



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: June 24, 2019
Expiration Date: June 24, 2020
Permit Number: P-19-128
Job Location: 230 Orchard Lane
Owner: Ian Blease
230 Orchard Lane
Napoleon, Ohio 43545
Contractor: Elling Plumbing and Heating
419-579-0918

Zone: R-1 Suburban Residential

Set Backs: Principle Building

Front: 40 Rear: 20 Side: 15


Comments:
Sanitary Repair/Separate Storm Footer Tile

Permit Type: Outside Water/Sewer Repair

Fee: \$0.00

Status: Paid

Amount Due: \$0.00


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



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P-19-128

Residential Zoning Permit Application

Date 6-24-19 Job Location 230 Orchard Ln.

Owner Ian Blease Telephone # _____

Owner Address 230 Orchard Ln.

Contractor Elling Plumbing + Heating Cell Phone # 419-579-0918

Description of Work to be Performed Sanitary Repair / Separate Storm Footer Tile

Estimated Completion Date 6-28-19 Estimated Cost \$6000.00

Demo Permit - \$100.00 – See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$25.00	(MZON 100.1700.46690)	\$
Fence/Pool/Deck - \$25.00	(MZON 100.1700.46690)	\$
Accessory Building Under 200 SF (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing/Patio - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.44730)	\$ <u>2</u>
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00 (Outside City - \$5,680)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00 (Outside City - \$5,820)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.44730)	\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00	(MBLDG 510.0000.44730)	\$
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87	(MBLDG 510.0000.44730)	\$
5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00	(MBLDG 510.0000.44730)	\$
Sewer Tap For Lots 7,200 Sq. Ft. Or Less - \$0.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 7,201 To 12,199 Sq. Ft. (x \$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 12,200 Sq. Ft. or Greater - \$60.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 7,201 to 23,866 Sq. Ft. (x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 23,867 Sq. Ft. or Greater - \$200.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 7,201 to 36,366 Sq. Ft. (x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 36,367 Sq. Ft. or Greater - \$350.00	(MBLDG 520.0000.44830)	\$
Sewer Tap Inspection Fee For Single Family or Duplex - \$60.00	(MBLDG 520.0000.44830)	\$
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 520.0000.44830)	\$
TOTAL FEE:		\$ <u>2</u>

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 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: Joshua A. Elling

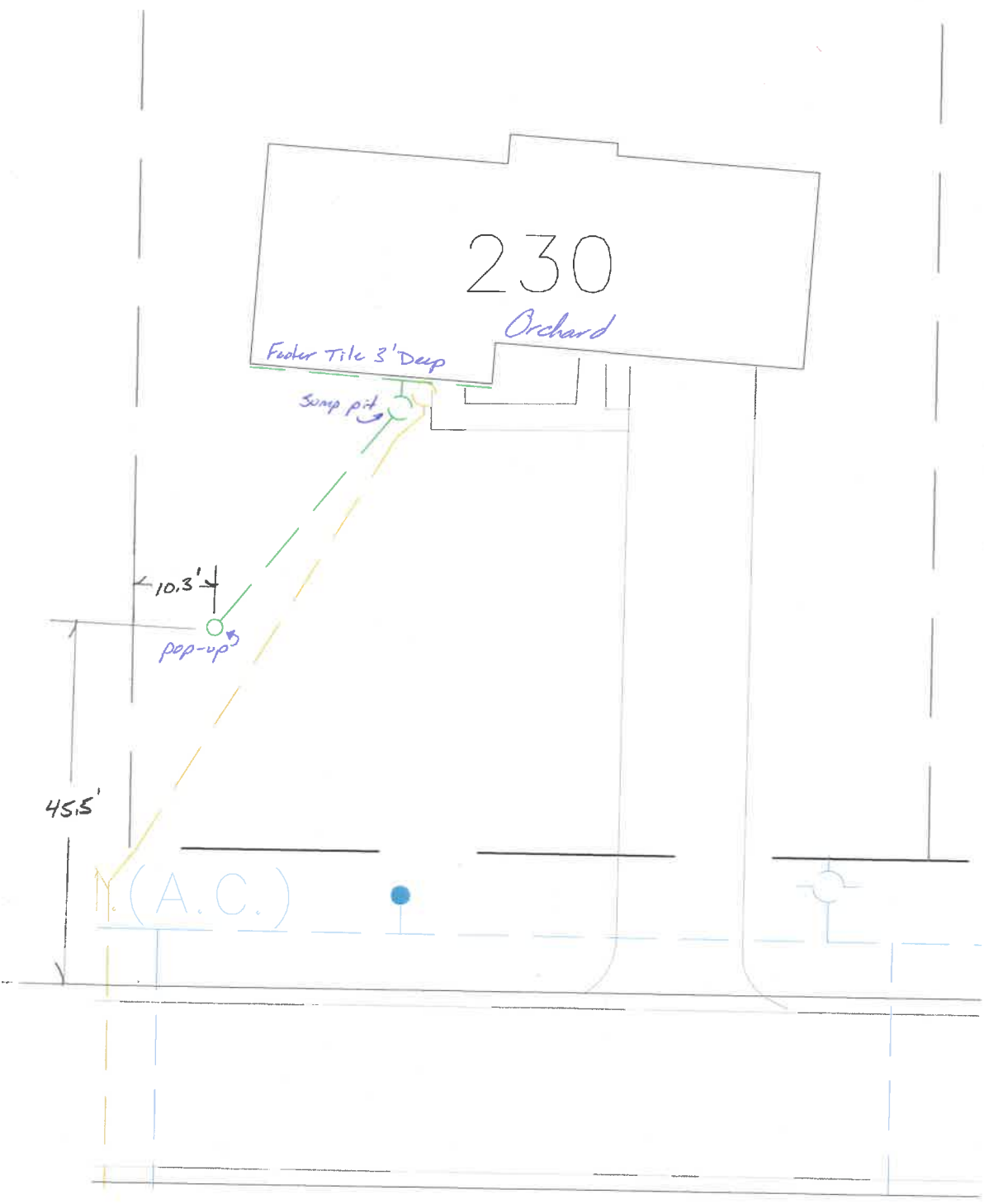
DATE: 6-24-19

BATCH #

CHECK #

DATE

1"=20'
Elling Plumbing
Insp By: A. Ockler
(Storm Work)



SANITARY SEWER GRANT AGREEMENT

THIS AGREEMENT made this 25 day of JUNE, 2019, by and between the City of Napoleon, a Municipal Corporation, 255 West Riverview Avenue, Napoleon, Ohio, (hereinafter referred to as "City") and IAN J. BLEASE, _____, (hereafter referred to as "Homeowner").

WHEREAS, Napoleon has initiated a program of construction grants for removing clear water connections from the sanitary sewer system, and

WHEREAS, said grants are for two-thirds (2/3) of construction cost up to a maximum sum of twenty-five hundred dollars (\$2,500.00):

A. In consideration of Homeowner, whose real property is located at

230 ORCHARD LN doing the following work at said location:

REMOVE FOOTER TILE FROM SANITARY SEWER,

City agrees to pay \$ 2,500.⁰⁰ for such work subject to the following

terms and conditions:

$$(2/3 \times 3,852 = \$2,568 > \$2,500)$$

1. Homeowner shall produce satisfactory evidence of ownership in said real estate.
2. Homeowner shall produce two (2) written estimates of the construction cost prior to commencement of the work.
3. Homeowner shall contract with ELLINGS PLUMBING, a registered contractor with the City ("Contractor") to perform said work.
4. Homeowner understands and agrees that there is permitted only one (1) grant per property for the lifetime of this program.
5. Homeowner shall permit periodic City inspection of the work being performed by the Contractor.

6. Homeowner agrees that this Agreement shall not be construed as creating a joint venture, partnership, or master-servant relationship; further, the City shall not be considered to have any responsibility whatsoever to Contractor for the payment of Contractor's bills; further, Homeowner shall hold City harmless from the same.

7. Homeowner agrees to hold harmless the City, its officers, agents, employees and volunteers against any and all claims that may arise out of use of any grant funds and/or the performance of inspections being made by the City; further, Homeowner agrees to indemnify the City, its officers, agents, employees and volunteers against any and all claims for injury or damage to person or property that may be asserted by any person as a result of any action or non-action of the City, its officers, agents, employees and volunteers associated or in connection with this Agreement or services provided hereunder.

8. Homeowner shall notify the City of the date the work is to commence and shall provide City with a construction schedule. All Work must be completed no later than

July 31, 2019. Dave

9. Homeowner agrees any change in the original estimate amount must be approved in advance by the City if the amount is larger than first estimated.

10. Homeowner agrees that the City shall have thirty (30) days after final inspection of the work and upon the City receiving paid receipts from Homeowner evidencing that the Contractor has been paid in full, whichever comes last, to pay the Homeowner the amount specified in paragraph (A) above.

11. In the event that a new storm sewer and/or sanitary sewer tap is needed in connection with the work, the City will waive the sewer tap fee and will not be counted as part of the amount specified in paragraph (A) above.

12. This Grant Agreement shall only be amended as to the scope and size of the project by attaching hereto a copy of such amendment, in writing.

13. This Agreement is binding on the parties, their heirs or successors and assigns.

14. This Agreement shall be controlled under the laws of Ohio.

La J. Bles 6/25/19

Homeowner

Sandra A. Bles 6/25/19

Homeowner

City of Napoleon

Joel L. Mazur
Joel L. Mazur, City Manager

Approved as to form and correctness:

Billy Harmon
Billy Harmon, City Law Director

Certification of Funds

Attest:

Kelly O'Boyle
I, ~~Kent Seemann~~, Finance Director of the City of Napoleon, Ohio hereby certify that the money to meet this Agreement has been lawfully appropriated for the purpose of the agreement and is in the treasury of the City of Napoleon, Ohio or is in the process of collection to the credit of the appropriate fund free from prior encumbrance.

Kelly O'Boyle
Kent Seemann, Finance Director
KELLY O'BOYLE

DEED

KNOW ALL MEN BY THESE PRESENTS, That Lewis Johnson and Martha M. Johnson, husband and wife,

for valuable consideration paid, grant(s) with general warranty covenants to Ian J. Blease and Sandra A. Blease, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 230 Orchard Lane, Napoleon, OH 43545

the following REAL PROPERTY: Situated in the County of Henry, in the State of Ohio, and in the City of Napoleon:

Lot Number Twenty-five (25) in Anthony Wayne Acres Second Addition to Napoleon, Ohio; but subject to the restrictions thereon and easements as shown in Plat Book 4 at pages 135 and 136, and subject to zoning restrictions of the City of Napoleon, Ohio. (Said restrictions and easements are now found of record on Slide 122 of the Plat Records in the Recorder's Office of Henry County, Ohio.)

but subject to all easements, restrictions and leases of record, zoning ordinances, if any, and all legal highways.

APPROVED
Tax Map Dept.

Taxes and assessments levied and assessed against said premises shall be prorated between Grantors and Grantees herein as of the date of delivery of this deed.

Prior Instrument Reference: Volume 192, Page 496 and Volume 231, Page 808.

WITNESS our hand(s) this 30th day of July, 1992.

Signed and acknowledged in the presence of:

[Handwritten signatures of witnesses]

[Handwritten signature of Lewis Johnson]

Lewis Johnson
[Handwritten signature of Martha M. Johnson]

Martha M. Johnson

STATE OF OHIO, County of Henry, ss.

BE IT REMEMBERED That on this 30th day of July, 1992,

before me, the subscriber, a Notary Public in and for said State, personally came Lewis Johnson and Martha M. Johnson, husband and wife,

the Grantor(s), in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed. IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my

Ohio; but subject to the restrictions at pages 135 and 136, and subject to zoning restrictions of the City of Napoleon, Ohio. (Said restrictions and easements are now found of record on Slide 122 of the Plat Records in the Recorder's Office of Henry County, Ohio.)

but subject to all easements, restrictions and leases of record, zoning ordinances, if any, and all legal highways.

APPROVED
Tax Map Dept.

Taxes and assessments levied and assessed against said premises shall be prorated between Grantors and Grantees herein as of the date of delivery of this deed.

Prior Instrument Reference: Volume 192, Page 496 and Volume 231, Page 808.

WITNESS our hand(s) this 30th day of July, 1992.

Signed and acknowledged in the presence of:

Edmund G. Peper
Kathryn E. Druddy

Lewis Johnson
Lewis Johnson

Martha M. Johnson
Martha M. Johnson

STATE OF OHIO, County of Henry, ss.

BE IT REMEMBERED That on this 30th day of July, 1992,

before me, the subscriber, a Notary Public in and for said State, personally came Lewis Johnson and Martha M. Johnson, husband and wife,

the Grantor(s), in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my

official seal on the day and year aforesaid.
Edmund G. Peper
My commission has no expiration date.
Section 147.03 R. C.

Edmund G. Peper
Notary Public, State of Ohio.

This instrument was prepared by Edmund G. Peper, Attorney at Law

555 Monroe Street, Napoleon, OH

x 12992^c

RECEIVED & RECORDED

AUG 3 1992

at 11:28 a.m.
ARLENE WALLACE, RECORDER
HENRY COUNTY, OHIO

NSA

10⁰⁰

ADDITIONAL FEES
TRANS. 0 my
DATE Aug. 3, 1992
James M.
HENRY COUNTY AL.

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
FEE \$ 430.00
EXEMPT
JAMES M. HOOPS, County Auditor