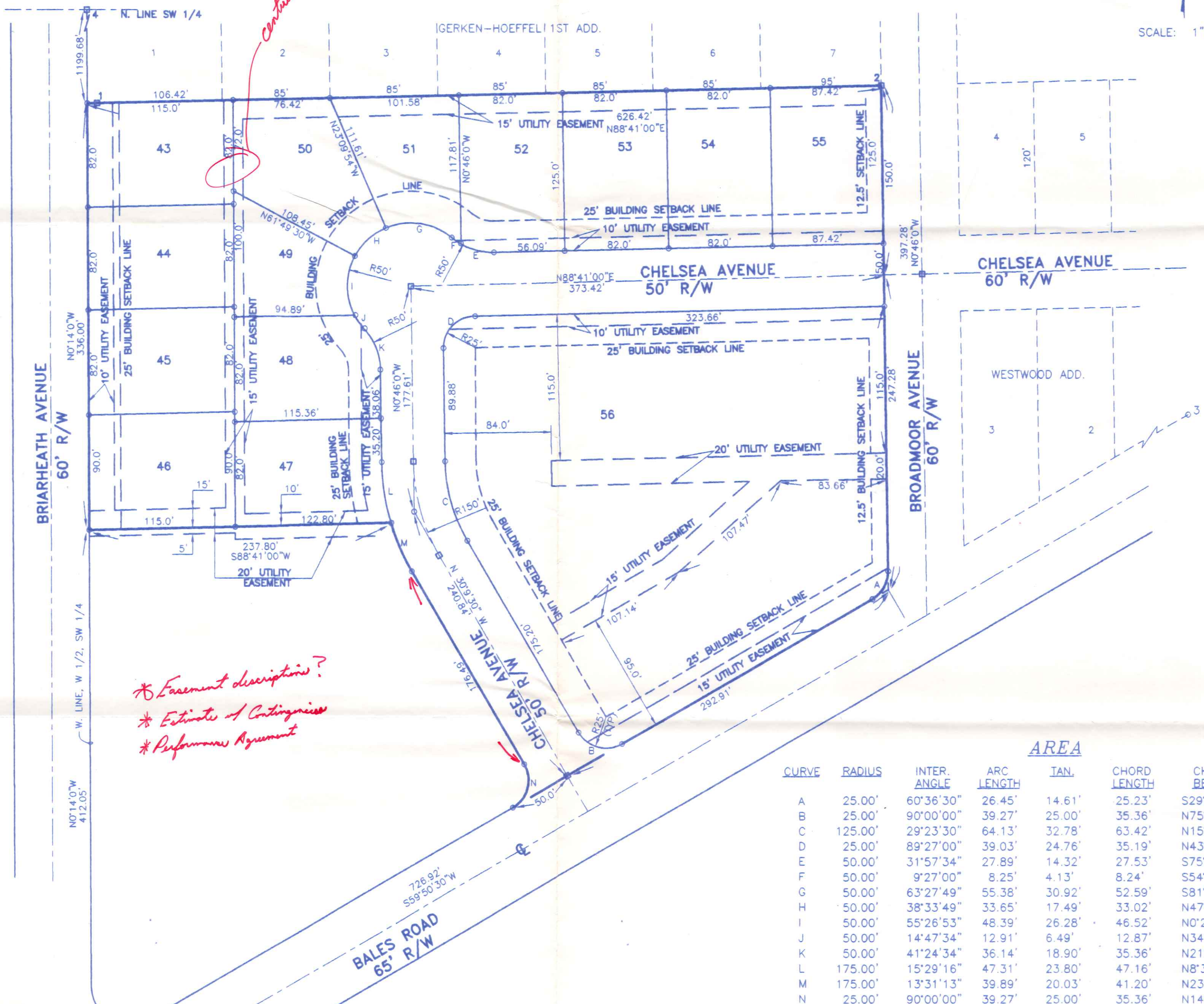


FINAL PLAT
GERKEN-HOEFFEL 4th ADDITION
PART SW 1/4, SEC. #14, T5N, R6E,
NAPOLEON TWP., HENRY CO., OHIO

610 Broadmoor
1999

SCALE: 1"=60'



** Easement descriptions?*
** Estimates of Contingencies*
** Performance Agreement*

| CURVE | RADIUS | INTER. ANGLE | ARC LENGTH | AREA | | |
|-------|---------|--------------|------------|--------|--------------|---------------|
| | | | | TAN. | CHORD LENGTH | CHORD BEARING |
| A | 25.00' | 60°36'30" | 26.45' | 14.61' | 25.23' | S29°32'1" |
| B | 25.00' | 90°00'00" | 39.27' | 25.00' | 35.36' | N75°09'3" |
| C | 125.00' | 29°23'30" | 64.13' | 32.78' | 63.42' | N15°27'4" |
| D | 25.00' | 89°27'00" | 39.03' | 24.76' | 35.19' | N43°57'3" |
| E | 50.00' | 31°57'34" | 27.89' | 14.32' | 27.53' | S75°20'1" |
| F | 50.00' | 9°27'00" | 8.25' | 4.13' | 8.24' | S54°37'5" |
| G | 50.00' | 63°27'49" | 55.38' | 30.92' | 52.59' | S81°38'2" |
| H | 50.00' | 38°33'49" | 33.65' | 17.49' | 33.02' | N47°20'5" |
| I | 50.00' | 55°26'53" | 48.39' | 26.28' | 46.52' | N0°20'30" |
| J | 50.00' | 14°47'34" | 12.91' | 6.49' | 12.87' | N34°46'4" |
| K | 50.00' | 41°24'34" | 36.14' | 18.90' | 35.36' | N21°28'1" |
| L | 175.00' | 15°29'16" | 47.31' | 23.80' | 47.16' | N8°30'34" |
| M | 175.00' | 13°31'13" | 39.89' | 20.03' | 41.20' | N23°23'5" |
| N | 25.00' | 90°00'00" | 39.27' | 25.00' | 35.36' | N14°50'3" |

AREA

| | | | | | |
|---------|-------|----|---------|-------|----|
| LOT #43 | 9428 | SF | LOT #50 | 9930 | SF |
| LOT #44 | 9428 | SF | LOT #51 | 8340 | SF |
| LOT #45 | 9428 | SF | LOT #52 | 10185 | SF |
| LOT #46 | 10348 | SF | LOT #53 | 10250 | SF |
| LOT #47 | 9639 | SF | LOT #54 | 10250 | SF |
| LOT #48 | 9171 | SF | LOT #55 | 10928 | SF |
| LOT #49 | 6840 | SF | LOT #56 | 95232 | SF |

LEGEND

- 1) FD MON. 0.48' E
- 2) FD MON. 0.06' W
- 3) FD CROSS IN CONC. WALK
- 4) FD. 4" PIPE FILLED W/CONC.
- 5) 1 1/2" PIPE IN CONC.

\\Tony\c\14\10\10\Hoeffel ADD\hoeffel\final.dwg Wed Jul 14 16:21:41 1999

**FINAL PLAT
GERKEN-HOEFFEL 4th ADDITION
PART SW 1/4, SEC. #14, T5N, R6E,
NAPOLEON TWP., HENRY CO., OHIO
ZONING R-4**

DESCRIPTION

A Tract of land located in the East Part of the Southwest Quarter (1/4), Section Fourteen (14), Town Five (5), North Range Six (6) East, Napoleon Township, Henry County, Ohio, and more particularly described as follows:
Commencing at the point of intersection of the West right-of-way line of Broadmoor Avenue and the centerline of Chelsea Avenue, said point being the true place of beginning, thence along the West right-of-way line of Broadmoor Avenue
S 00°46'00" E 232.67 feet to a point, thence along a curve to the right having a radius of 25.00 feet, an interior angle of 60°36'30", a chord bearing of S 29°32'15" W and a chord distance of 25.23 feet to a point, thence
S 59°50'30" W 328.30 feet to a point, thence along a curve to the left having a radius of 25.00 feet, an interior angle of 90°00'00", chord bearing of N 14°50'30" E, and a chord distance of 35.36 feet to a point, thence
N 30°09'30" W 176.49 feet to a point, thence along a curve to the right having a radius of 175.00 feet, an interior angle of 13°31'13", a chord bearing of N 23°23'55" W, a chord distance of 41.20 feet to a point, thence
S 88°41'00" W 237.80 feet to a point, said point being on the East right-of-way line of Briarheath Avenue, thence along said right-of-way line
N 00°14'00" W 336.00 feet to a point, thence
N 88°41'00" E 626.42 feet said point being on the West right-of-way line of Broadmoor Avenue, thence along said right-of-way line
S 00°46'00" E 150.00 feet, said point being the true place of beginning containing 6.018 acres and subject to all legal easement and highways.

We, the undersigned, Eugenia Gerken, by instrument in Vol. 163 Page 525 and Vol. 172 Page 405 Deed Records, and John E. Hoeffel, by instrument records in Vol. 146 Page 125 Official Records, 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 within plat, and do hereby dedicate to the City of Napoleon all right-of-ways, streets, or easements or other areas described or indicated on this plat including ownership rights to all utilities located therein.

This subdivision shall be known and designated as the Gerken-Hoeffel 4th Addition, an addition to the City of Napoleon, Henry County, Ohio. All streets and alleys shown and not heretofore dedicated are hereby dedicated, to the public.

There are strips of ground (ten (10) feet ^{15, 20, etc.} in width shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject to at all times to the proper authorities and to the easement maintained upon said strips of land but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

1. Lot 43 to 56 inclusive, of said Gerken-Hoeffel's 4th Addition shall be used exclusively for residential purposes. Lots 43 to 55 inclusive shall be for single family residences only.
2. Foundation area of single family, single story residences shall be at least 1400 square feet, tri-level and one and one-half story residences shall be at least 1200 square feet; and, two-story residences shall be at least 1000 square feet excluding area of porches, breezeways, and garages. The main floor of all residences shall have a minimum ceiling height of 8 feet.
3. Foundation area for a multi-family, single-story residence shall be at least 1100 square feet per family, tri-level and one and one-half story residences shall be at least 900 square feet per family, and two-story residences shall be at least 800 square feet per family excluding area of porches, breezeways, and garages. The main floor of all residences shall have a minimum ceiling height of 8 feet.
4. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than a single family dwelling or multi-family units with attached garage.
5. No structure shall be erected nearer than a minimum of seven (7) feet from any side lot line.
6. No structure shall be erected closer to the street line than the distance specified as the "Building Setback Line" and shown on the plat of said addition.
7. Easements affecting lots are reserved as shown on the Plat for utility installation and maintenance and shall be ten (10) feet in width along the back lot line. ^{→ 15' shown + 20'}
8. All structures shall be of new construction. No building or portions of building shall be moved on said lots for remodeling or other purposes.
9. No roof drains or footer tile shall be connected to sanitary sewers.
10. The Owners of said lots must conform to the finished floor elevation and lawn grading elevation as determined by the developer's engineer to insure proper drainage and appearance.
11. No residence shall be placed on any lot less than eighty (80) feet frontage and one hundred fourteen (114) feet depth. The elevation of the first floor shall not be more than two (2) feet above the grade level of said lot. All house plans and layouts shall be subject to the approval of the developers, their heirs, and or assigns before construction may be started.
12. No billboards, signs, or other advertising devices other than "For Sale" or "For Rent" sign shall be erected, placed, or displayed in said area.
13. Driveways shall be paved with portland cement concrete. The property owners shall install the four (4) feet wide sidewalk along the street in accordance with the City of Napoleon, Ohio Engineering Department Standards, Rules and Regulations. Corner lot owners shall also install the walk within the intersections. Sidewalks shall be installed by the lot owner prior to occupancy of the residence. However, sidewalks fronting lots not improved by the construction of a residence by June 1, 2002, shall be installed by the lot owner no later than July 1, 2002.
13. No stables, barns, cattle yards, kennels, hog pens, fowl yard or fowl house, cesspool, privy vault or any other form of privy, shall be erected or placed on said lots, nor shall any live poultry, hogs, cattle or other livestock or any noxious, dangerous or offensive things whether of the character of those herein before enumerated or not, be permitted or maintained thereon.

15. No trailer, basement, tent, shack, garage, barn or other building shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.
16. Said lots shall not be used for any purpose nor in any way which may endanger the health or unreasonably disturb the peace and quiet of any occupant of said area.
17. No gasoline tanks, fuel oil tanks, or any other tanks shall be placed or allowed to be placed above ground in said area.
18. No trucks of any kind shall be allowed to be parked or placed at any time in said area. Trucks delivering construction material, delivery trucks and moving vans are excluded from the provisions of this section.
19. Crawl space and basement footer drains or basement floor drains shall not drain by gravity to the storm sewer. Storm water shall be pumped to the storm sewer via sump pump.

The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January, 1, 2035, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants or restrictions, in whole or in part, invalidation of any one of the foregoing or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect,

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our hands and seals this _____ day of _____, 1999.

By its Owners: _____

State of Ohio
ss:
County of Henry

Before me the undersigned Notary Public, in and for the County and State personally appeared Eugenia Gerken and John E. Hoeffel and each separately and personally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed. Witness my hand and notarial seal this _____ day of _____, 1999.

My commission expires: _____

I, Anthony H. Hoeffel, hereby verify 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 on July 12, 1999; that all monuments shown thereon actually exist or Bond has been posted to cover the later installation of these monuments; and that all requirements specified herein, done by me, have been met.

Anthony H. Hoeffel
Registered Surveyor #6149

CITY ENGINEER'S CERTIFICATE

Under authority provided by Chapter 711 of the Ohio Revised Code, I hereby approve this plat.

Dated _____

City Engineer, Napoleon, Ohio

PLANNING COMMISSION CERTIFICATE

Under authority provided by Chapter 711 of the Ohio Revised Code and Chapter 154 of the Napoleon Code of Ordinances, this plat is hereby approved by the planning commission of the City of Napoleon.

Dated _____

Chairman _____

Secretary _____

CITY COUNCIL CERTIFICATE

Under authority provided by Chapter 711 of the Ohio Revised Code and Chapter 154 of the Napoleon Code of Ordinances, the plat is hereby approved by the City Council of the City of Napoleon, Ord. No. _____

Dated _____

Mayor _____

Attest: Clerk-Treas. _____

COUNTY AUDITORS' CERTIFICATE

Transferred _____, 1999, _____
Henry County Auditor

COUNTY RECORDERS' CERTIFICATE

Filed for record _____, 1999, at _____, _____M.

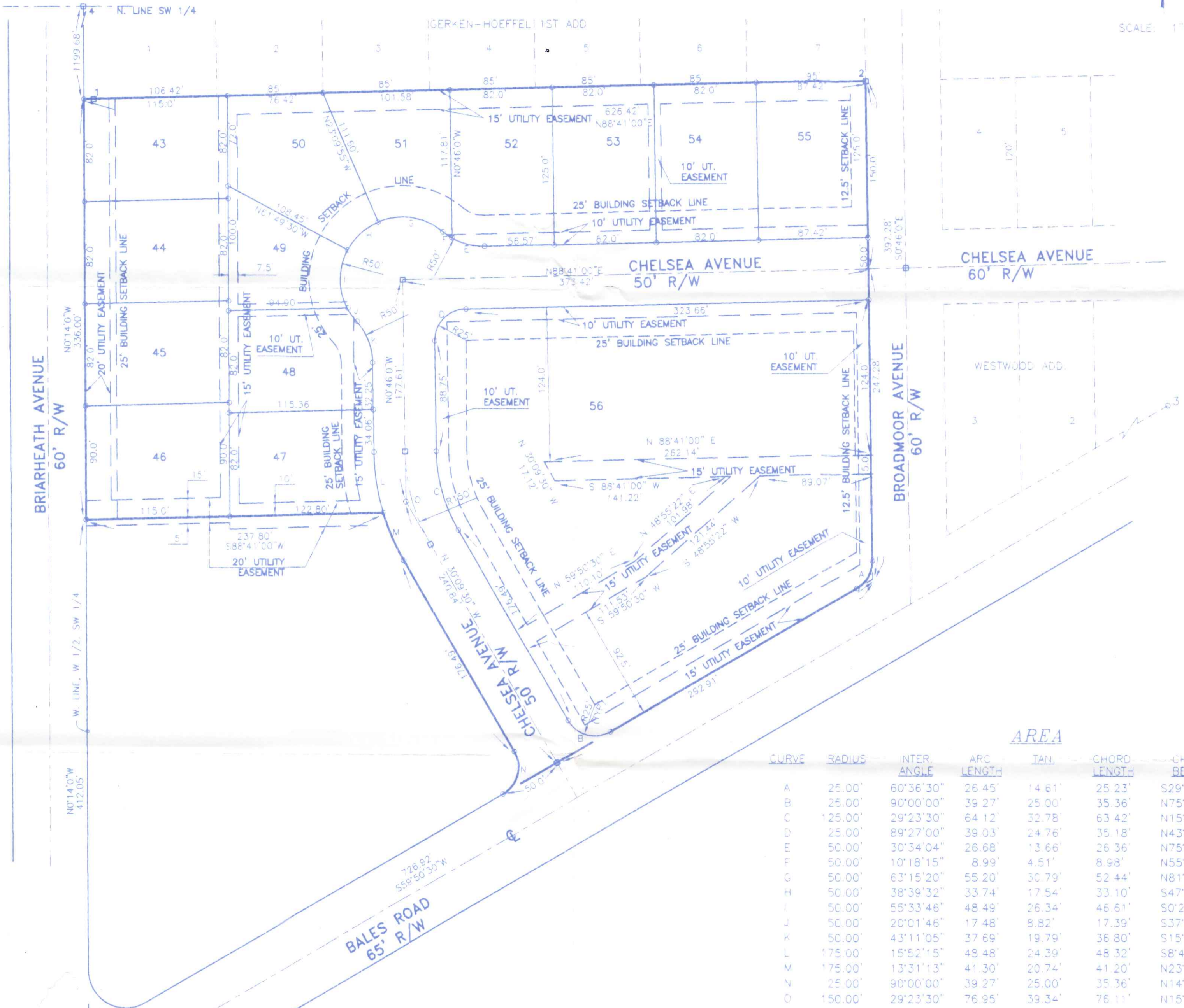
Recorded on _____, 1999, in Slide No. _____.

Fee: \$ _____

Henry County Recorder

FINAL PLAT
GERKEN-HOEFFEL 4th ADDITION
 PART SW 1/4, SEC. #14, T5N, R6E,
 NAPOLEON TWP., HENRY CO., OHIO
ZONING R-4

SCALE: 1"=60'



AREA

| CURVE | RADIUS | INTER. ANGLE | ARC LENGTH | TAN | CHORD LENGTH | CHORD BEARING |
|-------|---------|--------------|------------|--------|--------------|---------------|
| A | 25.00' | 60°36'30" | 26.45' | 14.61' | 25.23' | S29°32'1" |
| B | 25.00' | 90°00'00" | 39.27' | 25.00' | 35.36' | N75°09'1" |
| C | 125.00' | 29°23'30" | 64.12' | 32.78' | 63.42' | N15°27'3" |
| D | 25.00' | 89°27'00" | 39.03' | 24.76' | 35.18' | N43°57'3" |
| E | 50.00' | 30°34'04" | 26.68' | 13.66' | 26.36' | N75°28'5" |
| F | 50.00' | 10°18'15" | 8.99' | 4.51' | 8.98' | N55°03'1" |
| G | 50.00' | 63°15'20" | 55.20' | 30.79' | 52.44' | N81°32'0" |
| H | 50.00' | 38°39'32" | 33.74' | 17.54' | 33.10' | S47°30'1" |
| I | 50.00' | 55°33'46" | 48.49' | 26.34' | 46.61' | S0°23'3" |
| J | 50.00' | 20°01'46" | 17.48' | 8.82' | 17.39' | S37°24'0" |
| K | 50.00' | 43°11'05" | 37.69' | 19.79' | 36.80' | S15°26'1" |
| L | 175.00' | 15°52'15" | 48.48' | 24.39' | 48.32' | S8°42'1" |
| M | 175.00' | 13°31'13" | 41.30' | 20.74' | 41.20' | N23°23'3" |
| N | 25.00' | 90°00'00" | 39.27' | 25.00' | 35.36' | N14°50'1" |
| O | 150.00' | 29°23'30" | 76.95' | 39.34' | 76.11' | N15°27'1" |

AREA

| | | | | | |
|---------|-------|----|---------|-------|----|
| LOT #43 | 9428 | SF | LOT #50 | 9905 | SF |
| LOT #44 | 9428 | SF | LOT #51 | 8372 | SF |
| LOT #45 | 9428 | SF | LOT #52 | 10189 | SF |
| LOT #46 | 10348 | SF | LOT #53 | 10250 | SF |
| LOT #47 | 9595 | SF | LOT #54 | 10250 | SF |
| LOT #48 | 9134 | SF | LOT #55 | 10928 | SF |
| LOT #49 | 6799 | SF | LOT #56 | 95232 | SF |

LEGEND

- 1) FD MON. 0.48' E
- 2) FD MON. 0.06' W
- 3) FD CROSS IN CONC. WALK
- 4) FD. 4" PIPE FILLED W/CONC.
- 5) 1 1/2" PIPE IN CONC.

**FINAL PLAT
GERKEN-HOEFFEL 4th ADDITION
PART SW 1/4, SEC. #14, T5N, R6E,
NAPOLEON TWP., HENRY CO., OHIO
ZONING R-4**

DESCRIPTION

A Tract of land located in the East Part of the Southwest Quarter (1/4), Section Fourteen (14), Town Five (5), North Range Six (6) East, Napoleon Township, Henry County, Ohio, and more particularly described as follows:
Commencing at the point of intersection of the West right-of-way line of Broadmoor Avenue and the centerline of Chelsea Avenue, said point being the true place of beginning, thence along the West right-of-way line of Broadmoor Avenue
S 00°46'00" E 232.67 feet to a point, thence along a curve to the right having a radius of 25.00 feet, an interior angle of 60°36'30", a chord bearing of S 29°32'15" W and a chord distance of 25.23 feet to a point, thence
S 59°50'30" W 328.30 feet to a point, thence along a curve to the left having a radius of 25.00 feet, an interior angle of 90°00'00", chord bearing of N 14°50'30" E, and a chord distance of 35.36 feet to a point, thence
N 30°09'30" W 176.49 feet to a point, thence along a curve to the right having a radius of 175.00 feet, an interior angle of 13°31'13", a chord bearing of N 23°23'55" W, a chord distance of 41.20 feet to a point, thence
S 88°41'00" W 237.80 feet to a point, said point being on the East right-of-way line of Briarheath Avenue, thence along said right-of-way line
N 00°14'00" W 336.00 feet to a point, thence
N 88°41'00" E 626.42 feet said point being on the West right-of-way line of Broadmoor Avenue, thence along said right-of-way line
S 00°46'00" E 150.00 feet, said point being the true place of beginning containing 6.018 acres and subject to all legal easement and highways.

We, the Owners, Eugenia Gerken, by instrument in Vol. 163 Page 525 and Vol. 172 Page 405 Deed Records of Henry County, Ohio, John E. Hoeffel, Anthony H. Hoeffel, and Susan A. Ladd, by instrument records in Vol. 46 Page 125 Official Records of Henry County, Ohio, 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 within plat, and do hereby dedicate to the City of Napoleon all right-of-ways, streets, or easements or other areas described or indicated on this plat including ownership rights to all utilities located therein.

This subdivision shall be known and designated as the Gerken-Hoeffel 4th Addition, an addition to the City of Napoleon, Henry County, Ohio. All streets and alleys shown and not heretofore dedicated are hereby dedicated, to the public.

There are strips of ground ten (10) feet, fifteen (15) feet or twenty (20) feet in width shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject to at all times to the proper authorities and to the easement maintained upon said strips of land but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

Lot 43 to 56 inclusive, of said Gerken-Hoeffel's 4th Addition shall be used exclusively for residential purposes. Lots 43 to 55 inclusive shall be for single family residences only. Lot 56 may be used for multi-family residences.

Foundation area of single family, single story residences shall be at least 1400 square feet, tri-level and one and one-half story residences shall be at least 1200 square feet; and, two-story residences shall be at least 1000 square feet excluding area of porches, breezeways, and garages. The main floor of all residences shall have a minimum ceiling height of 8 feet.

Foundation area for a multi-family, single-story residence shall be at least 1100 square feet per family, tri-level and one and one-half story residences shall be at least 900 square feet per family, and two-story residences shall be at least 800 square feet per family excluding area of porches, breezeways, and garages. The main floor of all residences shall have a minimum ceiling height of 8 feet.

No structure shall be erected, altered, placed or permitted to remain on any of said lots other than a single family dwelling or multi-family units with attached garage.

No structure shall be erected nearer than a minimum of seven (7) feet from any side lot line.

No structure shall be erected closer to the street line than the distance specified as the "Building Setback Line" and shown on the plat of said addition.

Easements affecting lots are reserved as shown on the Plat for utility installation and maintenance and shall be ten (10) feet, fifteen (15) or twenty (20) feet in width along the back lot line.

All structures shall be of new construction. No building or portions of building shall be moved on said lots for remodeling or other purposes.

No roof drains or footer tile shall be connected to sanitary sewers.

The Owners of said lots must conform to the finished floor elevation and lawn grading elevation as determined by the developer's engineer to insure proper drainage and appearance.

No residence shall be placed on any lot less than eighty (80) feet frontage and one hundred fourteen (114) feet depth. The elevation of the first floor shall not be more than two (2) feet above the grade level of said lot. All house plans and layouts shall be subject to the approval of the developers, their heirs, and or assigns before construction may be started.

No billboards, signs, or other advertising devices other than "For Sale" or "For Rent" sign shall be erected, placed, or displayed in said area.

Driveways shall be paved with portland cement concrete. The property owners shall install the four (4) feet wide sidewalk along the street in accordance with the City of Napoleon, Ohio Engineering Department Standards, Rules and Regulations. Corner lot owners shall also install the walk within the intersections. Sidewalks shall be installed by the lot owner prior to occupancy of the residence. However, sidewalks fronting lots not improved by the construction of a residence by June 1, 2002, shall be installed by the lot owner no later than July 1, 2002.

No stables, barns, cattle yards, kennels, hog pens, fowl yard or fowl house, cesspool, privy vault or any other form of privy, shall be erected or placed on said lots, nor shall any live poultry, hogs, cattle or other livestock or any noxious, dangerous or offensive things whether of the character of those herein before enumerated or not, be permitted or maintained thereon.

15. No trailer, basement, tent, shack, garage, barn or other building shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

16. Said lots shall not be used for any purpose nor in any way which may endanger the health or unreasonably disturb the peace and quiet of any occupant of said area.

17. No gasoline tanks, fuel oil tanks, or any other tanks shall be placed or allowed to be placed above ground in said area.

18. No trucks of any kind shall be allowed to be parked or placed at any time in said area. Trucks delivering construction material, delivery trucks and moving vans are excluded from the provisions of this section.

19. Crawl space and basement footer drains or basement floor drains shall not drain by gravity to the storm sewer. Storm water shall be pumped to the storm sewer via sump pump.

The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January, 1, 2035, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants or restrictions, in whole or in part, invalidation of any one of the foregoing or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our hands and seals this 13th day of Sept, 1999.

Stacy Brown
Witness
Eugenia Gerken
Witness

John E. Hoeffel
Owner
Eugenia Gerken
Owner


State of Ohio
SS:
County of Henry

Before me the undersigned Notary Public, in and for the County and State personally appeared Eugenia Gerken and John E. Hoeffel and each separately and personally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed. Witness my hand and notarial seal this 13th day of Sept, 1999.

Stacy Brown
My commission expires: 2-15-00

I, Anthony H. Hoeffel, hereby verify 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 on July 12, 1999; that all monuments shown thereon actually exist or Bond has been posted to cover the later installation of these monuments; and that all requirements specified herein, done by me, have been met.

Anthony H. Hoeffel
Anthony H. Hoeffel
Registered Surveyor #6149



PLANNING COMMISSION CERTIFICATE

Under authority provided by Chapter 711 of the Ohio Revised Code and Chapter 154 of the Napoleon Code of Ordinances, this plat is hereby approved by the planning commission of the City of Napoleon.

Dated _____ Chairman _____
Secretary _____

CITY COUNCIL CERTIFICATE

Under authority provided by Chapter 711 of the Ohio Revised Code and Chapter 154 of the Napoleon Code of Ordinances, the plat is hereby approved by the City Council of the City of Napoleon, Ord. No. _____

Dated _____ Mayor _____
Attest: Clerk-Treas. _____

COUNTY AUDITORS' CERTIFICATE

Transferred _____, 1999, _____
Henry County Auditor

COUNTY RECORDERS' CERTIFICATE

Filed for record _____, 1999, at _____, ____M.
Recorded on _____, 1999, in Slide No. _____
Fee: \$ _____
Henry County Recorder