

CITY OF NAPOLEON

ZONING CERTIFICATE

Certificate No. 260

Issued 10-5-93

By Brent N. Damman

Zoning Inspector

Filing Fee \$5.00 Amount

Date Paid

Issued To: Owner Marvin Buchholz

Lot Information: 402 W. Maumee

Street Address 160 East Maumee

Lot No. 678 & Pt. 9 Subdivision John Diemers subdivision of Lot 21

(or Legal Description)

Lot Dimensions irregular Yard Set Back: Front 144' Rear 20'

Lot Area N/A Sq. Ft. Side 30' west Side 16' east

Zoning District GB - General Business Description of Use Commercial

Lot Coverage 100% maximum Off Street Parking Spaces Required 10

Height 16' Loading Spaces Required

Petition or Appeal Required Yes - approved 10-5-93 by City Council **PAID**

Approved By: Zoning Inspector 10-5-93 Board of Zoning Appeals Planning Comm. 10-15-93

Date 10-15-93 File # PC93/17 Special

Date 10-15-93 Applicant Signature Marvin Buchholz (Owner-Agent)

White - Applicant Yellow - Board of Zoning Appeals Pink - Engineering

COMPLETED

CITY OF NAPOLEON

APPLICATION FOR MINOR SUBDIVISION OF LAND IN
ACCORDANCE WITH CITY OF NAPOLEON OHIO CODE
OF GENERAL ORDINANCES SECTION 1105.06 ENTITLED
VARIANCES AND EXCEPTIONS.

DATE: 10-30-2003

FEE: \$5.00

TOWNSHIP NAME: *City of Napoleon*

SECTION #: *N/A*

SUBDIVISION NAME: *J.G Lowe's addition*

LOT: *Out lot 1*

ADDRESS OF SUBDIVISION: *402 & 408 W. Maumee Ave.*

NAME OF CURRENT OWNER: *Gregory & Theresa Leupp & Barbara
Buchholz*

OWNER ADDRESS: *N/A*

CITY: *N/A*

STATE: *N/A*

ZIP: *N/A*

OWNER PHONE: *(419) 599-0872*

NAME OF PURCHASER: *Gregory & Theresa Leupp*

PURCHASER ADDRESS: *N/A*

CITY: *N/A*

STATE: *N/A*

ZIP: *N/A*

PURCHASER PHONE: *Same*

SURVEYOR NAME: *D.W. Eis Surveying*

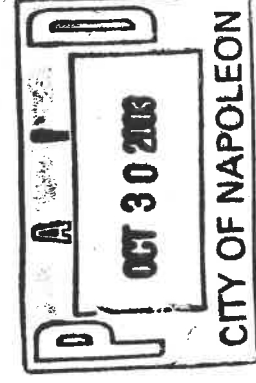
SURVEYOR ADDRESS: *114 Brownell Ave. Napoleon*

SURVEY DRAWING #: *BO612b-h-cn-10-17-03*

APPLICANT SIGNATURE: *Theresa Leupp*

CITY ZONING ADMINISTRATOR: *Paula Hammer*

COPIES OF THIS APPLICATION TO: HENRY COUNTY ENGINEER, OWNER, APPLICANT AND CITY
ZONING DEPARTMENT.



D. W. Eis Surveying
114 Brownell St.
Napoleon, Ohio 43545

Douglas W. Eis
Registered Surveyor No. 7758

Ph: (419)599-4990
Fax: (419) 599-4883

Description of land for: Greg Leupp, Additional Parcel 0.104 Ac.

Being a part of Outlot No. 1, J.G. Lowe's Addition of Outlots, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows;

Beginning at a star drill hole in concrete found on the Northerly right of way line of West Maumee Avenue, said star drill hole being South 57°39'00" West, (assumed bearing for the purpose of this description), two hundred forty-five and thirty-six hundredths (245.36) feet and South 42°42'00" West, sixteen and ninety hundredths (16.90) feet along the Northerly right of way line of West Maumee Avenue from the Southeasterly corner of said Outlot No. 1;

Thence North 32°13'00" West, seventeen and zero hundredths (17.00) feet to a 5/8" x 30" iron pin with reference cap set;

Thence North 36°14'27" West, one hundred seventy-four and twenty-eight hundredths (174.28) feet to a 5/8" x 30" iron pin with reference cap set;

Thence continuing North 36°14'27" West, thirty and one hundredths (30.01) feet to a point on the low water line of the Maumee River;

Thence North 58°19'00" East, on the low water line of the Maumee River, forty-one and sixty hundredths (41.60) feet to a point;

Thence South 25°10'00" East, thirty-one and fifty-eight hundredths (31.58) feet to an iron pin found;

Thence continuing South 25°10'00" East, one hundred ninety and fifty hundredths (190.50) feet to the point of beginning.

Containing 0.104 acres of land more or less. Subject to all legal highways, easements, zoning regulations or restrictions of record.

This description is based on a field survey by Douglas W. Eis, Registered Surveyor No. 7758. This parcel has no road frontage and is intended to be combined with a certain 0.293 acre parcel of land as described in Henry County Deed Volume 171, at Page 351.

APPLICATION FOR MINOR SUBDIVISION OF LAND IN
ACCORDANCE WITH CITY OF NAPOLEON OHIO CODE
OF GENERAL ORDINANCES SECTION 1105.06 ENTITLED
VARIANCES AND EXCEPTIONS.

DATE: 10-30-03 FEE: \$25.00
TOWNSHIP NAME: City of Napoleon SECTION #: N/A
SUBDIVISION NAME: J.G. Lowe's addition LOT: Outlot 1
ADDRESS OF SUBDIVISION: 402 + 408 W. Riverview Ave.
NAME OF CURRENT OWNER: Gregory + Theresa Leupp
+ Barbara Buchholz
OWNER ADDRESS: N/A
CITY: N/A STATE: N/A ZIP: _____
OWNER PHONE: 419 599-0872
NAME OF PURCHASER: Gregory + Theresa Leupp
PURCHASER ADDRESS: N/A
CITY: N/A STATE: N/A ZIP: N/A
PURCHASER PHONE: Same
SURVEYOR NAME: D.W. Eis Surveying
SURVEYOR ADDRESS: 114 Brownell Ave. Napoleon
SURVEY DRAWING #: B0612b-H-CN-10-17-03

APPLICANT SIGNATURE: _____

CITY ZONING ADMINISTRATOR: _____

COPIES OF THIS APPLICATION TO: HENRY COUNTY ENGINEER, OWNER, APPLICANT AND CITY ZONING DEPARTMENT.

D.W. Eis Surveying
114 Brownell St.
Napoleon, Ohio 43545

Douglas W. Eis
Registered Surveyor No. 7758

Ph: (419)599-4990
Fax: (419) 599-4883

Description of land for: Barbara Buchholz, Remaining Parcel 0.710 Ac.

Being a part of Outlot No. 1, J.G. Lowe's Addition of Outlots, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows;

Beginning at a star drill hole in concrete found on the Northerly right of way line of West Maumee Avenue, said star drill hole being South 57°39'00" West, (assumed bearing for the purpose of this description), two hundred forty-five and thirty-six hundredths (245.36) feet and South 42°42'00" West, sixteen and ninety hundredths (16.90) feet along the Northerly right of way line of West Maumee Avenue from the Southeasterly corner of said Outlot No. 1;

Thence continuing South 42°42'00" West, one hundred six and zero hundredths (106.00) feet to an iron pin found;

Thence North 47°18'00" West, two hundred twenty-three and seventy-three hundredths (223.73) feet to a 5/8" x 30" iron pin with reference cap set;

Thence continuing North 47°18'00" West, thirty-five and zero hundredths (35.00) feet to a point on the low water line of the Maumee River;

Thence North 58°19'00" East, on the low water line of the Maumee River, one hundred fifty-five and thirty-five hundredths (155.35) feet to a point;

Thence South 36°14'27" East, thirty and one hundredth (30.01) feet to a 5/8" x 30" iron pin with reference cap set;

Thence continuing South 36°14'27" East, one hundred seventy-four and twenty-eight hundredths (174.28) feet to a 5/8" x 30" iron pin with reference cap set;

Thence South 32°13'00" East, seventeen and zero hundredths (17.00) feet to the point of beginning.

Containing 0.710 acres of land more or less. Subject to all legal highways, easements, zoning regulations or restrictions of record.

This description is based on a field survey by Douglas W. Eis, Registered Surveyor No. 7758.

D. W. Eis Surveying
114 Brownell St.
Napoleon, Ohio 43545

Douglas W. Eis
Registered Surveyor No. 7758

Ph: (419)599-4990
Fax: (419) 599-4883

Description of land for: Greg Leupp, Combined Parcel 0.397 Ac.

Being a part of Outlot No. 1, J.G. Lowe's Addition of Outlots, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows;

Beginning at an iron pin found on the Northerly right of way line of West Maumee Avenue, said point being South 57°39'00" West, (assumed bearing for the purpose of this description), one hundred ninety-three and seventy-five hundredths (193.75) feet along the Northerly right of way line of West Maumee Avenue from the Southeasterly corner of said Outlot No.

1;
Thence continuing South 57°39'00" West, on the Northerly right of way line of West Maumee Avenue, fifty-one and sixty-one hundredths (51.61) feet to an iron pin found;

Thence South 42°42'00" West, on the Northerly right of way line of West Maumee Avenue, sixteen and ninety hundredths (16.90) feet to a star drill hole in concrete found;

Thence North 32°13'00" West, seventeen and zero hundredths (17.00) feet to a 5/8" x 30" iron pin with reference cap set;

Thence North 36°14'27" West, one hundred seventy-four and twenty-eight hundredths (174.28) feet to a 5/8" x 30" iron pin with reference cap set;

Thence continuing North 36°14'27" West, thirty and one hundredths (30.01) feet to a point on the low water line of the Maumee River;

Thence North 58°19'00" East, on the low water line of the Maumee River, forty-one and sixty hundredths (41.60) feet to a point;

Thence North 68°22'20" East, on the low water line of the Maumee River fifty-three and forty-six hundredths (53.46) feet to a point;

Thence South 28°55'00" East, twenty and zero hundredths (20.00) feet to an iron pin found;

Thence continuing South 28°55'00" East, one hundred eighty-six and forty hundredths (186.40) feet to the point of beginning.

Containing 0.397 acres of land more or less. Subject to all legal highways, easements, zoning regulations or restrictions of record.

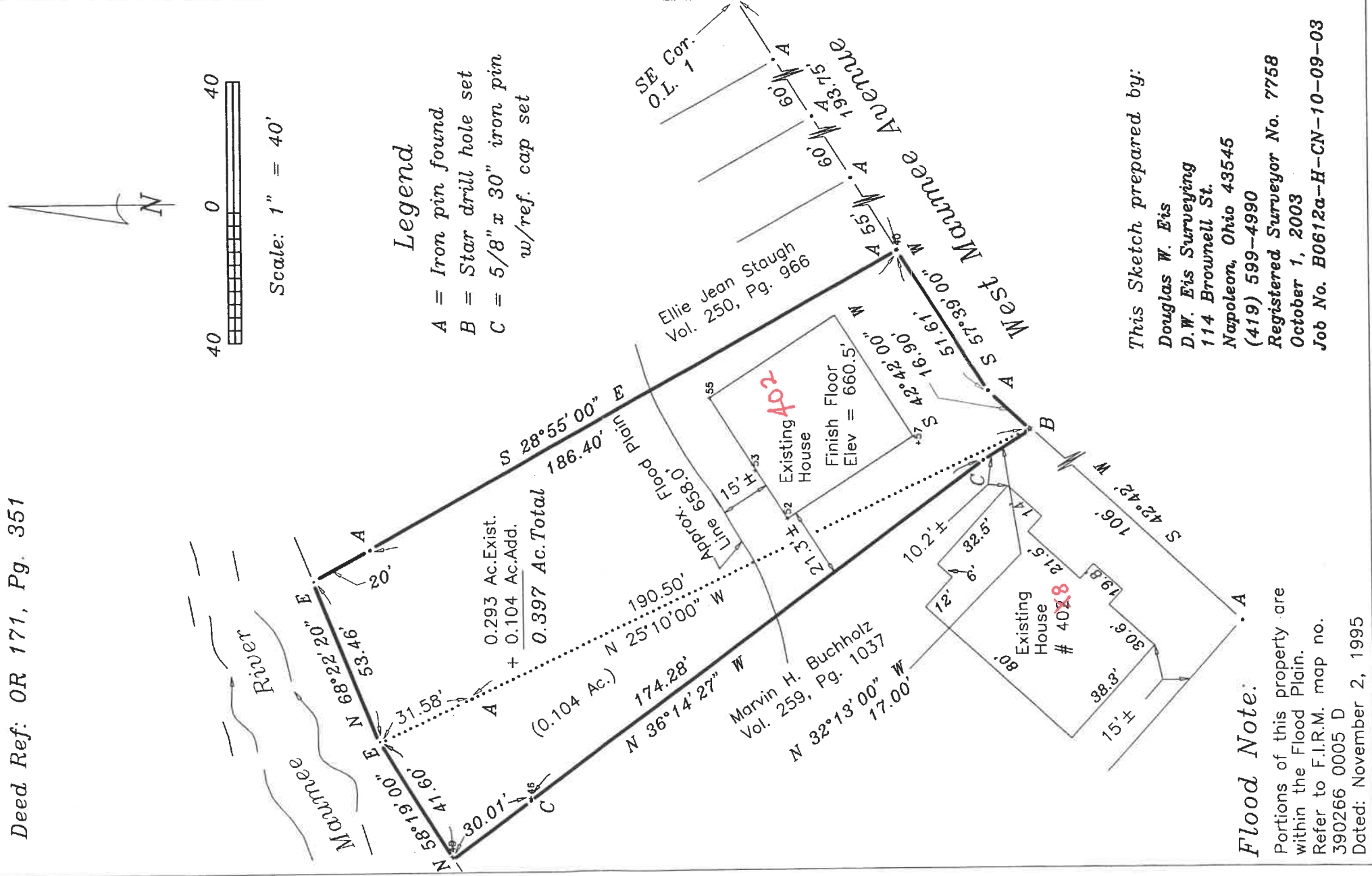
This description is based on a field survey by Douglas W. Eis, Registered Surveyor No. 7758.

Site Plan

Being a part of Outlot 1, J.G. Lowe's Addition of Outlots to the City of Napoleon, Henry County, Ohio.

For: Gregory A. & Theresa J. Leuupp

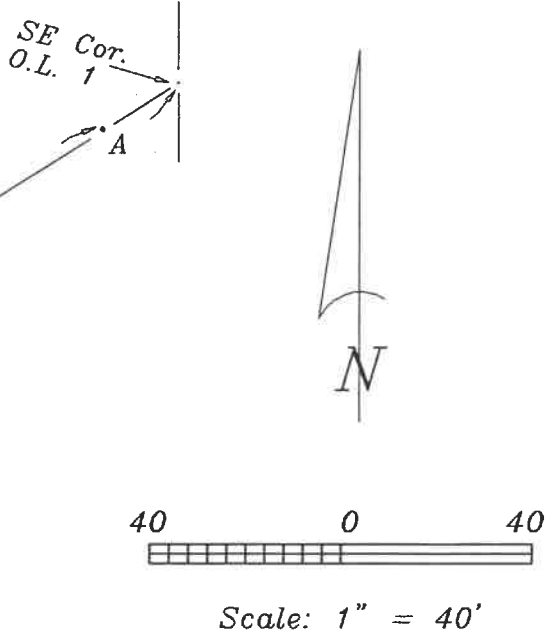
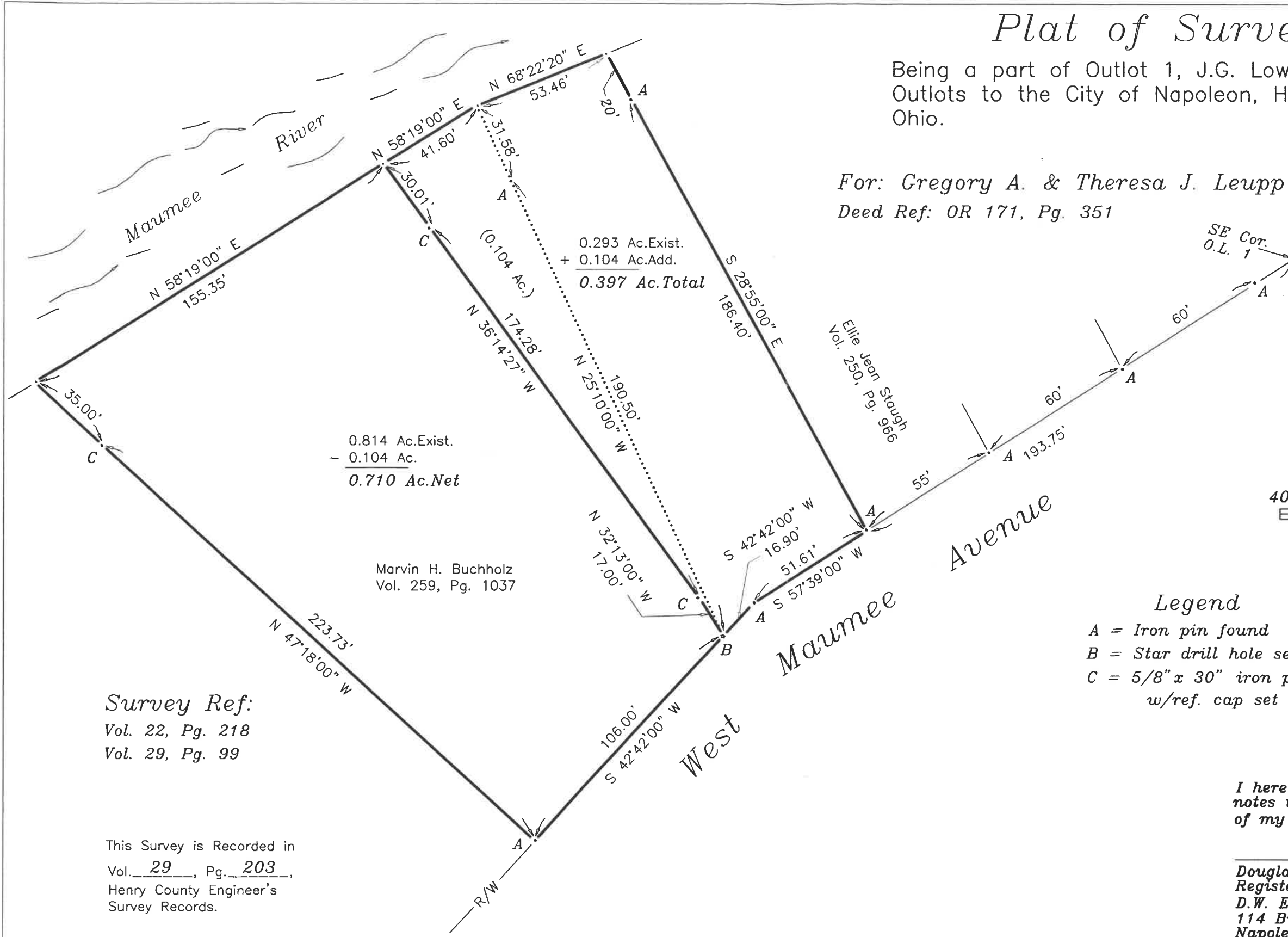
Deed Ref: OR 171, Pg. 351



Plat of Survey

Being a part of Outlot 1, J.G. Lowe's Addition of Outlots to the City of Napoleon, Henry County, Ohio.

For: Gregory A. & Theresa J. Leupp
Deed Ref: OR 171, Pg. 351



Legend

- A = Iron pin found
- B = Star drill hole set
- C = 5/8" x 30" iron pin w/ref. cap set

I hereby certify this survey and notes to be correct to the best of my knowledge.

Douglas W. Eis
Registered Surveyor No. 7758
D.W. Eis Surveying
114 Brownell St.
Napoleon, Ohio 43545
(419) 599-4990
October 1, 2003
Survey No. B0612b-H-CN-10-17-03

0.814 Ac.Exist.
- 0.104 Ac.
0.710 Ac.Net

0.293 Ac.Exist.
+ 0.104 Ac.Add.
0.397 Ac.Total

Marvin H. Buchholz
Vol. 259, Pg. 1037

Ellie Jean Staugh
Vol. 250, Pg. 966

Survey Ref:
Vol. 22, Pg. 218
Vol. 29, Pg. 99

This Survey is Recorded in
Vol. 29, Pg. 203,
Henry County Engineer's
Survey Records.