

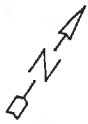
PLAT OF SURVEY

SCANNED

BEING PART OF LOT FIFTEEN (15) AND ALSO BEING PART OF LOT SIXTEEN (16) OF JOHN G. LOWE'S FIRST ADDITION IN THE CITY OF NAPOLEON, HENRY COUNTY, OHIO

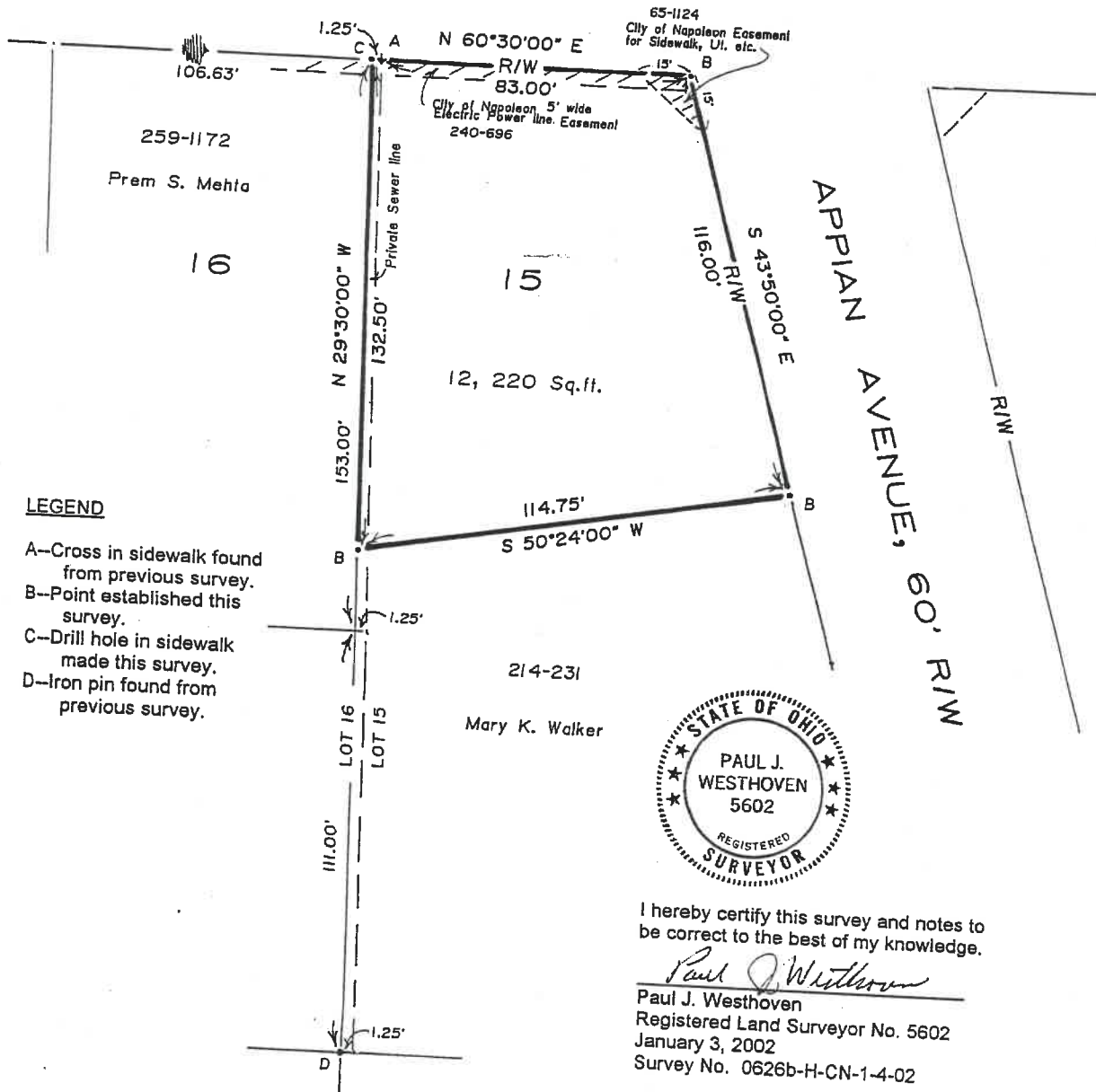
FOR: MARY KAY WALKER
Deed reference: Volume 214, Page 231

SCALE 1" = 30'



R/W

EAST MAUMEE AVENUE, 60' R/W



LEGEND

- A--Cross in sidewalk found from previous survey.
- B--Point established this survey.
- C--Drill hole in sidewalk made this survey.
- D--Iron pin found from previous survey.



I hereby certify this survey and notes to be correct to the best of my knowledge.

Paul J. Westhoven
Paul J. Westhoven
Registered Land Surveyor No. 5602
January 3, 2002
Survey No. 0626b-H-CN-1-4-02

COPY

Exhibit A

A parcel of land being part of Lot fifteen (15) and also being a part of Lot sixteen (16) of John G. Lowe's First Addition in the City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Beginning at the Northeasterly corner of Lot fifteen (15) in said John G. Lowe's First Addition in the City of Napoleon, Ohio;

Thence South 43° 50' 00" East (assumed bearing for the purposes of this description) on the Southwesterly right-of-way of Appian Avenue, one hundred sixteen and zero hundredths (116.00) feet to a point;

Thence South 50° 24' 00" West, one hundred fourteen and seventy-five hundredths (114.75) feet to a point;

Thence North 29° 30' 00" West on a line drawn one and twenty-five hundredths (1.25) feet Westerly of and parallel with the Easterly line of said Lot sixteen (16), one hundred thirty-two and fifty hundredths (132.50) feet to a drill hole made in a concrete sidewalk on the Southerly right-of-way of East Maumee Avenue;

Thence North 60° 30' 00" East on the Southerly right of way of East Maumee Avenue, one and twenty-five hundredths (1.25) feet to a cross found in a concrete sidewalk, said point being the Northeasterly corner of Lot sixteen (16);

Thence continuing North 60° 30' 00" East on the Southerly right of way of East Maumee Avenue and the Northerly line of said Lot fifteen (15), eighty-three and zero hundredths (83.00) feet to the point of beginning.

Containing 12,220 square feet of land more or less.

Subject to easements to the City of Napoleon for sidewalk, utilities, etc. recorded in Volume 65, Page 1124, Easement Record and City of Napoleon Electric power lines, etc., recorded in Volume 240, Page 696 Easement Record.

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

This description is based on field survey No. 0626b-H-CN-1-4-02, by Paul J. Westhoven, Registered Land Surveyor No. 5602.@

185 Maumee, Napoleon, Ohio 43545
41-009334.0820

APPROVED
Shipping Dept. By DK Date 2/5/02

KNOW ALL MEN BY THESE PRESENTS

COPY

THAT *Mary Kay Walker*, unmarried who claim title by or through instruments recorded in Volume 214 Page 231 of the Henry County Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for the sum of Ten and 00/100 Dollars (\$10.00) received to its full satisfaction of *Allan Armes II* :the Grantee, whose TAX MAILING ADDRESS will be 185 Maumee, Napoleon, Ohio 43545 does **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, the following described premises, Situated in the City of Napoleon, County of Henry and State of Ohio:

See Attached Exhibit A

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, her heirs and assigns forever. And, *Mary Kay Walker* the said Grantor, does for itself and it's successors and assigns, covenant with the said Grantee, her heirs and assigns, that it is well seized of the above described premises as a good and indefeasible estate in **FEE SIMPLE** and has good right to bargain and sell the same in manner and form as above written, and that the same is **FREE FROM ALL ENCUMBRANCES WHATSOEVER** except conditions, restrictions, easements and covenants of record, if any; zoning ordinances, if any, and taxes now a lien but not yet due and payable, and that it will **WARRANT and DEFEND** said premises, with the appurtenances thereunto belonging to the said Grantee, her heirs and assigns, against all lawful claims and demands whatsoever, except as above stated.

IN WITNESS WHEREOF we have hereunto set our hands, this 1st day of February, 2002.
Signed and acknowledged in presence of

WITNESS

Mary Kay Walker

WITNESS

STATE OF Ohio

COUNTY OF Henry

Before Me, a NOTARY PUBLIC, the above named *Mary Kay Walker* who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed in the capacity indicated.

This instrument was prepared by:

Barbara Wright
Attorney at Law
1501 Euclid Avenue Suite 300
Cleveland Ohio 44115
216/621-6140

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at this 1st day of February 2002.

NOTARY PUBLIC

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: 2-5-02

FEE: \$5.00

TOWNSHIP NAME: _____ SECTION #: _____

SUBDIVISION NAME: John G. Lowes 1st LOT: Pl. 15 + 16

ADDRESS OF SUBDIVISION: 185 E. Maumee Ave.

NAME OF CURRENT OWNER: Mary Kay Walker

OWNER ADDRESS: 303 Appian Ave.

CITY: Napoleon STATE: OH ZIP: 43545

OWNER PHONE: 419

NAME OF PURCHASER: Allan Armes II

PURCHASER ADDRESS: 185 E. Maumee Ave.

CITY: Napoleon STATE: Ohio ZIP: 43545

PURCHASER PHONE: _____

SURVEYOR NAME: Paul J. Westhoven

SURVEYOR ADDRESS: 523 E. Riverview Ave.

SURVEY DRAWING #: 0626b-H-CN-1-4-02

APPLICANT SIGNATURE: James G. Hage

CITY ZONING ADMINISTRATOR: Brent N. Damman

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

