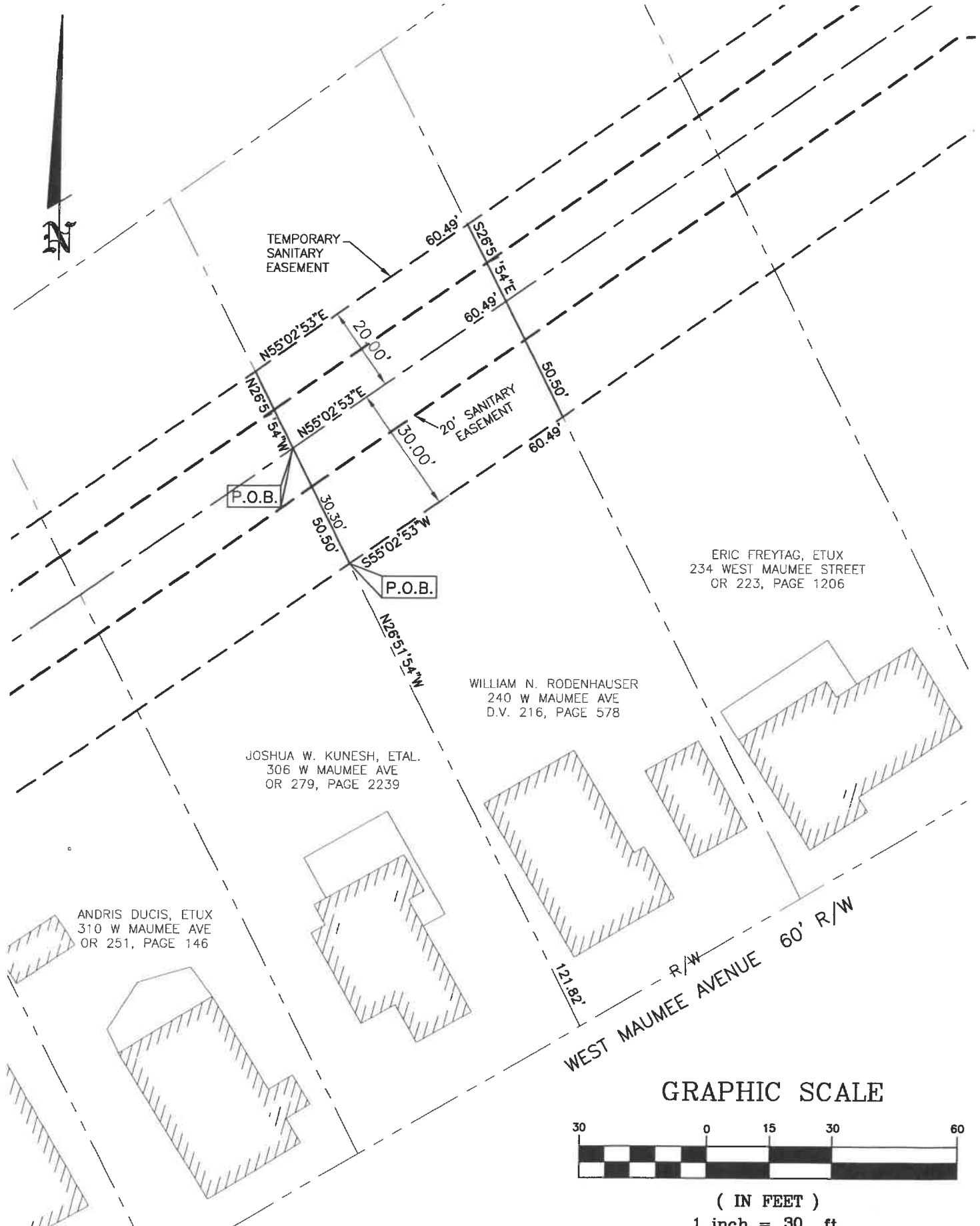
NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Date: 07-25-2014



Nick E. Nigh

EXHIBIT A



TEMPORARY
SANITARY
EASEMENT

20' SANITARY
EASEMENT

P.O.B.

P.O.B.

ERIC FREYTAG, ETUX
234 WEST MAUMEE STREET
OR 223, PAGE 1206

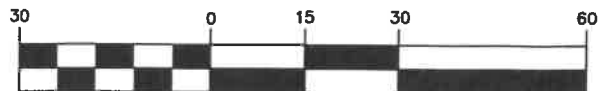
WILLIAM N. RODENHAUSER
240 W MAUMEE AVE
D.V. 216, PAGE 578

JOSHUA W. KUNESH, ETAL.
306 W MAUMEE AVE
OR 279, PAGE 2239

ANDRIS DUCIS, ETUX
310 W MAUMEE AVE
OR 251, PAGE 146

WEST MAUMEE AVENUE 60' R/W

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

TEMPORARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That, William N. Rodenhauer and Barbara S. Rodenhauer, husband and wife, herein referred to as the Grantors, whose tax mailing address is 27485 County Road 424, Defiance, Ohio, 43512, 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 temporary Sewer Easement to lay, install, construct, reconstruct, erect, use, repair, supplement, maintain, operate, and/or remove, at any time or times hereafter, its sanitary sewers. The aforementioned temporary sewers for the purpose of this Easement consist of one or more collection lines, having a variable number of pipes and all necessary or desirable appurtenances thereto, 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:

SEE ATTACHED "LEGAL DESCRIPTION", INCORPORATED HERETO.

SEE ATTACHED EXHIBIT "A", INCORPORATED HERETO FOR ILLUSTRATION PURPOSES ONLY.

(all bearings stated above are assumed for the purpose of this description)

The Grantor claims title to the above described property by virtue of a deed record recorded in Deed **VOLUME 216, PAGE 578** 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 locations which will not unreasonably interfere with any reasonable use the Grantor will make of the land.

The consideration recited herein shall constitute full and final payment for said easement and all damages sustained and/or claimed by the Grantor, their executors, administrators, successors, and assigns, including but not limited to all damages to the remainder of the Grantor's real estate, that arise from or by reason of the laying, installation, construction, reconstruction, erection, use, operation, maintenance, supplementation, removal or inspection of said Temporary Sewer and all appurtenances thereto, including but not limited to those known or unknown, those legal, equitable or otherwise and those direct, incidental or consequential. 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 Temporary Sewer(s) without claim of damage to the trees or brush by the Grantor.

TO HAVE AND TO HOLD said Easement, together with all rights and privileges belonging thereto unto the Grantee and its successors and assigns. 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 until October 31, 2015.

The Grantors hereby covenant that they are the true and lawful Owner of the above described real estate and have full power and authority to convey the same; 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 TESTIMONY WHEREOF, William N. Rodenhauser and Barbara S. Rodenhauser, the Grantors, have executed this Temporary Easement this _____ day of _____, 201_____.

William N. Rodenhauser

Barbara S. Rodenhauser

STATE OF OHIO }
 }
COUNTY OF HENRY } ss:

Before me a Notary Public in and for said County, personally appeared the above named, William N. Rodenhauser and Barbara S. Rodenhauser, the Grantors, who acknowledged 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 _____ day of _____, 201_____.

Notary Public

ACCEPTED BY:

Monica S. Irelan, City Manager

Date

THIS INSTRUMENT PREPARED AND APPROVED BY:

Trevor M. Hayberger
City of Napoleon Law Director
255 West Riverview Avenue
(419) 592-3503

EASEMENT DESCRIPTION PREPARED BY:

Nick E. Nigh, P.S. of Peterman Associates, Inc
Registered Surveyor No 7384

LEGAL DESCRIPTION VERIFIED BY:

Chad Lulfs P.S. P.E., Napoleon Engineer



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 13-0228-6
LEGAL DESCRIPTION
City of Napoleon

Temporary Sewer Easement

Situated in the City of Napoleon, County of Henry, State of Ohio, and being a part of Outlot No. 1 of J.G. Lowe's Addition of Outlots, a tract of land bounded and described as follows:

Beginning at a point, described as lying, N26°51'54"W, a distance of 121.82 feet from the southwesterly corner of a tract of land as described in Deed Volume 216, Page 579 of the Henry County Deed Records;

thence along the southwesterly line of said tract, N26°51'54"W, a distance of 50.50 feet;

thence, S55°02'53"E, a distance of 60.49 feet;

thence along the northeasterly line of said tract, S26°51'54"E, a distance of 50.50 feet;

thence, S55°02'53"W, a distance of 60.49 feet to the Point of Beginning, subject however to all prior easements of record.

See attached "Exhibit A"

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

Date: 07-25-2014

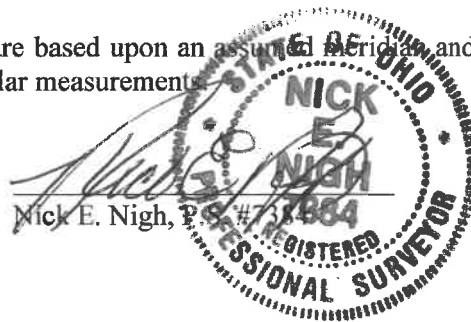
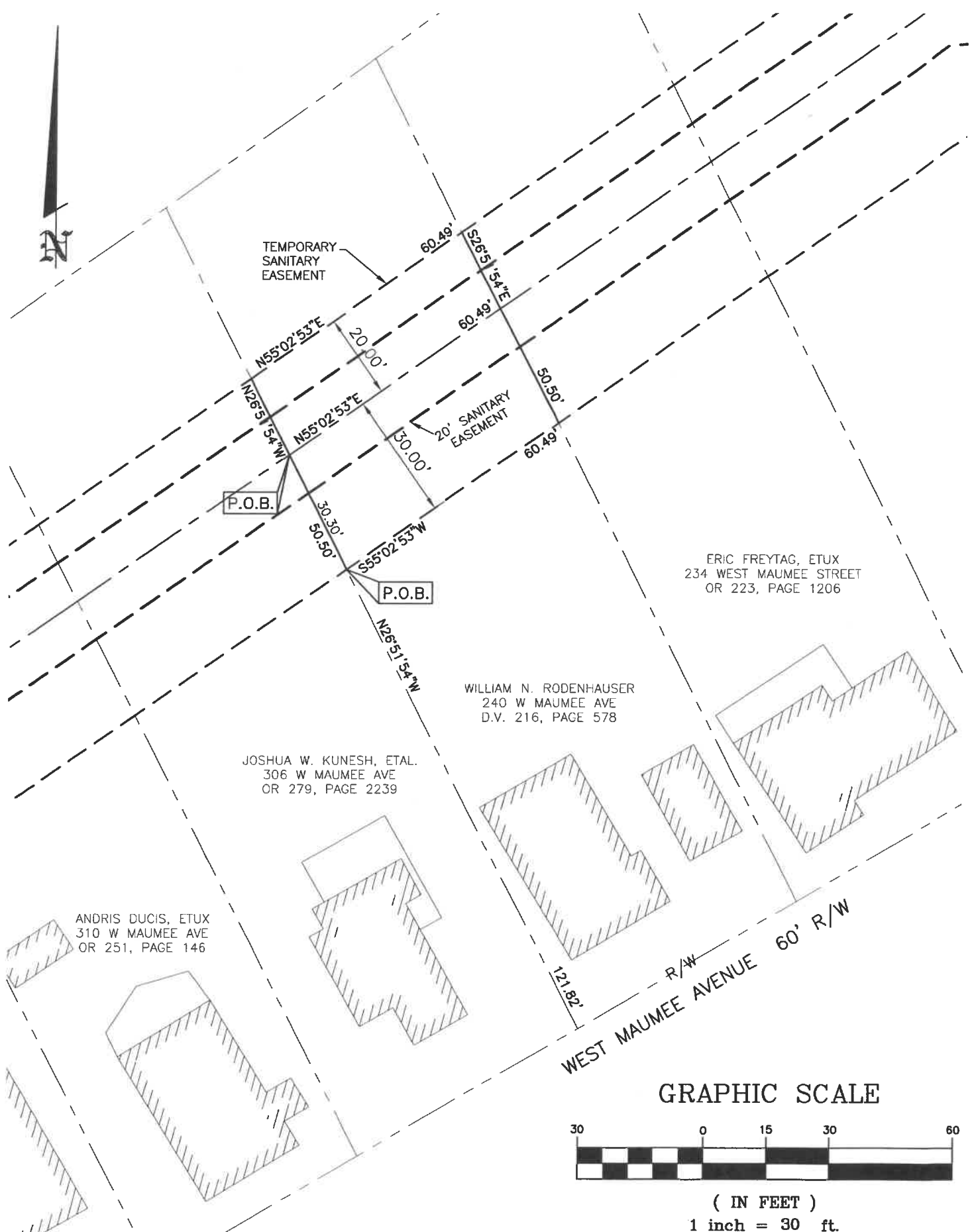


EXHIBIT A



TEMPORARY SANITARY EASEMENT

60.49'

S26°51'54"E

60.49'

N55°02'53"E

20.00'

50.50'

20' SANITARY EASEMENT

30.00'

60.49'

P.O.B.

N55°02'53"E

P.O.B.

30.30'

50.50'

S55°02'53"W

N26°51'54"W

ERIC FREYTAG, ETUX
234 WEST MAUMEE STREET
OR 223, PAGE 1206

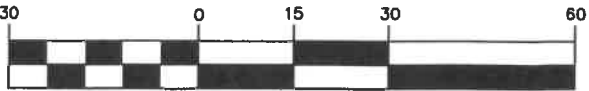
WILLIAM N. RODENHAUSER
240 W MAUMEE AVE
D.V. 216, PAGE 578

JOSHUA W. KUNESH, ETAL.
306 W MAUMEE AVE
OR 279, PAGE 2239

ANDRIS DUCIS, ETUX
310 W MAUMEE AVE
OR 251, PAGE 146

R/W
WEST MAUMEE AVENUE 60' R/W

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

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Fax: 419-422-9466

Job No. 13-0228-6
LEGAL DESCRIPTION
City of Napoleon

20' Sanitary Sewer Easement

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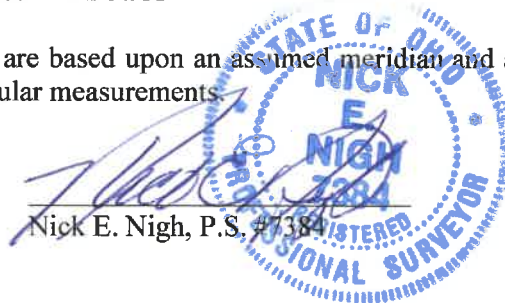
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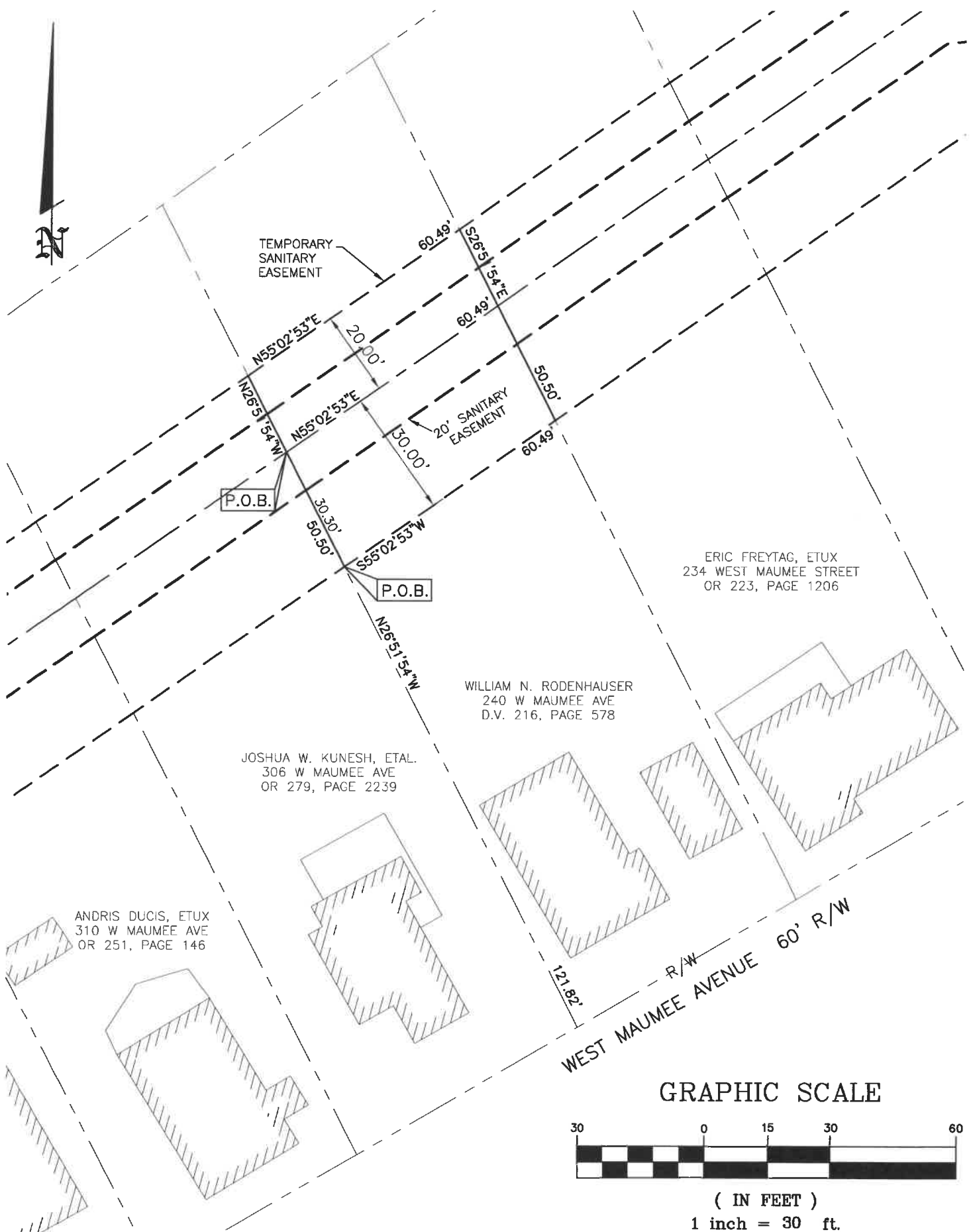
NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Date: 07-25-2014



Nick E. Nigh, P.S. #7384

EXHIBIT A



TEMPORARY
SANITARY
EASEMENT

60.49'

S26°51'54"E

60.49'

N55°02'53"E

20.00'

20' SANITARY
EASEMENT

30.00'

50.50'

60.49'

P.O.B.

30.30'

50.50'

S55°02'53"W

P.O.B.

N26°51'54"W

ERIC FREYTAG, ETUX
234 WEST MAUMEE STREET
OR 223, PAGE 1206

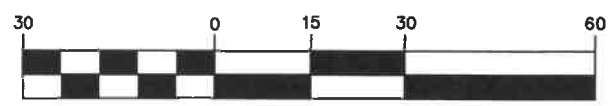
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JOSHUA W. KUNESH, ETAL.
306 W MAUMEE AVE
OR 279, PAGE 2239

ANDRIS DUCIS, ETUX
310 W MAUMEE AVE
OR 251, PAGE 146

121.82'
R/W
WEST MAUMEE AVENUE 60' R/W

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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Job No. 13-0228-6
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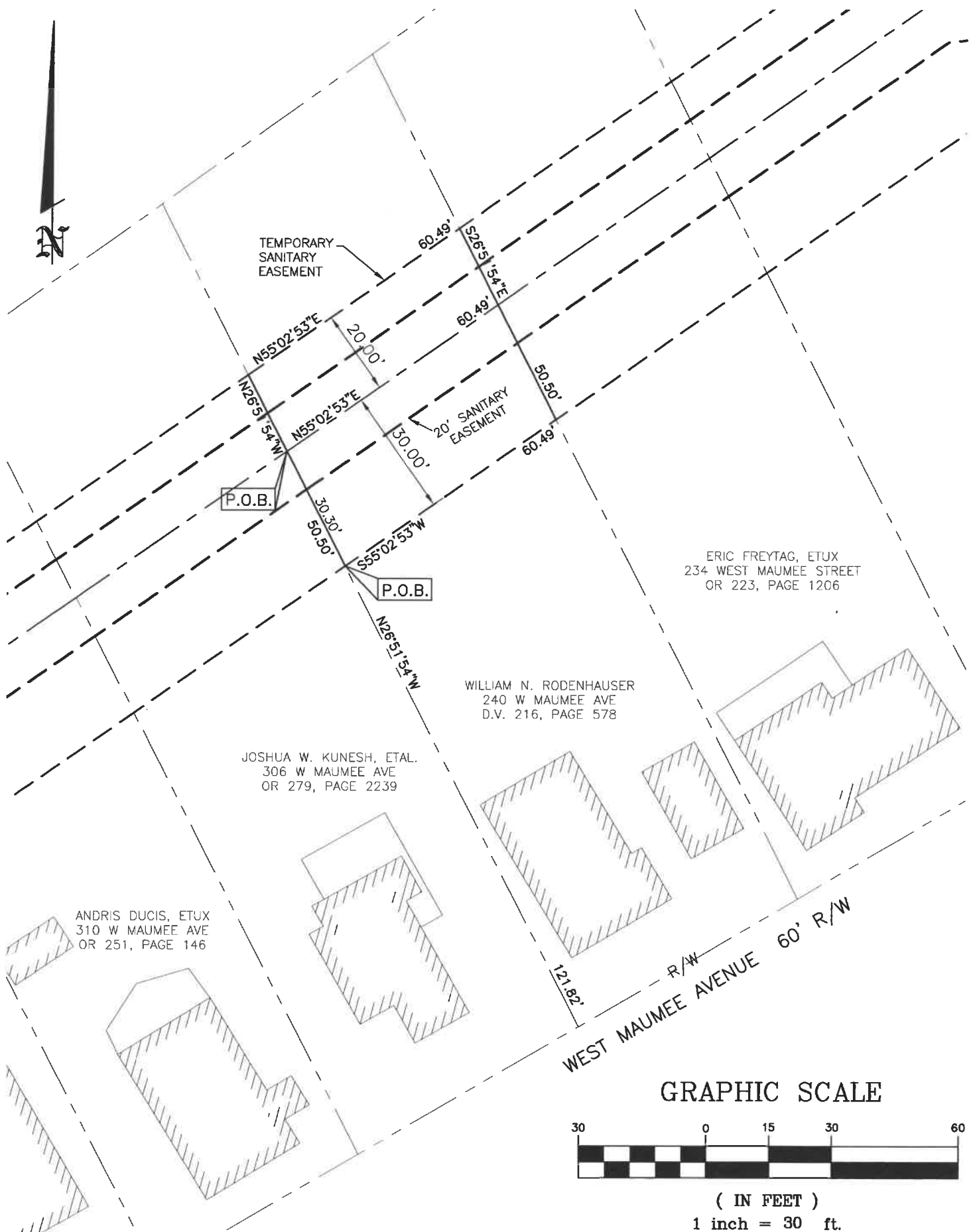
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Nick E. Nigh, P.S. #7384



EXHIBIT A



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234 WEST MAUMEE STREET
OR 223, PAGE 1206

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WEST MAUMEE AVENUE 60' R/W

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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Job No. 13-0228-6
LEGAL DESCRIPTION
City of Napoleon

Temporary Sewer Easement

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thence along the southwesterly line of said tract, N26°51'54"W, a distance of 50.50 feet;

thence, S55°02'53"E, a distance of 60.49 feet;

thence along the northeasterly line of said tract, S26°51'54"E, a distance of 50.50 feet;

thence, S55°02'53"W, a distance of 60.49 feet to the Point of Beginning, subject however to all prior easements of record.

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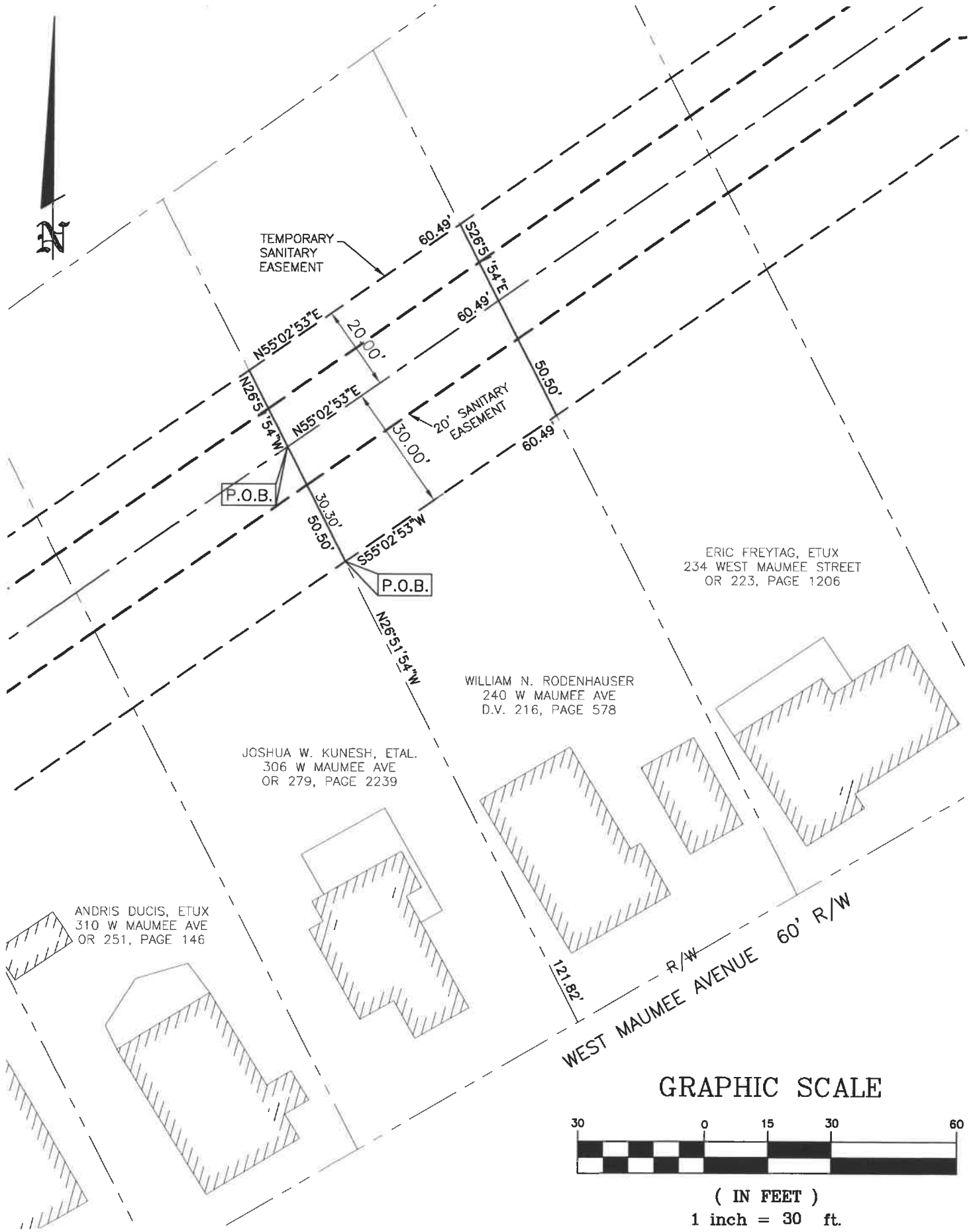
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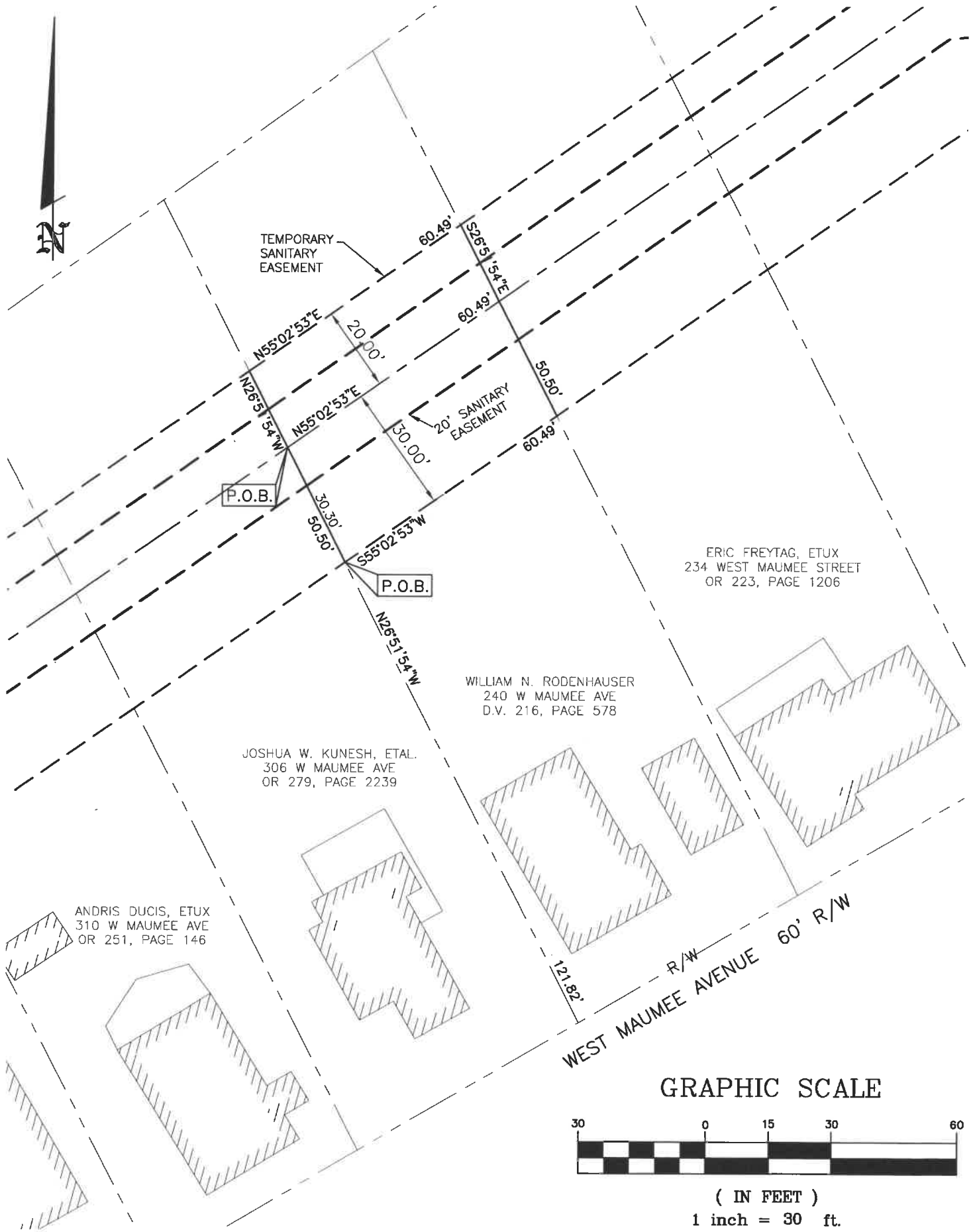
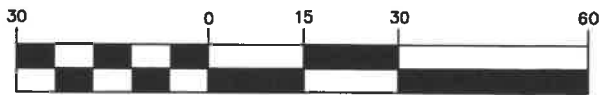

Nick E. Nigh, P.S. #7384



EXHIBIT A



GRAPHIC SCALE

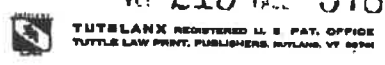


(IN FEET)
1 inch = 30 ft.

13-0228-6

VOL 216 PAGE 578

FORM 671—OHIO WARRANTY DEED—Survivorship



Know All Men By These Presents.

That We, William Taylor and Genevieve Taylor, husband and wife,
the Grantors,
 who claim title by or through instrument, recorded in Volume 196, Page 180,
 County Recorder's Office, for the divers good causes and considerations thereunto
 moving, and especially for the sum of One Dollar and other valuable
 considerations ~~received to~~ *received to* our ~~full satisfaction of~~ *full satisfaction of* William N. Rodenhauser and
 Barbara S. Rodenhauser, husband and wife, *the Grantees*,
 whose TAX MAILING ADDRESS will be 240 W. Maumee Avenue
 Napoleon, Ohio 43545 do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, William
 N. Rodenhauser and Barbara S. Rodenhauser, husband and wife,
 a joint life estate with remainder over in fee simple to the survivor of them,
 their heirs and assigns, the following described premises, situated in the
 City of Napoleon, County of Henry and State of Ohio:

Commencing at a point eight (8) feet and nine (9) inches west
 of the South East corner of Out Lot Number One (1) of John G.
 Lowe's Addition of Outlots to the Village of Napoleon, Ohio,
 and from thence North along the West line of a certain lot
 formerly owned by one M. Armstrong to the South bank of the
 Maumee River; thence West along the South bank of said River
 a distance of sixty (60) feet; thence in a southerly direction
 to the North line of the Defiance Road, so called; thence East
 along the north line of said road a distance of sixty (60) feet and
 to the place of beginning. Said premises also known as:

Commencing at a point eight (8) feet and nine (9) inches west
 of the South East corner of Out Lot Number One (1) of John G.
 Lowe's Addition of Outlots to the Village of Napoleon, Ohio,
 and from thence North along the West line of a certain lot
 formerly owned by one M. Armstrong approximately 199 feet and
 to the South bank of the Maumee River; thence West along the
 South bank of said River a distance of sixty (60) feet; thence
 in a southerly direction and approximately 202 1/2 feet to the
 North line of the Defiance Road, so called; thence East along
 the North line of said road a distance of sixty (60) feet and to
 the place of beginning.

This Conveyance has been examined
 and the Grantor has complied with
 Section 319.202 of the Revised Code.
 FEE \$ 25.00
 EXEMPT
 WILLIAM J. AHRNS, County Auditor

CITY OF NAPOLEON RESIDENTIAL ZONING PERMIT APPLICATION

THIS APPLICATION IS FOR RESIDENTIAL DEMOLITIONS, FENCES, POOLS, SHEDS,
DRIVEWAYS, SIDEWALKS & SEWERS

P 13-0026
Outside Sewer

DATE 12-20-13 JOB LOCATION 240 west main

OWNER Bill Raderhane TELEPHONE # _____

OWNER ADDRESS _____

CONTRACTOR Tressler plumbing CELL PHONE # 419-576-0302

DESCRIPTION OF WORK TO BE PERFORMED out side sewer

ESTIMATED COMPLETION DATE _____ ESTIMATED COST _____

| DESCRIPTION | FEE | TOTAL COST |
|---|---------------------------|------------|
| Demo Permit | (100.3100.46690) \$100.00 | \$ |
| Fence | (100.3100.46690) \$25.00 | \$ |
| Pool | (100.3100.46690) \$25.00 | \$ |
| Garage and Shed Under 200 SF (Detached) | (100.3100.46690) \$25.00 | \$ |
| Driveway | 0 | \$ |
| Sidewalk/Curbing | 0 | \$ |
| * Sewer Outside | 0 | \$ |
| Subtotal: | | \$ |
| | | \$ |
| TOTAL FEE: | | \$ |

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON BUILDING/ZONING DEPARTMENT.

I hereby certify that I am the Owner of the named property, or that the proposed work is authorized by the Owner of record and that I have been authorized by the Owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for Work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT: [Signature] DATE: _____

PRINT NAME: _____

| | | | |
|----------|---------|---------|------|
| PERMIT # | BATCH # | CHECK # | DATE |
|----------|---------|---------|------|