

APPLICATION FOR MINOR SUBDIVISION OF LAND IN ACCORDANCE WITH CITY OF NAPOLEON OHIO CODE OF GENERAL ORDINANCES SECTION 1105.06 (B) (1) ENTITLED EXCEPTIONS.

DATE: March 22, 2013 FEE: \$ 25⁰⁰

TOWNSHIP NAME: Napoleon SECTION #: 14 + 13

SUBDIVISION NAME: A. H. Tyler's Third Addn. LOT: 21

ADDRESS OF SUBDIVISION: W. Clinton St.

NAME OF CURRENT OWNER: Thomas Joseph and Betty Lou Naas

OWNER ADDRESS: 530 W. Clinton St., Napoleon, OH 43545
200 Carriage Hills, Normal, IL 61761

CITY: _____ STATE: _____ ZIP: _____

OWNER PHONE: _____

NAME OF PURCHASER: Thomas J. Naas, Jr. and Sandra Naas

PURCHASER ADDRESS: 528 W. Clinton St.

CITY: Napoleon STATE: OH ZIP: 43545

PURCHASER PHONE: 419-599-1814

SURVEYOR NAME: Paul J. Westhoven

SURVEYOR ADDRESS: 523 E. Riverview, Napoleon, OH 43545

SURVEY DRAWING #: 8636-H-CN-2-27-13

APPLICANT SIGNATURE: [Signature]

CITY ENGINEER: [Signature] John H. Hanna, Attorney for Applicant

CITY ZONING ADMINISTRATOR: [Signature]

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

Paul J. Westhoven
REGISTERED LAND SURVEYOR
523 E. Riverview Avenue - P.O. Box 172
Napoleon, OH 43545
Phone (419) 592-0771
Fax (419) 592-0775

DESCRIPTION OF LAND FOR: Combining parcels

A parcel of land being a part of Lot 21 in A. H. Tyler's Third Addition to the City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at the Southwest corner of Lot 21 in A. H. Tyler's Third Addition to the City of Napoleon, Henry County, Ohio;

thence North $64^{\circ}19'00''$ East (assumed bearing for the purposes of this description) on the Northerly right-of-way of West Clinton Street and the Southerly line of Lot 21 in said Addition, sixty-three and thirty-two hundredths (63.32) feet to a star drill mark found and the point of beginning;—

thence North $25^{\circ}53'00''$ West, seventy and zero hundredths (70.00) feet to a star drill mark found;

thence continuing North $25^{\circ}53'00''$ West, sixty and seventy-two hundredths (60.72) feet to a $5/8'' \times 30''$ iron pin with ID cap set on the East right-of-way of Haley Avenue;

thence North $0^{\circ}00'00''$ East on the East right-of way of Haley Avenue, one and forty-two hundredths (1.42) feet to a point at the Northwesterly corner of Lot 21 in A. H. Tyler's Third Addition;

thence North $64^{\circ}19'00''$ East on the Northerly line of said Lot 21 in A. H. Tyler's Third Addition and the Southerly line of an existing 16.5 foot alley, thirty-one and thirty-nine hundredths (31.39) feet to an iron pin found;

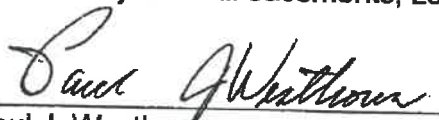
thence South $25^{\circ}53'00''$ East, sixty-two and zero hundredths (62.00) feet to an iron pipe found;

thence North $64^{\circ}19'00''$ East, two and zero hundredths (2.00) feet to an iron pipe found;

thence South $25^{\circ}53'00''$ East, seventy and zero hundredths (70.00) feet to an iron pin found on the Southerly line of said Lot 21 and the Northerly right-of-way of West Clinton Street;

thence South $64^{\circ}19'00''$ West on the Southerly line of said Lot 21 and the Northerly right-of-way of West Clinton Street, thirty-four and zero hundredths (34.00) feet to the point of beginning.

Subject to all easements, zoning regulations and restrictions of record.



Paul J. Westhoven
Registered Land Surveyor No. 5602
Survey No. 8636-H-CN-2-27-13

Paul J. Westhoven
REGISTERED LAND SURVEYOR
523 E. Riverview Avenue - P.O. Box 172
Napoleon, OH 43545
Phone (419) 592-0771
Fax (419) 592-0775

DESCRIPTION OF LAND FOR: Additional parcel

A parcel of land being a part of Lot 21 in A. H. Tyler's Third Addition to the City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at the Southwest corner of Lot 21 in A. H. Tyler's Third Addition to the City of Napoleon, Henry County, Ohio;

thence North $64^{\circ}19'00''$ East (assumed bearing for the purposes of this description) on the Northerly right-of-way of West Clinton Street and the Southerly line of Lot 21 in said Addition, sixty-three and thirty-two hundredths (63.32) feet to a star drill mark found;

thence North $25^{\circ}53'00''$ West, seventy and zero hundredths (70.00) feet to a star drill mark found and the point of beginning;-----

thence North $25^{\circ}53'00''$ West, sixty and seventy-two hundredths (60.72) feet to a $5/8'' \times 30''$ iron pin with ID cap set on the East right-of-way of Haley Avenue;

thence North $0^{\circ}00'00''$ East on the East right-of way of Haley Avenue, one and forty-two hundredths (1.42) feet to a point at the Northwesterly corner of Lot 21 in A. H. Tyler's Third Addition;

thence North $64^{\circ}19'00''$ East on the Northerly line of said Lot 21 in A. H. Tyler's Third Addition and the Southerly line of an existing 16.5 foot alley, thirty-one and thirty-nine hundredths (31.39) feet to an iron pin found;

thence South $25^{\circ}53'00''$ East, sixty-two and zero hundredths (62.00) feet to an iron pipe found;

thence South $64^{\circ}19'00''$ West, thirty-two and zero hundredths (32.00) feet to the point of beginning.

Subject to all easements, zoning regulations and restrictions of record.



Paul J. Westhoven

Registered Land Surveyor No. 5602

Survey No. 8636-H-CN-2-27-13

QUIT-CLAIM DEED

Thomas Joseph Naas and Betty Lou Naas, husband and wife, for valuable consideration paid, grant to **Thomas J. Naas, Jr. and Sandra Naas, husband and wife**, whose tax mailing addresses are: 528 W. Clinton St., Napoleon, OH 43545, the following **REAL PROPERTY:**

See attached Exhibit "A" for real estate description.

Part of Permanent Parcel No. 41-009573.0020

Prior Instrument Reference: Volume 243, page 1487, Official Records of Henry County, Ohio

Executed this _____ day of March, 2013.

Thomas Joseph Naas

Betty Lou Naas

STATE OF ILLINOIS

_____ County, ss:

The foregoing instrument was acknowledged before me this ____ day of March, 2013, by Thomas Joseph Naas and Betty Lou Naas, husband and wife, the Grantors, and that the same was their free act and deed.

In testimony whereof, I have hereunto set my name and official seal.

Notary Public, State of Illinois

This instrument was prepared by:
John H. Hanna, Attorney at Law
Napoleon, OH 43545

Exhibit "A"

A parcel of land being a part of Lot 21 in A.H. Tyler's Third Addition to the City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at the Southwest corner of Lot 21 in A. H. Tyler's Third Addition to the City of Napoleon, Henry County, Ohio;

Thence North 64 degrees 19' 00" East (assumed bearing for the purposes of this description) on the Northerly right-of-way of West Clinton Street and the Southerly line of Lot 21 in said Addition, sixty-three and thirty-two hundredths (63.32) feet to a star drill mark found;

Thence North 25 degrees 53' 00" West, seventy and zero hundredths (70.00) feet to a star drill mark found and the point of beginning; ----

Thence North 25 degrees 53' 00" West, sixty and seventy-two hundredths (60.72) feet to a 5/8" x 30" iron pin with ID cap set on the East right-of-way of Haley Avenue;

Thence North 0 degrees 00' 00" East on the East right-of-way of Haley Avenue, one and forty-two hundredths (1.42) feet to a point at the Northwesterly corner of Lot 21 in A. H. Tyler's Third Addition;

Thence North 64 degrees 19' 00" East on the Northerly line of said Lot 21 in A. H. Tyler's Third Addition and the Southerly line of an existing 16 5 foot alley, thirty-one and thirty-nine hundredths (31 39) feet to an iron pin found;

Thence South 25 degrees 53' 00" East, sixty-two and zero hundredths (62.00) feet to an iron pipe found;

Thence South 64 degrees 19' 00" West, thirty-two and zero hundredths (32.00) feet to the point of beginning

Subject to all easements, zoning regulations and restrictions of record.

QUIT-CLAIM DEED

Thomas J. Naas, Jr. and Sandra Naas, husband and wife, of Henry County, Ohio, for valuable consideration paid, grant to **Thomas J. Naas, Jr. and Sandra Naas, husband and wife, for their joint lives, remainder to the survivor of them**, whose tax mailing addresses are: 528 W Clinton St., Napoleon, OH 43545, the following **REAL PROPERTY**:

See attached Exhibit "A" for real estate description.

Permanent Parcel No. 41-009573.0040 and Part of Permanent Parcel No. 41-009573.0020

Prior Instrument Reference: Volume 112, page 167, and Volume _____, page _____,
Official Records of Henry County, Ohio.

Executed this _____ day of March, 2013.

Thomas J. Naas, Jr.

Sandra Naas

STATE OF OHIO
Henry County, ss:

The foregoing instrument was acknowledged before me this ____ day of March, 2013,
by Thomas J. Naas, Jr. and Sandra Naas, husband and wife, the Grantors, and that the
same was their free act and deed.

In testimony whereof, I have hereunto set my name and official seal.

Notary Public, State of Ohio

This instrument was prepared by:
John H. Hanna, Attorney at Law
Napoleon, OH 43545

Exhibit "A"

A parcel of land being a part of Lot 21 in A.H. Tyler's Third Addition to the City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at the Southwest corner of Lot 21 in A. H. Tyler's Third Addition to the City of Napoleon, Henry County, Ohio;

Thence North 64 degrees 19' 00" East (assumed bearing for the purposes of this description) on the Northerly right-of-way of West Clinton Street and the Southerly line of Lot 21 in said Addition, sixty-three and thirty-two hundredths (63.32) feet to a star drill mark found and the point of beginning;

Thence North 25 degrees 53' 00" West, seventy and zero hundredths (70.00) feet to a star drill mark found;

Thence continuing North 25 degrees 53' 00" West, sixty and seventy-two hundredths (60.72) feet to a 5/8" x 30" iron pin with ID cap set on the East right-of-way of Haley Avenue;

Thence North 0 degrees 00' 00" East on the East right-of-way of Haley Avenue, one and forty-two hundredths (1.42) feet to a point at the Northwesterly corner of Lot 21 in A. H. Tyler's Third Addition;

Thence North 64 degrees 19' 00" East on the Northerly line of said Lot 21 in A. H. Tyler's Third Addition and the Southerly line of an existing 16.5 foot alley, thirty-one and thirty-nine hundredths (31.39) feet to an iron pin found;

Thence South 25 degrees 53' 00" East, sixty-two and zero hundredths (62.00) feet to an iron pipe found;

Thence North 64 degrees 19' 00" East, two and zero hundredths (2.00) feet to an iron pipe found;

Thence South 25 degrees 53' 00" East, seventy and zero hundredths (70.00) feet to an iron pin found on the Southerly line of said Lot 21 and the Northerly right-of-way of West Clinton Street;

Thence South 64 degrees 19' 00" West on the Southerly line of said Lot 21 and the Northerly right-of-way of West Clinton Street, thirty-four and zero hundredths (34.00) feet to the point of beginning.

Subject to all easements, zoning regulations and restrictions of record

ASLO, the right to use the concrete driveway next west of said above described tract extending from Clinton Street Northerly as far as the North side of the dwelling house as now constructed next West of said driveway, to be jointly used with the occupants of the premises next West of said driveway.

HANNA & FISHER

OFFICE ACCOUNT
PH. 419-599-1010
P.O. BOX 605
NAPOLEON, OH 43545-0605

22104

56-132/412

PAY TO THE ORDER OF City of Napoleon

DATE 03/25/13

Twenty-five and no/100

\$ 25.00



N. SCOTT OFFICE
The Henry County Bank
NAPOLEON, OHIO 43545

DOLLARS  Security Features included. Details on Back.

FOR _____

Blonde Ackerson

MP

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616 665⑈

