

**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: 4/3/98

FEE: \$5.00

TOWNSHIP NAME: Napoleon Township SECTION #: 24

SUBDIVISION NAME: Lutheran Home Addition to the City
of Napoleon, Napoleon Township,
Henry County Ohio LOT: _____

ADDRESS OF SUBDIVISION: _____

NAME OF CURRENT OWNER: The Lutheran Orphans' and Old Folks'
Home Society at Napoleon, Ohio, Inc.

OWNER ADDRESS: 1036 S. Perry Street

CITY: Napoleon STATE: Ohio ZIP: 43545

OWNER PHONE: 1-419-592-1688

NAME OF PURCHASER: The Lutheran Orphans' and Old Folks'
Home Society at Napoleon, Ohio #2, Inc.

PURCHASER ADDRESS: 1036 S. Perry Street

CITY: Napoleon STATE: Ohio ZIP: 43545

PURCHASER PHONE: 1-419-592-1688

SURVEYOR NAME: Fred Berning c/o Farnham Wirries & Berning

SURVEYOR ADDRESS: 5225 Secor Road, Toledo, OH 43623

SURVEY DRAWING #: See Attached

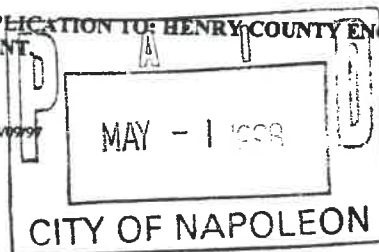
APPLICANT SIGNATURE: The Lutheran Orphans' and Old Folks'
Home Society at Napoleon, Ohio, Inc.

BY: [Signature]

CITY ZONING ADMINISTRATOR: [Signature]

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

DOCSUBDIVEXCEPT.Sam 04/1997



Fax Cover This is a confidential message, intended solely for the person to whom it is addressed. If you receive this message in error, please forward it to the correct person, or mail it back to us. Thank you.

To John Rosebrock - Rupp-Rosebrock, Inc.
Fax No. (419) 533-8704
From Adam C. Hoff, P.E. - City Engineer *ACH*
Date 4/15/99
Subject Lutheran Home - Alpine Village Plan Review
Pages 2, including this one

Following our meeting of April 6th, as we discussed, I contacted the Ohio EPA regarding their plan review. Both the water and sewer plans will need to be reviewed and approved by the EPA prior to commencing with construction. A Permit to Install application and Antidegradation Addendum will need to be submitted along with four (4) sets of detailed plans and specifications for the sanitary sewer. The fee for this review is \$200.00, plus 0.65% of the cost of the sewer. A Water Supply Data Sheet, three (3) sets of plans and specifications and a review fee of \$100.00, plus 0.20% of the cost of the water main, will need to be submitted for the water.

In response to your request regarding hydrants, the City will not furnish additional fire hydrants for the site. Another possibility may be to reorient the proposed hydrants such that the spacing (as measured in a straight line from hydrant to hydrant) does not exceed 300 feet.

On the issue of the requested easements for the existing and proposed water mains, if these mains are not turned over to the City and easements dedicated, the mains will be assumed as private. This means that a master meter will need to be installed, along with the required backflow prevention at the meter pit. The Lutheran Home would then assume all responsibility for any breaks or general maintenance of the system. Also, the tap charge for the new connection would increase significantly as well.

Finally, as we discussed, it has been our experience that the existing grease trap is either located too close to the source or grossly undersized for the facility. This may be evidenced by the significant amount of grease that is removed from the City's sanitary collection system just downstream from the Lutheran Home on a fairly regular basis. As the new connection will be directed to the new interceptor sewer along the south edge of the site via a relatively long service connection, we believe that the Lutheran Home will begin to experience the same problems we are currently having, unless the grease trap is enlarged and/or relocated further from the source. Therefore, it is our strong recommendation that a new grease trap be placed outside of the existing building, approximately in the same location as the sanitary manhole to be removed at the northwest corner of the existing building.

255 W. Riverview Ave.
Napoleon, Ohio 43545

(419) 592-4010 Phone
(419) 599-8393 Fax

As I am sure you are aware, most, if not all, of these issues could have been resolved much earlier than this had the plans been submitted for our review. At a minimum, the Ohio EPA plan approvals will take thirty (30) to sixty (60) days, depending on the completeness of the applications and plans. Following the next round of submittals to the City, at least two (2) weeks will be required to complete our review. Plus, our approval is required before the Ohio EPA will even consider their review. We will continue to work with yourself and the Lutheran Home to the best of our ability, but please realize that the required approvals will need to be in place before the proposed improvements may commence.

If you have any questions, please call me at 592-4010. Thank you.

c: Jon Bisher, Jeff Marihugh, Brent Damman



City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393

August 17, 1998

Mr. Fred Berning, P.S., P.E.
Farnham, Wirries & Berning
5225 Secor Road
Toledo, Ohio 43623

Mayor
Donald M. Stange

Members of Council
Michael J. DeWit, President
Robert G. Heft
James Hershberger
David F. Miller
Travis B. Sheaffer
Char Weber
Terri A. Williams

City Manager
Jon A. Bisher

Finance Director
Gregory J. Heath

Law Director
David M. Grahn

City Engineer
Adam C. Hoff, P.E.

Re: Lutheran Home
Alpine Village Addition

Dear Mr. Berning:

On behalf of the City of Napoleon, the storm water runoff calculations submitted are hereby approved for the referenced project. If you have any questions or require additional information, please call me at (419) 592-4010.

Yours truly,

Adam C. Hoff, P.E.
City Engineer

ACH:rd

cc: Mr. Brent Damman, Bldg./Zoning Administrator
Mr. John Rosebrock, Rupp/Rosebrock

C:\lotus\work\wordpro\CITYENGINEER\LETTERS\PalmerDitch8\17.98, 2:06PM

Records Retention ENG-018 Permanent



City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393

May 1, 1998

Mayor
Donald M. Stange

Mr. Richard A. Chase
Chase & Zraik
2650 North Reynolds Rd. Suite 3
Toledo, Ohio 43615-2082

Members of Council
Michael J. DeWit, President
Robert G. Heft
James Hershberger
David F. Miller
Travis B. Sheaffer
Char Weber
Terri A. Williams

Re. Lutheran Home revised lots 1 & 2.

Dear Mr. Chase

Please find enclosed a signed subdivision exception form, a signed copy of the lot description and a signed copy of the survey plat. The subject lot split is hereby approved by the City of Napoleon. You will need to present a copy of the enclosed documents to the County Auditor for his approval when you are ready to transfer property.

City Manager
Jon A. Bisher

Finance Director
Gregory J. Heath

Sincerely

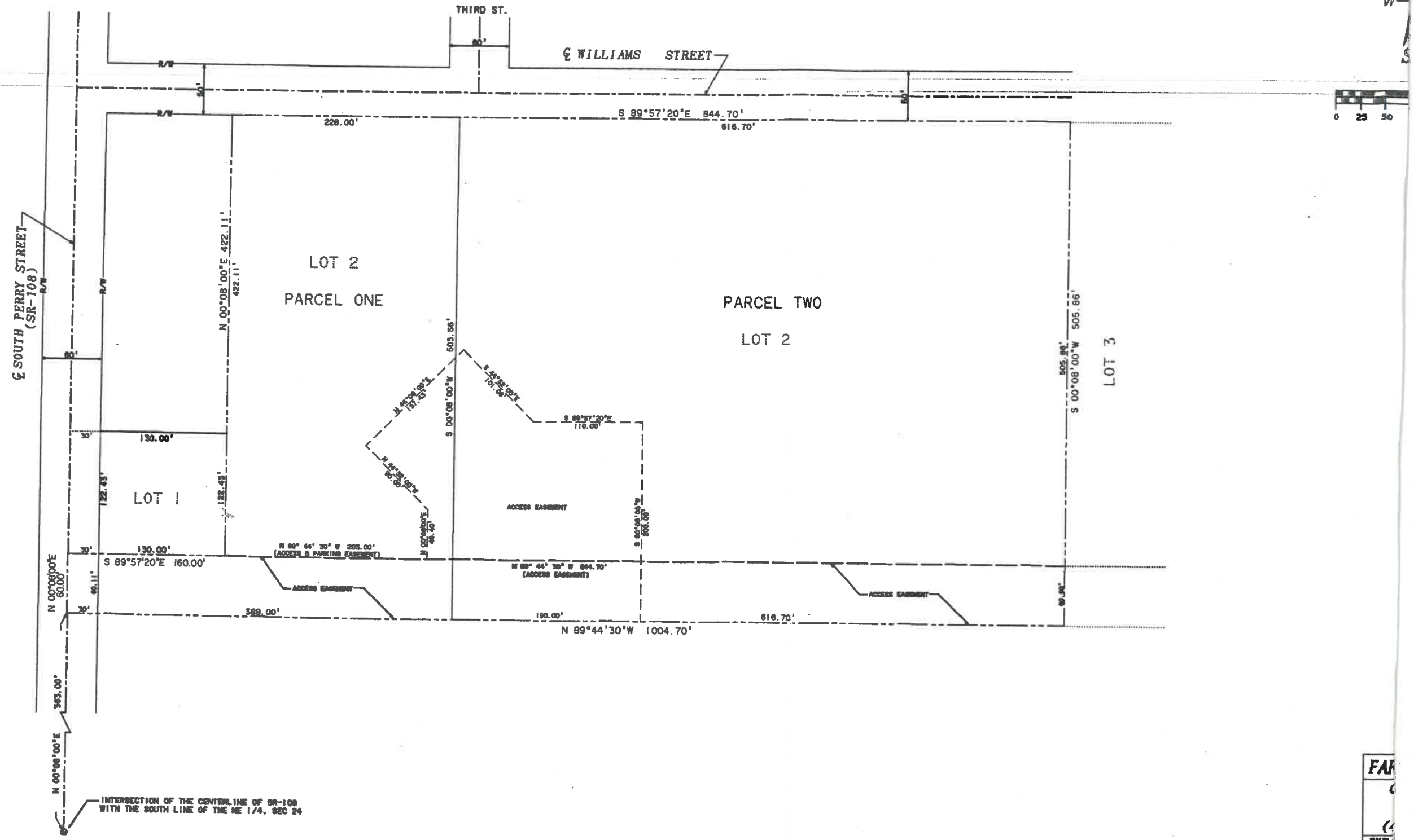
Law Director
David M. Grahm

Brent N. Damman
Zoning Administrator

City Engineer
Adam C. Hoff, P.E.

THE LUTHERAN ORPHANS & OLD FOLKS HOME SOCIETY AT NAPOLEON, OHIO

PART OF THE NE 1/4, SECTION 24, TOWN 5 NORTH, RANGE 6 EAST,
NAPOLEON TOWNSHIP, CITY OF NAPOLEON, HENRY COUNTY, OHIO.



LAW OFFICES
CHASE & ZRAIK
2650 NORTH REYNOLDS ROAD
SUITE 3
TOLEDO, OHIO 43615-2082

RICHARD A. CHASE
DALE M. GROCKI
THOMAS G. ZRAIK

PHONE 419-536-2066
FAX 419-536-2239

April 22, 1998

Brent Damman
City of Napoleon
255 West Riverview Avenue
Napoleon, OH 43545

Re: The Lutheran Orphans' and Old Folks' Home Society at Napoleon, Ohio #2, Inc.

Dear Mr. Damman:

Please find enclosed the legal description for revised Parcel 1 and revised Parcel 2 for the Lutheran Home addition. I am also enclosing a copy of the Survey for your review.

Respectfully yours,



Richard A. Chase

RAC/cjh
enclosures

napoleon#2\damman1.ltr

LAW OFFICES
CHASE & ZRAIK
2650 NORTH REYNOLDS ROAD
SUITE 3
TOLEDO, OHIO 43615-2082

RICHARD A. CHASE
DALE M. GROCKI
THOMAS G. ZRAIK

PHONE 419-536-2066
FAX 419-536-2239

April 3, 1998

Brent Damman
255 W. Riverview Ave.
Napoleon, OH 43545

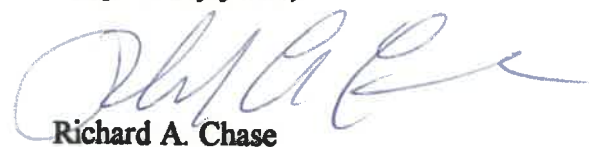
Dear Brent:

Please find enclosed the application for Minor Subdivision of Land which we discussed on the telephone.

I'm also enclosing my personal check in the amount of \$5.00 covering the following fee.

If you have any questions please feel free to give me a call.

Respectfully yours,



Richard A. Chase

RAC/dlo
enclosures

napoleon\dammon.ltr

LAW OFFICES
CHASE & ZRAIK
2650 NORTH REYNOLDS ROAD
SUITE 3
TOLEDO, OHIO 43615-2082

RICHARD A. CHASE
DALE M. GROCKI
THOMAS G. ZRAIK

PHONE 419-536-2066
FAX 419-536-2239

April 13, 1998

Brent Damman
City of Napoleon
255 West Riverview Avenue
Napoleon, OH 43545

Re: The Lutheran Orphans' and Old Folks' Home Society at Napoleon, Ohio #2, Inc.

Dear Mr. Damman:

Please find enclosed the legal description combining Lots 1 and 2 that we discussed.

If you have any questions, please feel free to give me a call.

Respectfully yours,



Richard A. Chase

RAC/cjh
enclosure

There is attached hereto the following documents:

- A. Legal description of entire parcel containing ten (10) acres; Exhibit 1**
- B. Legal description and proposed deed regarding split (lot 2 parcel 1); Exhibit 2**
- C. Legal description of residuary property - parcel 2 lot 2; Exhibit 3**
- D. Survey certified by surveyor with accompanying legal descriptions - Exhibit 4**

EXHIBIT 1

Legal description of entire parcel containing ten (10) acres

EXHIBIT "A"

Being a parcel of land situated in part of the northeast one-quarter (1/4) of Section twenty-four (24), Town five (5) North, Range six (6) East, Napoleon Township, City of Napoleon, Henry County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron bolt marking the intersection of the centerline of Ohio State Route 108 with the south line of the northeast one-quarter (1/4) of Section twenty-four (24), Napoleon Township; thence N-0°08'-E along the centerline of State Route 108 (South Ferry Street) a distance of three hundred sixty-three (363.00) feet to a point, said point being the principal point of beginning for this description; thence continuing N-0°08'-E on and along said centerline State Route 108, a distance of sixty (60.00) feet to a point; thence S-89°57'20"-E a distance of one hundred sixty (160.00) feet to a point; thence N-0°08'-E on and along a line parallel to the centerline of State Route 108, a distance of four hundred forty-two and eleven hundredths (442.11) feet to a point in the southerly right-of-way line of Williams Street; thence S-89°57'20"-E on and along the southerly line of Williams Street, a distance of eight hundred forty-four and seventy hundredths (844.70) feet to an iron pin set; thence S-0°08'-W a distance of five hundred five and eighty-six hundredths (505.86) feet to an iron pin set; thence N-89°44'30"-W, a distance of one thousand four and seventy hundredths (1,004.70) feet to the point of beginning.

Said parcel containing ten (10.00) Acres of land more or less subject however to all legal highways.

EXHIBIT 2

Legal description and proposed deed regarding split (lot 2 parcel 1)

CORPORATION WARRANTY DEED

O.R.C. 5302.05 - .07
O.R.C. 147.55

KNOW ALL MEN BY THESE PRESENTS:

That The Lutheran Orphans' and Old Folks' Home Society at Napoleon, Ohio, Inc., a non-profit corporation organized and existing under the laws of the State of Ohio, the Grantor, for valuable consideration paid, grants with general warranty covenants to The Lutheran Orphans' and Old Folks' Home Society of Napoleon, Ohio #2, Inc., whose tax-mailing address is 2411 Seaman Street, Toledo, Lucas County, Ohio 43605, the following real property:

See legal description covering that part of Lot Two Lutheran Home Addition for The Lutheran Orphans' and Old Folks' Home Society at Napoleon Ohio, Napoleon Township, City of Napoleon, Henry County, Ohio, which is attached hereto as "Exhibit A" and by reference incorporated herein.

Subject to: Building and use restrictions of record, easements for public utilities of record and taxes and assessments becoming due and payable after date hereof.

Prior Instrument Reference:

IN WITNESS WHEREOF, The Lutheran Orphans' and Old Folks' Home Society at Napoleon, Ohio, Inc. has caused its corporate name to be subscribed hereto by its President this ____ day of _____, 1996.

SIGNED ACKNOWLEDGED
AND DELIVERED IN THE
PRESENCE OF:

THE LUTHERAN ORPHANS' AND
OLD FOLKS' HOME SOCIETY OF
TOLEDO, OHIO, INC.

, President

(Printed Name of Witness)

(Printed Name of Witness)

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me
this _____ day of _____, 1996, by _____, as
President of The Lutheran Orphans' and Old Folks' Home Society at
Napoleon, Ohio, Inc., an Ohio non-profit corporation, on behalf
of the corporation.

Notary Public

Grantor corporation
has no seal.

This instrument prepared by:

Richard A. Chase, Esquire
2650 North Reynolds Road
Toledo, OH 43615-2082

h:\hscan\napole#2\corpwarr.ded

EXHIBIT 3

Legal description of residuary property (parcel 2 lot 2)

FARNHAM, WIRRIES & BERNING

Professional Registered Engineers & Surveyors Ohio, Michigan, Indiana
5225 Secor Road, Toledo, Ohio 43623 (419)473-1491 Fax No.(419)473-0506

Frederick J. Berning, P.S.-P.E.
Brian J. Retar, EIT

Consultants:
Valden F. Farnham, P.S.-P.E.
John H. Wirries, P.E.

August 28, 1996

Exhibit "A"

That part of Lot 2 LUTHERAN HOME ADDITION FOR THE LUTHERAN ORPHANS & OLD FOLKS HOME SOCIETY AT NAPOLEON, OHIO Napoleon Township, City of Napoleon, Henry County, Ohio, as recorded in Slide No. 170, Henry Recorder, and being more particularly described as follows:

Commencing at the iron bolt marking the intersection of the centerline of Ohio State Route 108 with the south line of the Northeast 1/4 of Section 24; thence North 00 degrees 08 minutes 00 seconds East, a distance of 363.00 feet to the southwest corner of said Lot 2 and the POINT OF BEGINNING; thence continuing along said line, North 00 degrees 08 minutes 00 seconds East, a distance of 60.00 feet; thence South 89 degrees 57 minutes 20 seconds East, a distance of 160.00 feet; thence North 00 degrees 08 minutes 00 seconds East, a distance of 442.11 feet to the southerly right-of-way line of Williams Street; thence along said southerly right-of-way of Williams Street South 89 degrees 57 minutes 20 seconds East, a distance of 228.00 feet; thence South 00 degrees 08 minutes 00 seconds West, a distance of 503.56 feet; thence North 89 degrees 44 minutes 30 seconds West, a distance of 388.00 feet to the POINT OF BEGINNING; containing 2.8550 acres (124,362 square feet), more or less. Subject to legal highways and all easements of record.

Prepared by:

Frederick J. Berning, P.S.-P.E.
Professional Surveyor, No. 4926

p-1.dsc

FARNHAM, WIRRIES & BERNING

*Professional Registered Engineers & Surveyors. Ohio, Michigan, Indiana
5225 Secor Road, Toledo, Ohio 43623 (419)473-1491 Fax No.(419)473-0506*

*Frederick J. Berning, P.S.-P.E.
Brian J. Retar, EIT*

*Consultants:
Valden F. Farnham, P.S.-P.E.
John H. Wirries, P.E.*

August 28, 1996

PARCEL TWO

That part of Lot 2 LUTHERAN HOME ADDITION FOR THE LUTHERAN ORPHANS & OLD FOLKS HOME SOCIETY AT NAPOLEON, OHIO, Napoleon Township, City of Napoleon, Henry County, Ohio, as recorded in Slide No. 170 Henry County Recorder, and being more particularly described as follows:

Commencing at the iron bolt marking the intersection of the centerline of Ohio State Route 108 with the south line of the Northeast 1/4 of Section 24; thence North 00 degrees 08 minutes 00 seconds East, a distance 363.00 feet to the southwest corner of said Lot 2; thence South 89 degrees 44 minutes 30 seconds East, a distance of 388.00 feet to the POINT OF BEGINNING; thence North 00 degrees 08 minutes 00 seconds East, a distance of 503.56 feet to the southerly right-of-way of Williams Street; thence along said right-of-way of Williams Street South 89 degrees 57 minutes 20 seconds East, a distance of 616.70 feet; thence South 00 degrees 08 minutes 00 seconds West, a distance of 505.86 feet; thence North 89 degrees 44 minutes 30 seconds West, a distance of 616.70 feet to the POINT OF BEGINNING; containing 7.1454 acres (311,254 square feet), more or less. Subject to legal highways and all easements of record.

Prepared by:

Frederick J. Berning, P.S.-P.E.
Professional Surveyor, No. 4926

p-2.dsc

EXHIBIT 4

Survey certified by surveyor with accompanying legal descriptions

FARNHAM, WIRRIES & BERNING

Professional Registered Engineers & Surveyors: Ohio, Michigan, Indiana
5225 Secor Road, Toledo, Ohio 43623 (419)473-1491 Fax No.(419)473-0506

Frederick J. Berning, P.S.-P.E.
Brian J. Retar, EIT

Consultants:
Valden F. Farnham, P.S.-P.E.
John H. Wirries, P.E.

April 10, 1998

PARCEL A

Being Lot 1 and part of Lot 2 LUTHERAN HOME ADDITION FOR THE LUTHERAN ORPHANS & OLD FOLKS HOME SOCIETY AT NAPOLEON, OHIO Napoleon Township, City of Napoleon, Henry County, Ohio, as recorded in Slide No. 170, Henry Recorder, and being more particularly described as follows:

Commencing at the Iron bolt marking the intersection of the centerline of Ohio State Route 108 with the south line of the Northeast 1/4 of Section 24; thence North 00 degrees 08 minutes 00 seconds East, a distance of 363.00 feet to the southwest corner of said Lot 2 and the POINT OF BEGINNING; thence continuing along said line, North 00 degrees 08 minutes 00 seconds East, a distance of 182.43 feet; thence South 89 degrees 57 minutes 20 seconds East, a distance of 160.00 feet; thence North 00 degrees 08 minutes 00 seconds East, a distance of 319.68 feet to the southerly right-of-way line of Williams Street; thence along said southerly right-of way of Williams Street South 89 degrees 57 minutes 20 seconds East, a distance of 228.00 feet; thence South 00 degrees 08 minutes 00 seconds West, a distance of 503.56 feet; thence North 89 degrees 44 minutes 30 seconds West, a distance of 388.00 feet to the POINT OF BEGINNING; containing 3.305 acres (143,951 square feet), more or less. Subject to legal highways and all easements of record.

Prepared by:

Frederick J. Berning, P.S.-P.E.

Professional Surveyor, No. 4926

p-1.dsc

FARNHAM, WIRRIES & BERNING

*Professional Registered Engineers & Surveyors: Ohio, Michigan, Indiana
5225 Secor Road, Toledo, Ohio 43623 (419)473-1491 Fax No.(419)473-0506*

*Frederick J. Berning, P.S.-P.E.
Brian J. Retar, EIT*

*Consultants:
Valden F. Farnham, P.S.-P.E.
John H. Wirries, P.E.*

sheet 2 of 3

August 28, 1996

PARCEL ONE

That part of Lot 2 LUTHERAN HOME ADDITION FOR THE LUTHERAN ORPHANS & OLD FOLKS HOME SOCIETY AT NAPOLEON, OHIO Napoleon Township, City of Napoleon, Henry County, Ohio, as recorded in Slide No. 170, Henry Recorder, and being more particularly described as follows:

Commencing at the iron bolt marking the intersection of the centerline of Ohio State Route 108 with the south line of the Northeast 1/4 of Section 24; thence North 00 degrees 08 minutes 00 seconds East, a distance of 363.00 feet to the southwest corner of said Lot 2 and the POINT OF BEGINNING; thence continuing along said line, North 00 degrees 08 minutes 00 seconds East, a distance of 60.00 feet; thence South 89 degrees 57 minutes 20 seconds East, a distance of 160.00 feet; thence North 00 degrees 08 minutes 00 seconds East, a distance of 442.11 feet to the southerly right-of-way line of Williams Street; thence along said southerly right-of way of Williams Street South 89 degrees 57 minutes 20 seconds East, a distance of 228.00 feet; thence South 00 degrees 08 minutes 00 seconds West, a distance of 503.56 feet; thence North 89 degrees 44 minutes 30 seconds West, a distance of 388.00 feet to the POINT OF BEGINNING; containing 2.8550 acres (124,362 square feet), more or less. Subject to legal highways and all easements of record.

Prepared by:

Frederick J. Berning, P.S.-P.E.
Professional Surveyor, No. 4926

FARNHAM, WIRRIES & BERNING

*Professional Registered Engineers & Surveyors: Ohio, Michigan, Indiana
5225 Secor Road, Toledo, Ohio 43623 (419)473-1491 Fax No.(419)473-0506*

*Frederick J. Berning, P.S.-P.E.
Brian J. Retar, EIT*

*Consultants:
Valden F. Farnham, P.S.-P.E.
John H. Wirries, P.E.*

sheet 3 of 3

August 28, 1996

PARCEL TWO

That part of Lot 2 LUTHERAN HOME ADDITION FOR THE LUTHERAN ORPHANS & OLD FOLKS HOME SOCIETY AT NAPOLEON, OHIO, Napoleon Township, City of Napoleon, Henry County, Ohio, as recorded in Slide No. 170 Henry County Recorder, and being more particularly described as follows:

Commencing at the iron bolt marking the intersection of the centerline of Ohio State Route 108 with the south line of the Northeast 1/4 of Section 24; thence North 00 degrees 08 minutes 00 seconds East, a distance 363.00 feet to the southwest corner of said Lot 2; thence South 89 degrees 44 minutes 30 seconds East, a distance of 388.00 feet to the POINT OF BEGINNING; thence North 00 degrees 08 minutes 00 seconds East, a distance of 503.56 feet to the southerly right-of-way of Williams Street; thence along said right-of-way of Williams Street South 89 degrees 57 minutes 20 seconds East, a distance of 616.70 feet; thence South 00 degrees 08 minutes 00 seconds West, a distance of 505.86 feet; thence North 89 degrees 44 minutes 30 seconds West, a distance of 616.70 feet to the POINT OF BEGINNING; containing 7.1454 acres (311,254 square feet), more or less. Subject to legal highways and all easements of record.

Prepared by:

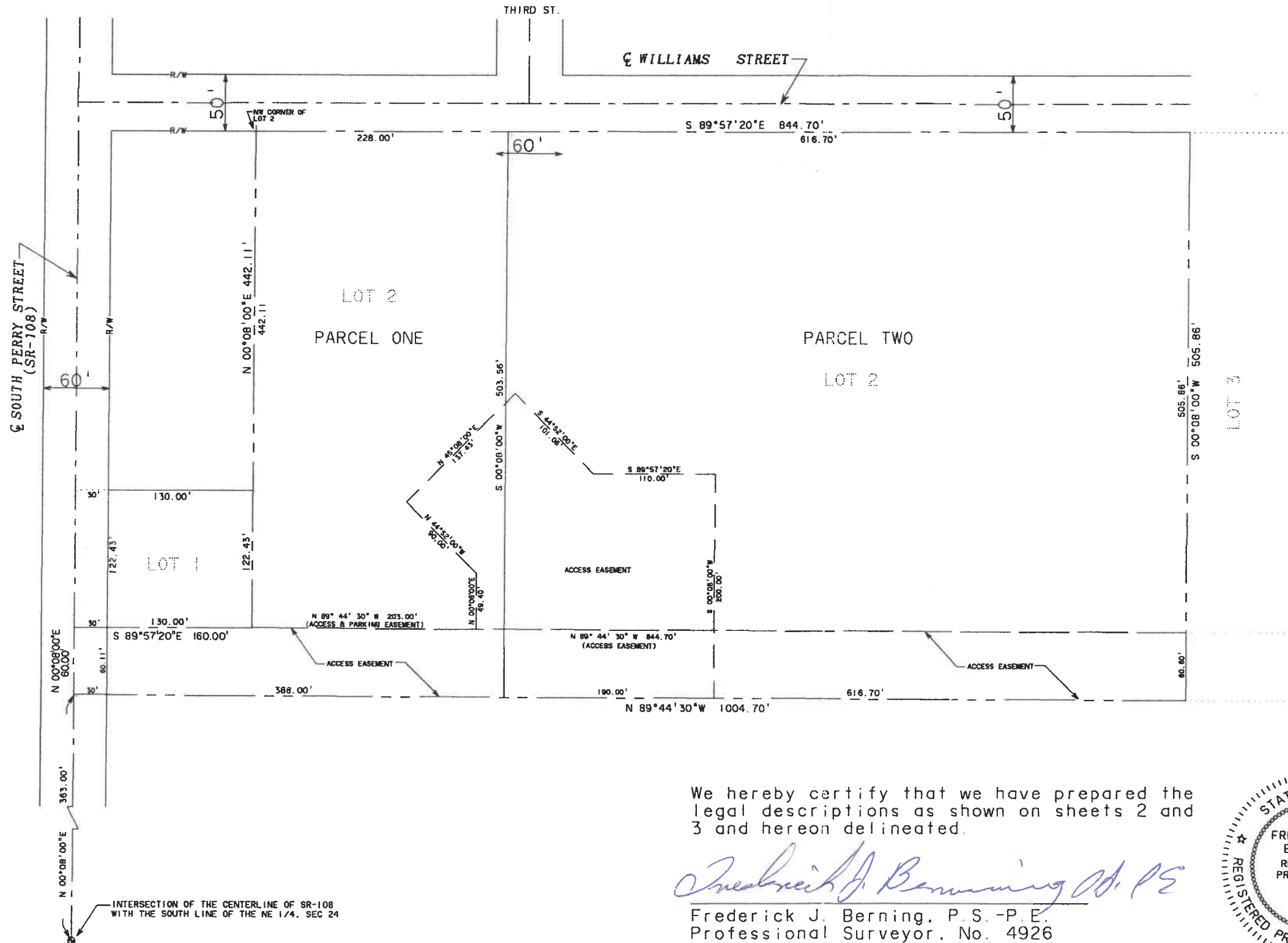
Frederick J. Berning, P.S.-P.E.

Professional Surveyor, No. 4926

p-2.dsc

LOT 2 LUTHERAN HOME ADDITION FOR THE LUTHERAN ORPHANS & OLD FOLKS HOME SOCIETY AT NAPOLEON, OHIO

PART OF THE NE 1/4, SECTION 24, TOWN 5 NORTH, RANGE 6 EAST,
NAPOLEON TOWNSHIP, CITY OF NAPOLEON, HENRY COUNTY, OHIO.



We hereby certify that we have prepared the legal descriptions as shown on sheets 2 and 3 and hereon delineated.

Frederick J. Berning, P.S.

Frederick J. Berning, P.S. - P.E.
Professional Surveyor, No. 4926



| | | | | | |
|---|--------|---------|-------|----------|----------|
| FARNHAM, WIRRIES & BERNING | | | | | |
| CIVIL ENGINEERS ~ SURVEYORS 5225 SECOR ROAD SUITE 10 TOLEDO, OHIO 43623 (419) 473-1491 Fax: 473-0506 | | | | | |
| LOT 2 LUTHERAN HOME ADDITION FOR THE LUTHERAN ORPHANS & OLD FOLKS HOME SOCIETY AT NAPOLEON, OHIO PARCEL ONE & PARCEL TWO | | | | | |
| DWG. By | CK. By | DATE | SCALE | SUR. No. | DWG. No. |
| SPM | FJB | 8-28-96 | | | |