

P E R M I T

CITY OF NAPOLEON
255 W. RIVERVIEW AVE
NAPOLEON, OHIO 43545

DIVISION OF BUILDING & ZONING
PH (419) 592-4010
FAX (419) 599-8393

PERMIT NO: 97001

DATE ISSUED: 12-27-96

ISSUED BY: BND

JOB LOCATION: 435 WELSTED ST

EST. COST: 1500.00

LOT #:

SUBDIVISION NAME:

OWNER: NAGY, DONALD
ADDRESS: 435 WELSTED ST
CSZ: NAPOLEON, OH 43545
PHONE: 419-592-2303

AGENT: VERNON NAGEL INC
ADDRESS: O-154 CO. RD. 11C
CSZ: NAPOLEON, OH 43545
PHONE: 419-592-3861

USE TYPE - RESIDENTIAL: X

OTHER:

ZONING INFORMATION

DIST: LOT DIM: AREA: FYRD: SYRD: RYRD:
MAX HT: # PKG SPACES: # LOADING SP: MAX LOT COV:

BOARD OF ZONING APPEALS:

WORK TYPE - NEW: REPLMNT: X ADD'N: ALTER: REMODEL:

WORK INFORMATION

SIZE - LGTH: WIDTH: STORIES: LIVING AREA SF:
GARAGE AREA SF: HEIGHT: BLDG VOL DEMO PERMIT:

WORK DESCRIPTION

SEWER LINE REPLACEMENT

FEE DESCRIPTION

PAID DATE

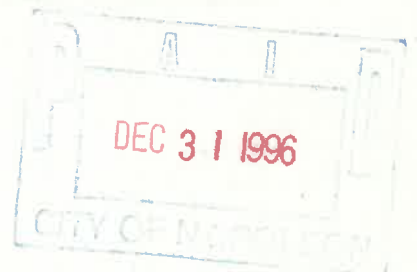
FEE AMOUNT DUE

SEWER PERMIT 25.00
STREET BOND 1000.00

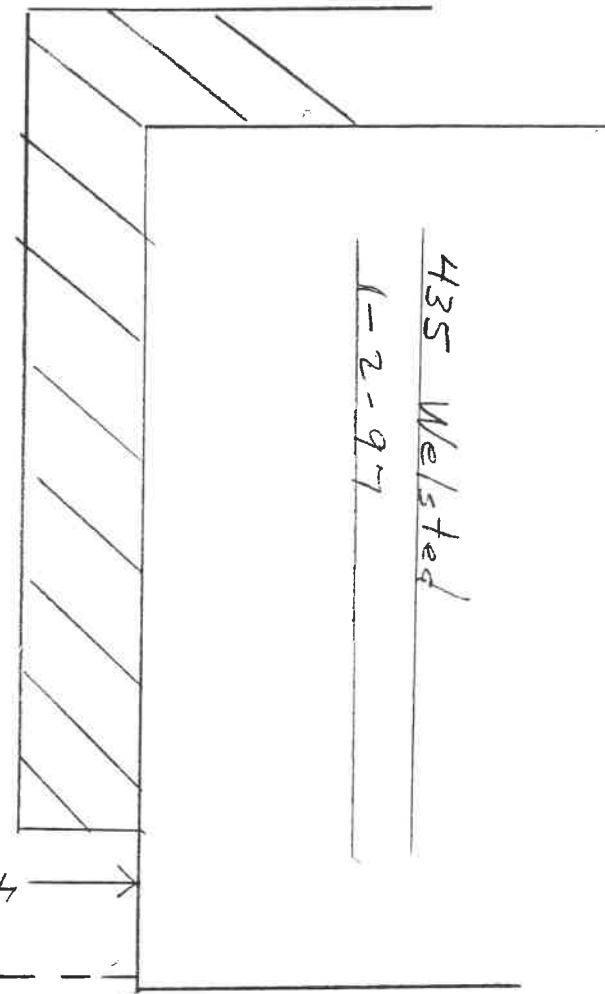
TOTAL FEES DUE 1025.00

12-30-96
DATE

Jerry Nagel
APPLICANT SIGNATURE



435 Welded
1-2-97



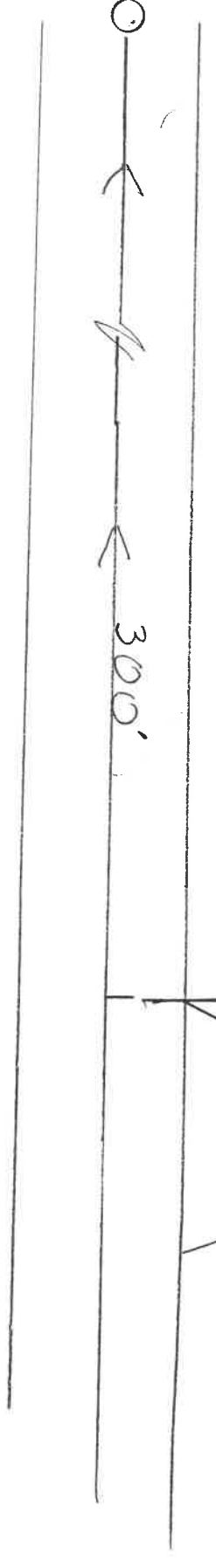
Ex. 6" VIT

40°

10"

8:00 & 8:00-6" P.C. Installed

300'



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WORK INFORMATION

SIZE - LGTH: WIDTH: STORIES: LIVING AREA SF:
ORAGE AREA SF: HEIGHT: BLDG VOL DEMO PERMIT:

WORK DESCRIPTION

SEWER LINE REPLACEMENT

| FEE DESCRIPTION | PAID DATE | FEE AMOUNT DUE |
|-----------------|-----------|----------------|
| SEWER PERMIT | | 25.00 |
| STREET BOND | | 1000.00 |

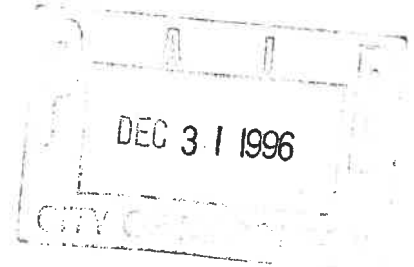
TOTAL FEES DUE 1025.00

12-30-96

DATE

Jerry Nagel

APPLICANT SIGNATURE





City of NAPOLEON, OHIO

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

January 9, 1997

Mayor
Donald M. Stange

Mr. Jerry Nagel
Vernon Nagel, Inc.
O-154 Co. Rd. 11-C
Napoleon, Ohio 43545

Re: Sanitary Service Connection
435 Welsted Avenue

Members of Council
Michael J. DeWit, President
Sarah J. Peper
John E. Church
James Hershberger
Terri A. Williams
Travis B. Sheaffer
Dennis Filgor

City Manager
Marc S. Gerken, P.E.

Finance Director
Gregory J. Heath

Law Director
David M. Grahn

City Engineer
Adam C. Hoff, P.E.

Dear Mr. Nagel:

Upon further review and discussion regarding the service connection replaced by your company for Mr. Donald Nagy at 435 Welsted Avenue, it is my recommendation that the City return \$500.00 of the street bond submitted and retain the remainder until the concrete base is replaced. I recognize the fact that you are charging Mr. Nagy on a time and materials basis, but it is my opinion that he should not be charged for additional mobilization or asphalt to redo the pavement patch to meet our requirements.

My opinion is based on the fact that your crew at the work site were told that the existing brick and concrete base would have to be replaced with sufficient concrete to match the existing and new asphalt placed over top. The cold patch which was put in place is not sufficient. The work, as required by the City, should have been completed the first time.

Regardless of your final arrangements with Mr. Nagy, the City will retain the \$500.00 as described above and the final patch will need to be installed to the satisfaction of the City no later than May 15, 1997.

If you have any questions, please call me.

Yours truly,

Adam C. Hoff, P.E.
City Engineer

ACH:rd

cc: Mr. Marc S. Gerken, P.E.; City Manager
Mr. Sonny Helberg, Construction Inspector
Mr. Donald Nagy

TEMPORARY EASEMENT FOR UTILITY PURPOSES

Know All Men By These Presents: That Donald Nagy and Judy Nagy, husband and wife, whose tax mailing address is 435 Welsted Street, Napoleon, Ohio, 43545, the Grantors, 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, the Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL, CONVEY and RELEASE** to the Grantee, its successors and assigns, a Temporary Easement with the right to enter and use the below described land to enable the erection, construction, and installation of pavement, curbing, sidewalks, water system, storm sewer system and sanitary sewer system and all appurtenances thereto in, over, through, and across the adjacent property(s). The following described real estate that is the subject of this temporary easement is situated in the City of Napoleon, County of Henry and State of Ohio, to wit:

The Northerly five (5) feet of the Grantors' parcel recorded in Deed/Official Records **Volume 255, Page 135** and being part of Lots Number Sixteen (16) of Phillip's and Stafford's Addition of Outlots, City of Napoleon, Napoleon Township, Henry County, Ohio, more particularly described as follows:

Commencing at a point being the intersection of the South right-of-way line of Welsted Street and the East right-of-way line of Haley Avenue; thence South 89°56'30" East along said South right-of-way line of Welsted Street a distance of five hundred, ninety-two and zero hundredths (592.00) feet to the **POINT OF BEGINNING**; thence continuing South 89°56'30" East along said South right-of-way line of Welsted Street a distance of sixty-six and zero hundredths (66.00) feet to a point; thence South 0°03'30" West and perpendicular to said South right-of-way line of Welsted Street a distance of five and zero hundredths (5.00) feet to a point; thence North 89°56'30" West and parallel to said South right-of-way line of Welsted Street a distance of sixty-six and zero hundredths (66.00) feet to a point; thence North 0°03'30" East and perpendicular to said North right-of-way line of Welsted Street a distance of five and zero hundredths (5.00) feet to the **POINT OF BEGINNING** and containing 330.00 square feet (0.008 acres) of land, more or less.

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

The consideration recited herein shall constitute full and final payment for said easement and all damages sustained and/or claimed by the Grantors, their heirs, executors, administrators, successors, and assigns, including but not limited to all damages to the remainder of the Grantors' real estate, that arise from or by reason of the erection, construction, installation, laying, use, operation, inspection, repair, maintenance, replacement and/or removal of said pavement, curbing, sidewalks, water system, storm sewer system, sanitary sewer system and all appurtenances thereto, including but not limited to those known or unknown, those legal, equitable or otherwise and those direct, incidental or consequential. Nevertheless, the Grantee shall restore the Grantors' yards, lawns, crops, fences, tiling and sidewalks to as good condition as when entered upon by the Grantee or its agents, employees or contractors or at the Grantee's option, to pay the reasonable, direct, and known damages caused thereto.

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 for a period of time which shall commence the date of the execution of this Temporary Easement and shall be in effect through the contract warranty period for the 1999 Street Reconstruction Project and then terminate. **Regardless, this easement shall terminate no later than January 1, 2002.**

The Grantors hereby covenant that they are the true and lawful Owners of the above described real estate and have full power and authority to convey the same and that the same is free and clear from

all liens and encumbrances whatsoever, except the following: _____

IN WITNESS WHEREOF: Donald Nagy and Judy Nagy, the Grantors, have executed this Temporary Easement for Utility Purposes this 5 day of February, 1999.

Signed and acknowledged in the presence of:

Adam Hoff
Roxanne Dietrich
Adam Hoff
Roxanne Dietrich

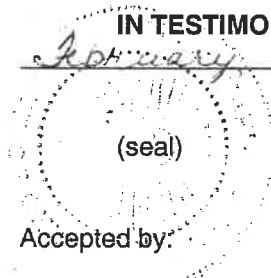
Donald Nagy
Donald Nagy
Judy Nagy
Judy Nagy

STATE OF Ohio }
COUNTY OF Henry }

ss:

Before me a Notary Public in and for said County, personally appeared the above named Donald Nagy and Judy Nagy, the Grantors, who acknowledged that 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 5 day of February, 1999.



Roxanne Dietrich
Notary Public
ROXANNE DIETRICH, NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires June 23, 2002

Dr. Jon A. Bisher
Dr. Jon A. Bisher, City Manager

12 MAR 99
Date 9900002328 C ✓
* Filed for Record in
HENRY COUNTY OHIO
ARLENE A WALLACE
On 04-07-1999 At 01:07:40 pm.
EASEMENT 14.00
OR Volume 48 Page 852 - 853

**This Instrument Prepared
and Approved By:**
David M. Grahn
City of Napoleon Law Director
255 West Riverview Avenue
Napoleon, Ohio 43545
(419) 592-3503

**Easement Description Provided
and Verified By:**
Adam C. Hoff, P.E. - City Engineer

Z:\achletters\EASEMENTNagy