



CITY OF NAPOLEON, OHIO

LAW DEPARTMENT

255 W. RIVERVIEW AVENUE, PO BOX 151

NAPOLEON, OH 43545

PHONE: 419.592.3503 - FAX: 419.592.4723

Tuesday, December 23, 2014

Mr. and Mrs. Jason Westhoven
122 W. Maumee Ave.
Napoleon, OH 43545

Dear Mr. and Mrs. Westhoven:

Attached find an original Temporary Sewer Easement and/or Perpetual Easement that needs to be signed for your property once again. The reason these need to be re-signed are due to the fact they were not notarized.

Please sign them *in front of a Notary* and return the executed document to the City Law Director's office as soon as possible. If you do not know a Notary, and would like my Executive Assistant, Sheryl Rathge, to provide this service to you, she can be contacted at 419.592.3503 to set up a time to meet with you.

Sorry for the inconvenience, and thank you for your prompt attention to this matter.

Should you have any questions or comments, please do not hesitate to contact my office at the number listed above.

Sincerely,

Trevor M. Hayberger
City Law Director

file
tmh/skr

City Law Director
Trevor M. Hayberger
thayberger@napoleonohio.com

Executive Assistant
Sheryl K. Rathge
srathge@napoleonohio.com

122 W. Maurice



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 13-0228-17

LEGAL DESCRIPTION
City of Napoleon

Temporary Sewer Easement

Situated in the City of Napoleon, County of Henry, State of Ohio, and being a part of Lot No. 6, and parts of Lots No. 7, No. 9, and No. 11 in Seth L. Curtis' Subdivision of Lots No. 23 and No. 24 of John G. Lowe's Addition, a tract of land bounded and described as follows:

Beginning at a point, described as lying, N30°17'54"W, a distance of 154.05 feet from the southwesterly corner of a 0.613 acre tract of land as described in OR 227, Page 2333 of the Henry County Official Records;

thence along the southwesterly line of said 0.613 acre tract, N30°17'54"W, a distance of 50.57 feet;

thence, N51°05'45"E, a distance of 108.72 feet;

thence along the northeasterly line of said 0.613 acre tract, S30°17'54"E, a distance of 50.57 feet;

thence, S51°05'45"W, a distance of 108.72 feet to the Point of Beginning, subject however to all prior easements of record.

See attached "Exhibit A"

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Date: 07-25-2014


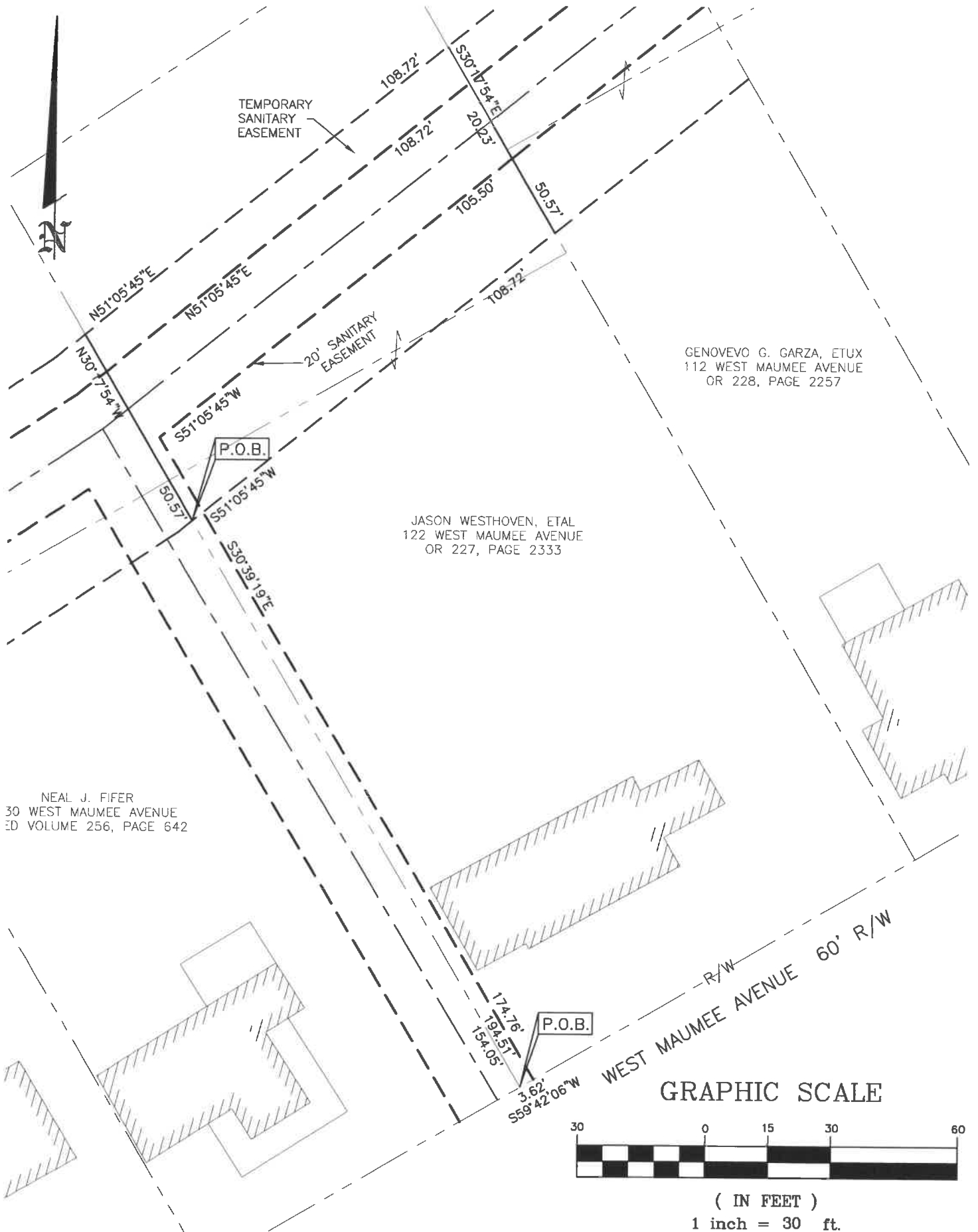

Nick E. Nigh, P.S. #7384



EXHIBIT A





website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

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thence along the southwesterly line of said 0.613 acre tract, N30°17'54"W, a distance of 50.57 feet;

thence, N51°05'45"E, a distance of 108.72 feet;

thence along the northeasterly line of said 0.613 acre tract, S30°17'54"E, a distance of 50.57 feet;

thence, S51°05'45"W, a distance of 108.72 feet to the Point of Beginning, subject however to all prior easements of record.

See attached "Exhibit A"

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Date: 07-25-2014


Nick E. Nigh, P.S. #7384

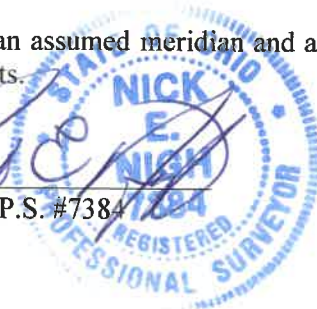
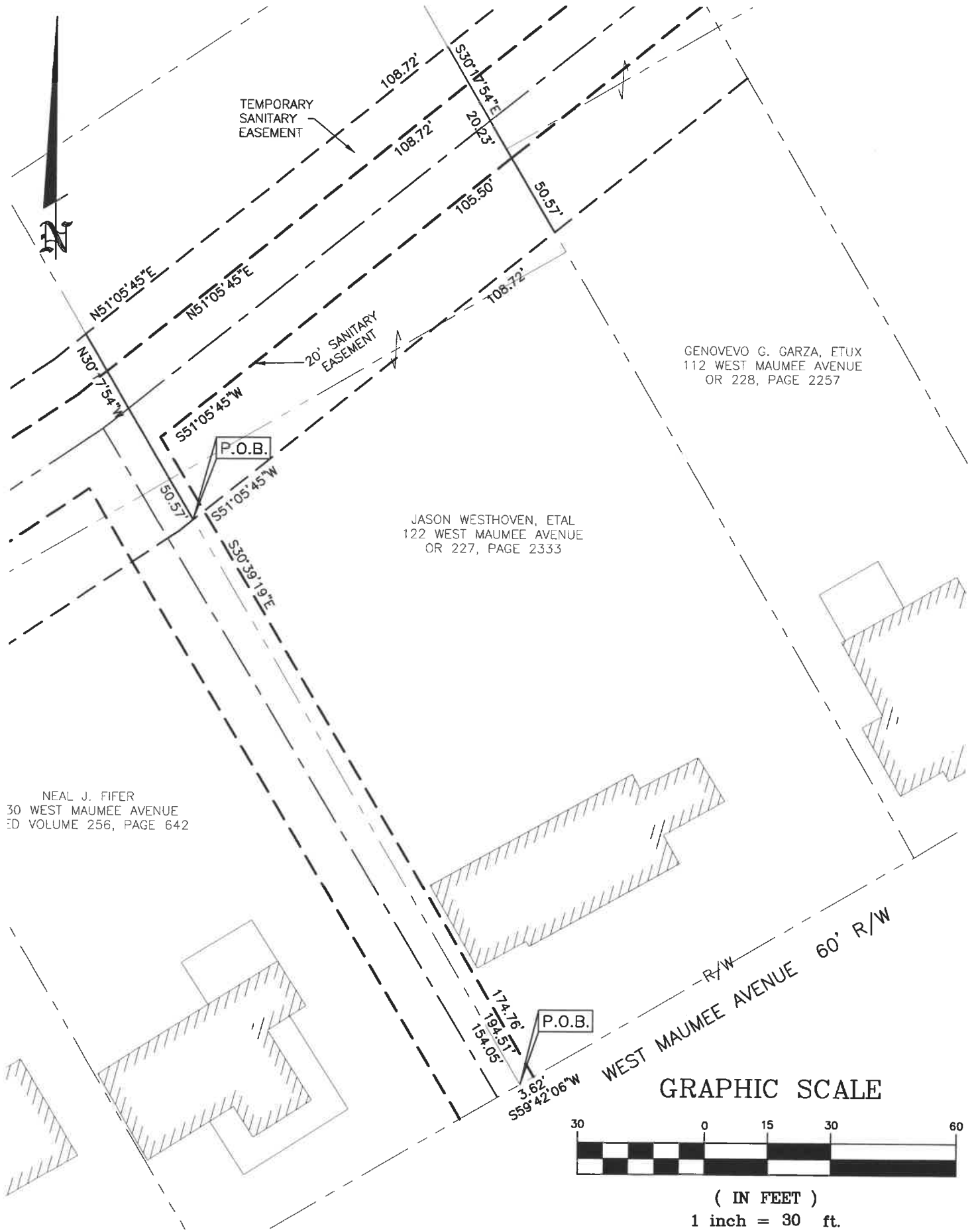


EXHIBIT A





City of Napoleon, Ohio

Department of Public Works

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Chad E. Lulfs, P.E., P.S., Director of Public Works

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

October 27, 2014

Re: S. Side Interceptor I/I Reduction Project
(L.T.C.P. Project No. 20A)
Sanitary Sewer Easements

To Whom It May Concern,

The City of Napoleon is about to begin the above referenced project. As part of this project, the existing brick sewer located on your property will be replaced. Although this sewer has been in place for just over 100 years, no written easements were ever prepared.

In an effort to correct this issue, the City has prepared written easements (permanent and temporary) for all affected properties. This will allow all future owners of these properties to know that there is a public utility located on the property. The City has hired Peterman Associates, Inc. to meet with the affected property owners and execute the required documents. If you have any questions or require additional information, please contact my office at your convenience.

Yours truly,

Chad E. Lulfs, P.E., P.S.
Director of Public Works
City of Napoleon

cc: Monica Ireland, City Manager

13-0278-17

Instrument 200700064874 DE Volume Page 227 2333

Secura Title Agency, LLC. *1022*
File Number: 58319-S

SURVIVORSHIP DEED
O.R.C. § 5302.17

KNOW ALL MEN BY THESE PRESENTS:

That, Todd Ray Miller and Julie Ann Miller, Husband and Wife, County of Henry, OHIO, the Grantor, for valuable consideration paid, grants with general warranty covenants, to Jason Westhoven and Crystal Westhoven, the Grantee(s), for their joint lives, remainder to the survivor of them, whose tax mailing address will be 122 West Maumee Avenue, Napoleon, OH 43545, the following real property:

Situated in the City of Napoleon, County of Henry and State of Ohio:

And known as Lot Number Six (6), and parts of Lots Numbered Seven (7), Nine (9) and Eleven (11), all in Seth L. Curtis Subdivision of Lots Twenty-three (23) and Twenty-four (24) of John G. Lowes Addition to the City of Napoleon, Henry County, State of Ohio, said parcels being more particularly described as follows:

Beginning at an iron pin set on the Northerly right-of-way line of West Maumee Avenue at the southwesterly corner of Lot Number Six (6); thence North 31° 00' 52" West, on the westerly line of Lot Number Six (6), a distance of 165.00 feet to an iron pin set on the southerly line of Lot Number Eleven (11) at the northwesterly corner of Lot Number Six (6); thence continuing North 31° 00' 52" West, on the westerly line of Lot Number Six (6) extended, crossing said Lot Number Eleven (11), a distance of 55.00 feet to an iron pin set on the top of the southerly bank of the Maumee River; thence continuing North 31° 00' 52" West, on said line extended, a distance of 25.00 feet to a point at the approximate southerly low waters edge of the Maumee River; thence North 53° 47' 31" East, on the approximate southerly low waters edge of the Maumee River, a distance of 82.84 feet to its point of intersection with the easterly line of Lot Number Six (6) as extended to the Maumee River; said line also being the easterly line of Lot Number Eleven (11) and the westerly line of Lot Number Ten (10); thence South 31° 00' 52" East, on said easterly line of Lot Number Six (6) extended, a distance of 5.00 feet to a point at the northwesterly corner of Lot Number Nine (9); thence North 58° 59' 08" East, on the northerly line of Lot Number Nine (9), a distance of 25.00 feet; thence South 31° 00' 52" East and parallel with the westerly line of Lot Number Nine (9), a distance of 82.50 feet to an iron pin set on the Northerly line of Lot Number Seven (7); thence continuing South 31° 00' 52" East, on a line being parallel with the westerly line of Lot Number Seven (7), a distance of 165 feet to an iron pin found on the Northerly right of way line of West Maumee Avenue and the southerly line of Lot Number Seven (7); thence South 58° 59' 08" West, on the southerly line of Lot Number Seven (7) and the northerly right of way line of West Maumee Avenue, a distance of 25.00 feet to a point on the southwesterly corner of Lot Number Seven (7); thence continuing South 58° 59' 08" West, on said right of way line and the southerly line of Lot Number Six (6), a distance of 82.50 feet to the Point of Beginning of the parcel of land described herein.

APPROVED C.M.G.
Mapping Dept. BY: *[Signature]* Date: 7/26/07

Said parcel containing 0.312 acres in Lot Number Six (6), 0.095 acres in Lot Number Seven (7), 0.047 acres in Lot Number Nine (9), and 0.159 acres in Lot Number Eleven (11), being a total of 0.613 acres of land, more or less.

Be the same more or less, but subject to all legal highways.

Property Address: 122 West Maumee Avenue, Napoleon, OH 43545

Parcel Numbers: 41-009065.0120
41-009065.0222
41-009065.0420

NOTE: This title paper does not insure the acreage or quantity of land specified in the above described legal description.

SUBJECT TO ANY COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PERMANENT PARCEL NO.:

PRIOR INSTRUMENT REFERENCE: Deed Record Volume 5, Page 382, recorded 4/18/1997 of the Henry County, Ohio Records.

For valuable consideration paid, _____ spouse of grantor hereby releases, remises and forever quitclaims upon the grantee(s), their heirs and assigns, all right and expectancy in dower therein.

Executed _____

SIGNED: Todd Ray Miller
Todd Ray Miller

Julia Ann Miller
Julia Ann Miller

STATE OF OHIO)
COUNTY OF Henry) SS:

Executed before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared Todd Ray Miller, Julia Ann Miller known to me to be the person(s) described in and who executed the above instrument, and he/she/they acknowledged before me that he/she/they executed the instrument and same was her/his/their free act and deed.

In testimony, I have subscribed my name this 7-10-07



JENNIFER L. SPAK
Notary Public
In and for the State of Ohio
My Commission Expires
October 17, 2008

Jennifer L. Spak
Notary Public

This instrument prepared by:
McDonald, Frank, Hitzeman & Holman
Attorneys at Law
P.O. Box 48390
Cleveland, Ohio 44146

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
FEE \$ 500.00
EXEMPT _____
Kevin F. Nys, County Auditor

✓ CT
200700064874
Filed for Record in
HENRY COUNTY OHIO
SARA L NYLES
08-09-2007 At 12:58 pm.
SURV DEED 28.00
OR Volume 227 Page 2333 - 2334

200700064874
SECURA
ENVELOPE

AUDITORS OFFICE
TRANSFERRED 150
AUG 09 2007
Kevin F. Nys
HENRY CO. AUDITOR
K