



# City of Napoleon, Ohio

## Zoning Department

255 West Riverview Avenue, P.O. Box 151  
Napoleon, OH 43545

Mark B. Spiess, Senior Engineering Technician / Zoning Administrator  
Telephone: (419) 592-4010 Fax: (419) 599-8393  
www.napoleonohio.com

### RESIDENTIAL ZONING PERMIT

Issued Date: April 4, 2019

Expiration Date: April 4, 2020

Permit Number: P-19-050

Job Location: 265 Northcrest Dr.

Owner: JR Schroeder  
265 Northcrest Dr.  
Napoleon, OH 43545

Contractor: Self  
419-966-6114

Zone: R-3 Moderate Density Residential

Set Backs: Principle Building

Front:25 Rear: 15 Side: 7

Comments:  
Fence on East Side of Backyard

Permit Type: Fence

Fee: \$25.00

Status: Paid

Amount Due: \$0.00

Mark B. Spiess  
Sr. Eng. Tech / Zoning Admin.



Vacation of Utility Easement for Lot 37  
See OR 294 pg 1530 for  
Vacation

# NORTHCREST ADDITION TO THE CITY OF NAPOLEON OHIO

Under authority provided by the Ohio Revised Code, and an ordinance adopted by the Council of the City of Napoleon, Ohio, this plat was given approval by the City of Napoleon, as follows:

Approved by the City Planning Commission at a meeting held May 12, 1966  
E. H. Hagan  
President  
Lawrence F. Hagan  
Secretary

Under authority provided by the Ohio Revised Code, and an ordinance adopted by the Council of the City of Napoleon, Ohio, this plat was given approval by the City of Napoleon, as follows:

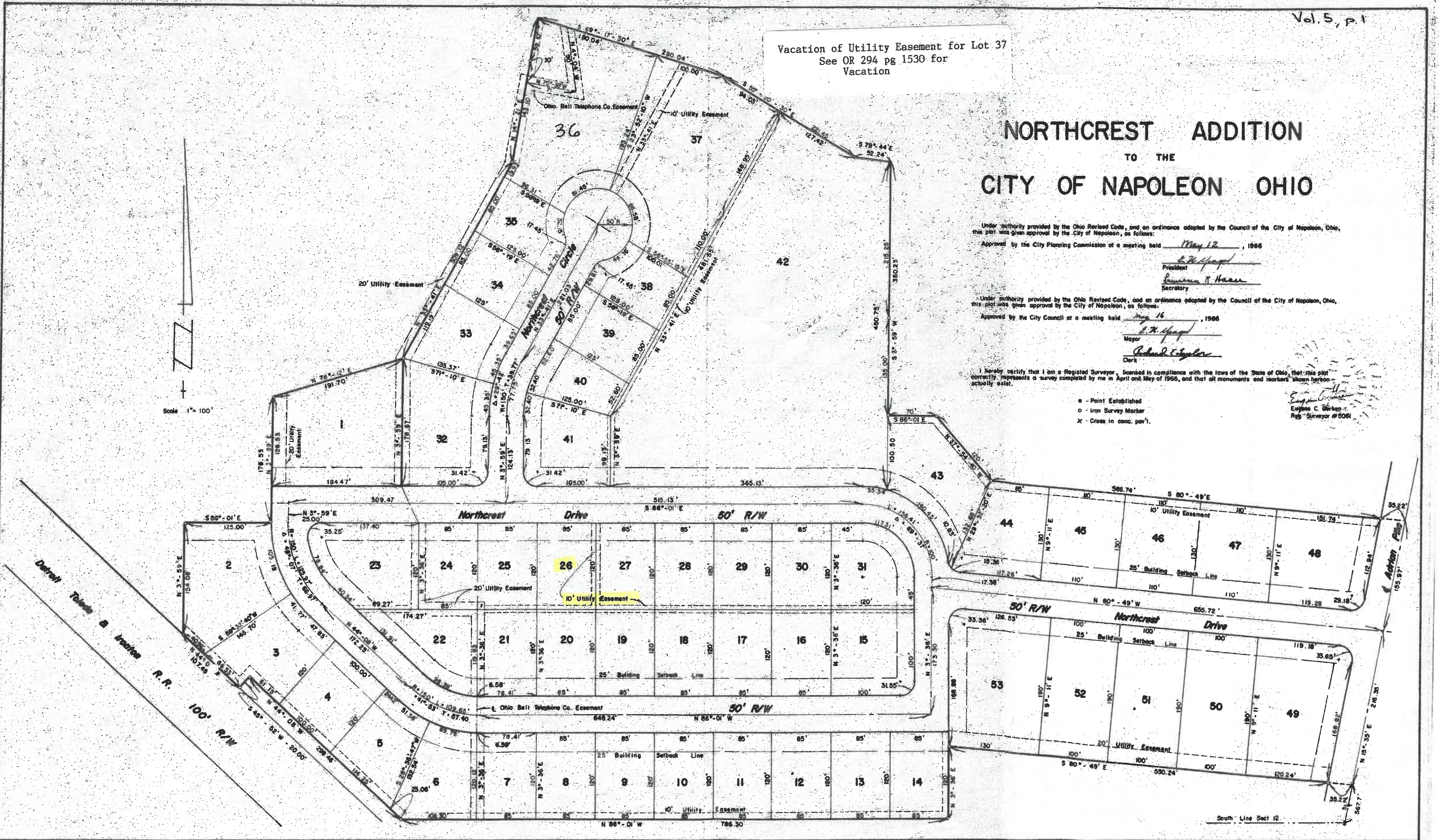
Approved by the City Council at a meeting held May 16, 1966  
E. H. Hagan  
Mayor  
Richard C. Taylor  
Clerk

I hereby certify that I am a Registered Surveyor, licensed in compliance with the laws of the State of Ohio, that this plat correctly represents a survey completed by me in April and May of 1966, and that all monuments and markers shown hereon actually exist.

- Point Established
- o Iron Survey Marker
- X Cross in conc. pav't.

Ernest C. Gilbert  
Reg. Surveyor #5061

Scale 1" = 100'



Field Notes of the NORTHCREST ADDITION to the CITY of NAPOLEON, OHIO

NORTHCREST ADDITION to the City of Napoleon, Ohio is located in the Southwest Quarter of Section 12, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio and is more particularly described as follows: Commencing at a cross on the concrete pavement at the center line of the Adrian Pike and the South line of said Section 12; thence North 15°-35' East along the center line of said Adrian Pike a distance of 567.7 feet to a cross on the concrete pavement, said cross being the true place of beginning; thence North 80°-49' West a distance of 35.22 feet to an iron pin; thence continuing North 80°-49' West a distance of 550.24 feet to an iron pin; thence South 30°-36' West a distance of 100.00 feet to an iron pin; thence North 86°-01' West a distance of 786.30 feet to an iron pin; thence North 44°-08' West a distance of 20.00 feet to an iron pin; thence North 44°-08' West a distance of 107.45 feet to an iron pin; thence North 30°-59' East a distance of 125.00 feet to an iron pin; thence South 86°-01' East a distance of 176.53 feet to an iron pin; thence North 78°-12' East a distance of 191.70 feet to an iron pin; thence North 33°-41' East a distance of 309.12 feet to an iron pin; thence North 14°-21' East a distance of 143.10 feet to a point in the center of Van Hynning Creek; thence South 69°-17'-30" East along the center of said Creek a distance of 280.04 feet to a point; thence South 55°-20'-30" East along the center of said Creek a distance of 221.45 feet to a point; thence South 78°-44' East along the center of said Creek a distance of 52.24 feet to a point; thence South 30°-59' West a distance of 215.25 feet to an iron pin; thence continuing South 30°-59' West a distance of 135.00 feet to an iron pin; thence South 86°-01' East a distance of 70.00 feet to an iron pin; thence South 80°-49' East a distance of 566.74 feet to an iron pin; thence continuing South 80°-49' East a distance of 35.22 feet to a point on the center line of the Adrian Pike; thence South 15°-35' West along the center line of said Adrian Pike a distance of 372.32 feet to the place of beginning of said parcel herein platted, containing 24.607 acres of land. Owners acquired title through instrument recorded in Volume 183, page 584 of the Deed Records of Henry County, Ohio.

We the undersigned Julian A. Gerken and Luther F. Gerken, partners in the J. L. G. Development Company, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the plat of said Addition.

This subdivision shall be known and designated as the Northcrest Addition to the City of Napoleon, Ohio. All streets shown and not heretofore dedicated, are hereby dedicated to the use of the public.

There are strips of ground ten (10) and twenty (20) feet in width as shown on the plat and marked "Utility Easement", which are reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities except as herein provided. Within the easement labeled "Ohio Bell Telephone Company Easement", all other utilities shall be located in accordance with the directives of the proper officers of said Ohio Bell Telephone Company. No permanent or other structures are to be erected or maintained upon said strips of land labelled "Utility Easement" or "Ohio Bell Telephone Company Easement", but owners of lots in this subdivision shall take their titles subject to the rights of these utility easements.

- We hereby adopt the following RESTRICTIONS for the NORTHCREST ADDITION:
1. Lots numbered 33 through 40 inclusive shall be used exclusively for single family residential purposes, said residences to contain at least 1200 square feet of living area exclusive of garages, porches, breezeways and patios. The minimum ceiling height of the main floor shall be eight (8) feet.
  2. Lots numbered 1 through 32 inclusive and Lot 41 shall be used for single and multiple family residential purposes and shall conform to the requirements of the Zoning Ordinance of the City of Napoleon, Ohio in effect at the time of acceptance of this Addition and to the restrictions set out herein.
  3. Lots numbered 42 through 53 inclusive shall be used for single and multiple family residential and limited and general business purposes, all in accord with the provisions of the aforementioned Zoning Ordinance and to the restrictions set out herein.
  4. No structure shall be constructed closer to the Street line than the distance specified as the "Building Line" and shown on the plat of said NORTHCREST ADDITION on file in the Record of Plats in the Recorder's Office of Henry County, Ohio.
  5. All structures shall be of new construction; no buildings or portions of buildings shall be moved on said Addition for remodeling or other purposes.
  6. No billboards, signs or other advertising devices other than a "For Sale" or "For Rent" sign shall be erected, placed or displayed on Lots 1 through 41 inclusive.
  7. No trailer, basement, tent, shack, garage, barn or other building shall be used as a residence temporarily or permanently, nor shall any structure of a temporary nature be used as a residence in Lots 1 through 41 inclusive of said Addition.
  8. The several restrictions contained in paragraphs numbered one (1) through seven (7) inclusive herein, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2000 A.D., at which time said Restrictions shall be automatically extended for periods of ten (10) years successively unless by vote of a majority of the then owners of the lots covered by these Restrictions, in whole or in part, invalidation of any one of the foregoing restrictions, by judgement or court order shall in no way affect any of the other restrictions, which shall remain in full force and effect.
  9. The right to enforce these provisions by injunction, together with the right to cause removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our hands and seals this 2nd day of May, 1966.

J.L.G. Development Company:

*Julian A. Gerken*, Julian A. Gerken, Partner  
*Luther F. Gerken*, Luther F. Gerken, Partner

Signed in the presence of:

*Robert L. ...*  
*J. Sanberty*

State of Ohio  
County of Henry, ss: Before me, the undersigned Notary Public, in and for the County and State, personally appeared Julian A. Gerken and Luther F. Gerken, partners of the J.L.G. Development Company, and each separately and severally acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed. Witness my hand and **NOTARY PUBLIC** seal this 2nd day of May, 1966.

*Melvin H. Wackman*  
My Commission Expires: March 3, 1969  
**MELVIN H. WACKMAN** Notary Public

Transferred \_\_\_\_\_, 1966

Auditor, Henry County, Ohio

**APPLICATION FOR ENCUMBRANCE OF CITY RIGHT-OF-WAY  
(City Code Chapter 901.03)\***

DEFINITION: Public right-of-way means the surface and space above and below any real property which the City has an interest in law or in equity, whether held in fee, or other estate or interest, or as trustee for the public, including but not limited to all public streets and public easements, as those terms as defined herein, sidewalks, tree lawns and other property, but only to the extent of the City's right, title, interest or authority to grant as Encumbrment Permit. (§901.03)

265 Northwest Drive  
(Address requesting encumbrance)

JR Schroeder      265 Northwest Drive  
(Owner Name)                      (Owner Address)

Napoleon, Ohio 43545      (419) 966-6114  
(City)      (State, Zip)                      (Phone Number)

Reason for encumbrment: \_\_\_\_\_

Put up fence in easement,

JR Schroeder                      5/16/19  
[Applicant's Signature]                      [Date]

**CAUTION:**

By signing this application, you are agreeing on behalf of the person and/or entity you are representing to all the terms, conditions, rules and regulations as required by Chapter 901 of the Codified Ordinances of the City of Napoleon, Ohio as now in effect or as may be later amended. Applicant warrants that he/she has the authority to make such application to the City of Napoleon, Ohio. Applicant hereby expressly undertakes to defend, indemnify and hold the City and its elected and appointed officers, officials, employees, volunteers, agents, representatives and subcontractors harmless from and against any and all damages, losses and expenses, including reasonable attorneys fees and costs of suit or defense, arising out of, resulting from or alleged to arise out of or result from the negligent, careless or wrongful acts, omissions, failures to act or misconduct of the applicant or its affiliates, officers, employees, agents, contractors or subcontractors in proposed closure of City street for construction activity, whether such acts or omissions are authorized, allowed or prohibited by Chapter 901 of the Codified Ordinances of the City of Napoleon, Ohio. Finally, applicant fully understands the City of Napoleon is not responsible for replacing, reimbursement or maintenance of any objects that may be damaged or disposed of due to construction or replacement of any City owned streets, utilities, sidewalks or any other that may apply.

**OFFICE USE ONLY**

**APPROVED:**

If no, reason: \_\_\_\_\_  
Y      N

[Signature]                      2019.05.22  
CITY ENGINEER                      DATE

EXISTING "BUG" FENCE HAS 12'-0" REMOVABLE SECTION. POSTS ARE IN A PLASTIC SLEEVES, SO THEY SLIDE OUT FENCE IS SCREWED TO POSTS

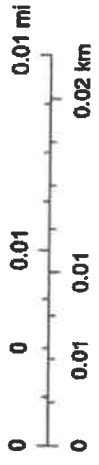
ArcGIS Web Map  
MBS 5-19-19



5/16/2019, 1:32:59 PM

Parcels  
Street Centerlines  
STREET

1:564



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, Web AppBuilder for ArcGIS, Woolpert, Microsoft | Dan Jenkins |

EXISTING "BLUE" FENCE HAS 12'-0" REMOVABLE SECTION. POSTS ARE IN A PLASTIC SUELVIS, SO THEY SLIDE OUT FENCE IS SECURED TO POSTS —  
ArcGIS Web Map  
MBS 5-16-19



5/16/2019, 1:32:59 PM

Parcels  
Street Centerlines  
STREET

1:564  
0 0 0.01 0.01 0.02 km  
0 0 0.01 0.01 0.02 mi

Dan Jenkins, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, Web AppBuilder for ArcGIS, Woodport, Microsoft | Dan Jenkins |