



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



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

3480 N. Main St., Findlay, Ohio 45840

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

Job No. 13-0228-16

LEGAL DESCRIPTION
City of Napoleon

Temporary Sewer Easement

Situated in the City of Napoleon, County of Henry, State of Ohio, and being part of Lots No. 4 and No. 5 in Seth L. Curtis' Subdivision of Lots No. 23 and No. 24 and a part of Lot No. 11 in John G. Lowe's First Addition, a tract of land bounded and described as follows:

Beginning at a point, described as lying, N30°17'54"W, a distance of 148.39 feet from the southwesterly corner of a tract of land as described in Volume 256, Page 642 of the Henry County Deed Records;

thence along the southwesterly line of said tract, N30°17'54"W, a distance of 50.09 feet;

thence, N56°10'29"E, a distance of 76.01 feet;

thence, N51°05'45"E, a distance of 9.74 feet;

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

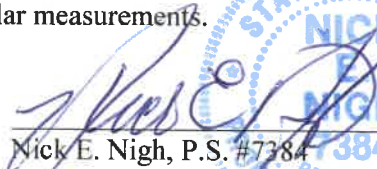
thence, S51°05'45"W, a distance of 4.39 feet;

thence, S56°10'29"W, a distance of 81.31 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

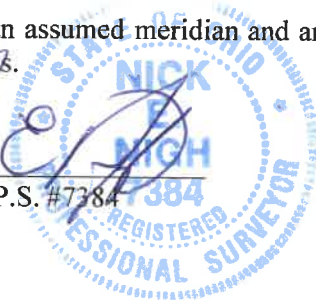
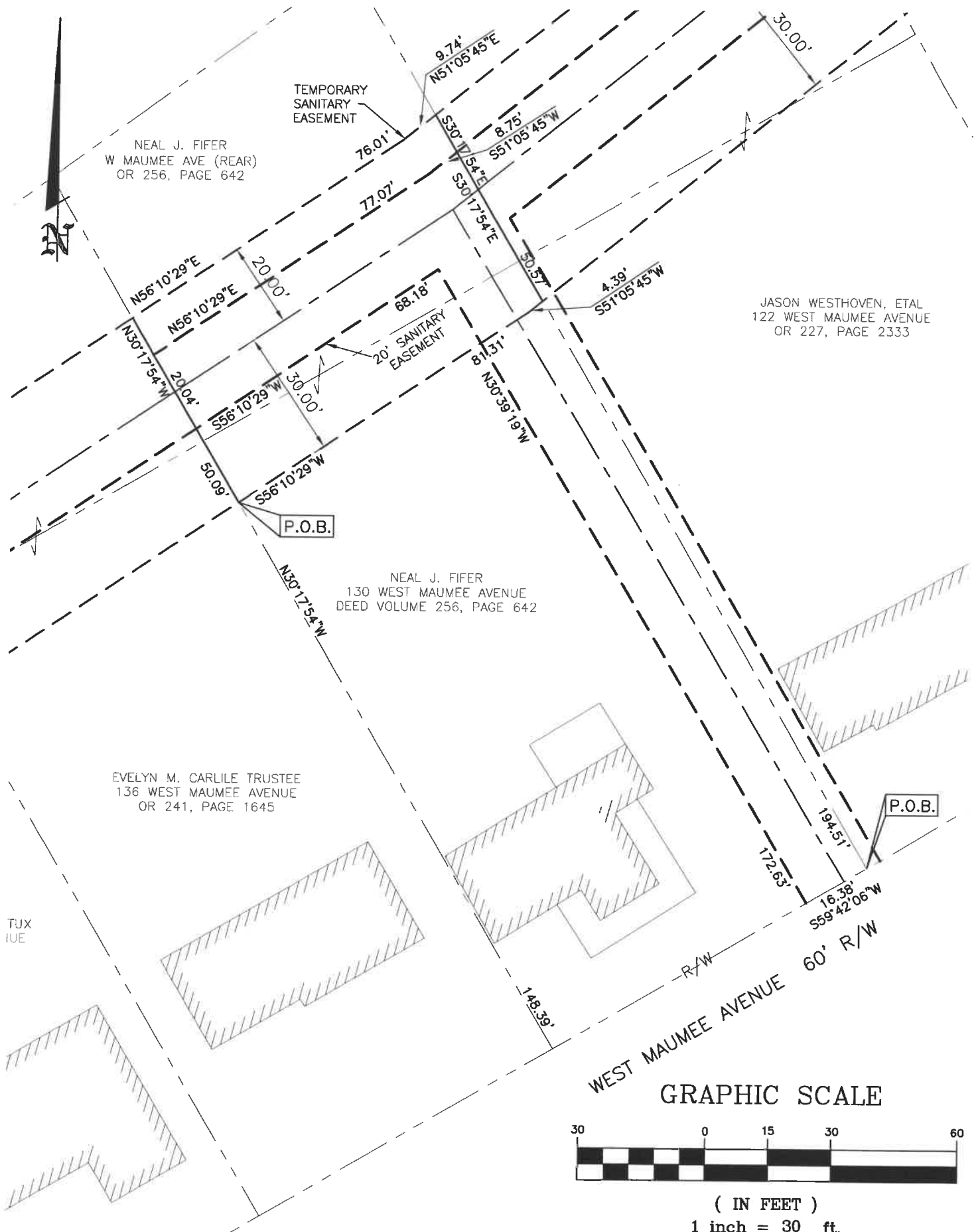


EXHIBIT A



NEAL J. FIFER
 W MAUMEE AVE (REAR)
 OR 256, PAGE 642

TEMPORARY
 SANITARY
 EASEMENT

JASON WESTHOVEN, ETAL
 122 WEST MAUMEE AVENUE
 OR 227, PAGE 2333

P.O.B.

NEAL J. FIFER
 130 WEST MAUMEE AVENUE
 DEED VOLUME 256, PAGE 642

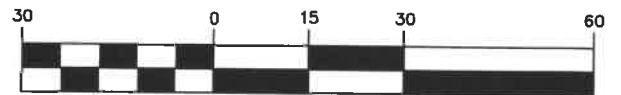
EVELYN M. CARLILE TRUSTEE
 136 WEST MAUMEE AVENUE
 OR 241, PAGE 1645

P.O.B.

TJX
 IUE

WEST MAUMEE AVENUE 60' R/W

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



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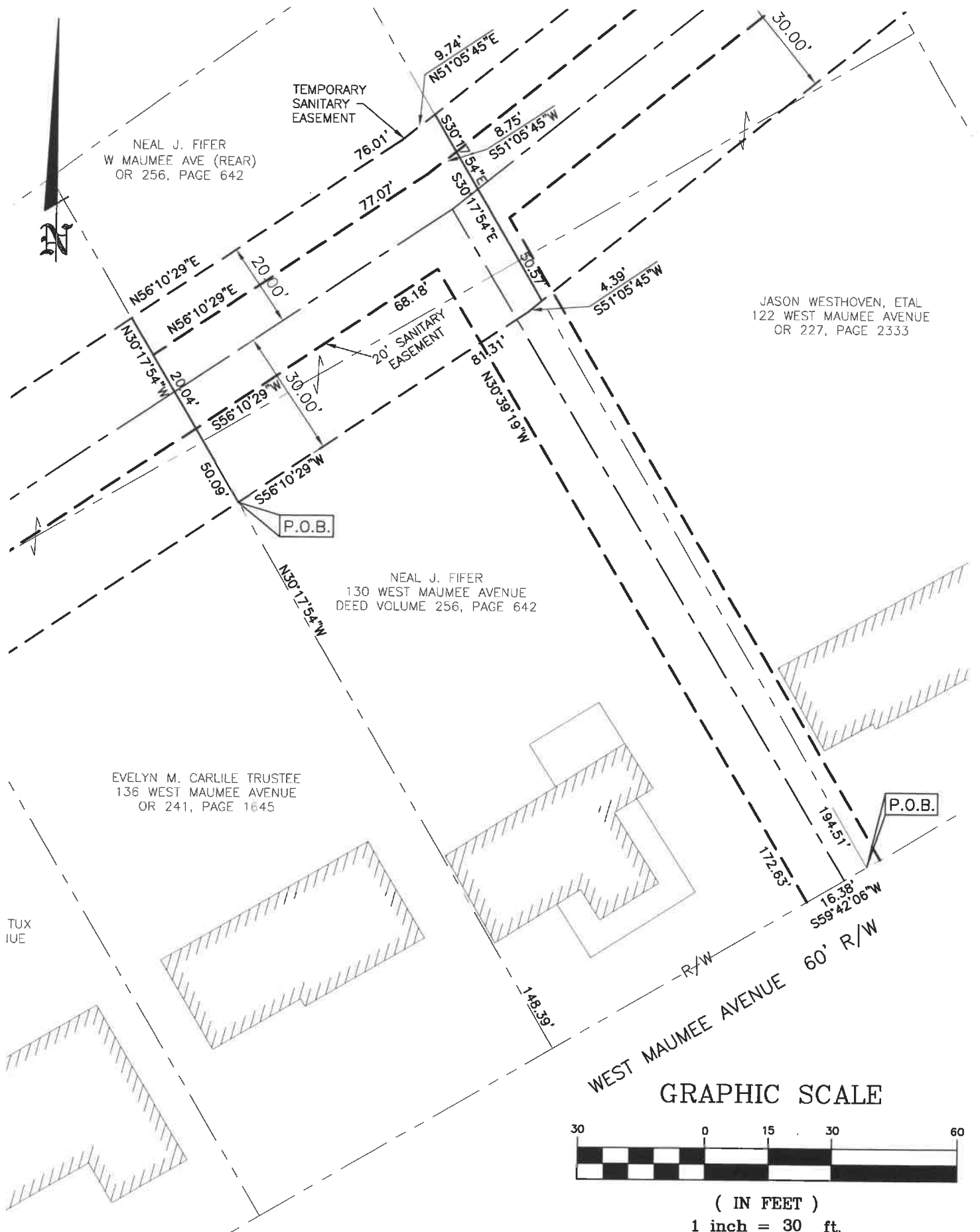
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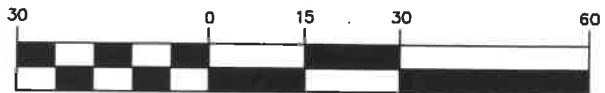
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LEGAL DESCRIPTION

City of Napoleon

20' Sanitary Sewer Easement

Situated in the City of Napoleon, County of Henry, State of Ohio, and being part of Lots No. 4 and No. 5 in Seth L. Curtis' Subdivision of Lots No. 23 and No. 24 and a part of Lot No. 11 in John G. Lowe's First Addition, a tract of land bounded and described as follows;

Beginning at the southeasterly corner of a tract of land as described in Volume 256, Page 642 of the Henry County Deed Records;

thence, along the north right-of-way of West Maumee Avenue (60' R/W), S59°42'06"W, a distance of 16.38 feet;

thence, N30°39'19"W, a distance of 172.63 feet;

thence, S56°10'29"W, a distance of 68.18 feet;

thence along the southwesterly line of said tract, N30°17'54"W, a distance of 20.04 feet;

thence, N56°10'29"E, a distance of 77.07 feet;

thence, N51°05'45"E, a distance of 8.75 feet;

thence along the northeasterly line of said tract, S30°17'54"E, a distance of 194.51 feet to the Point of Beginning, subject however to all prior easements of record.

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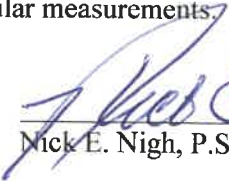
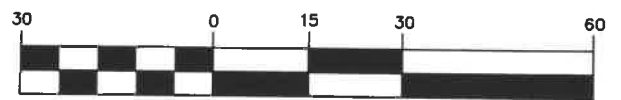
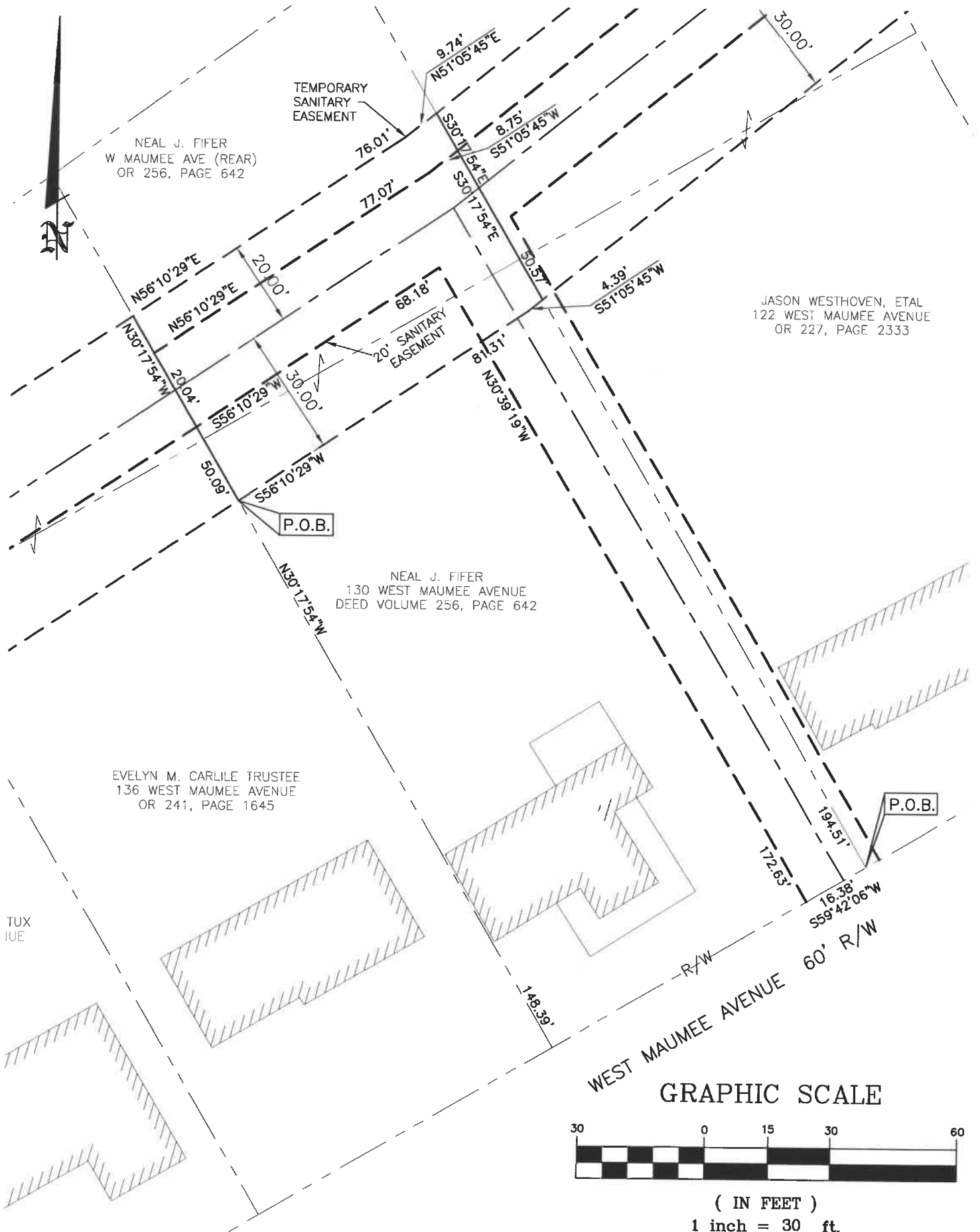

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thence, N56°10'29"E, a distance of 77.07 feet;

thence, N51°05'45"E, a distance of 8.75 feet;

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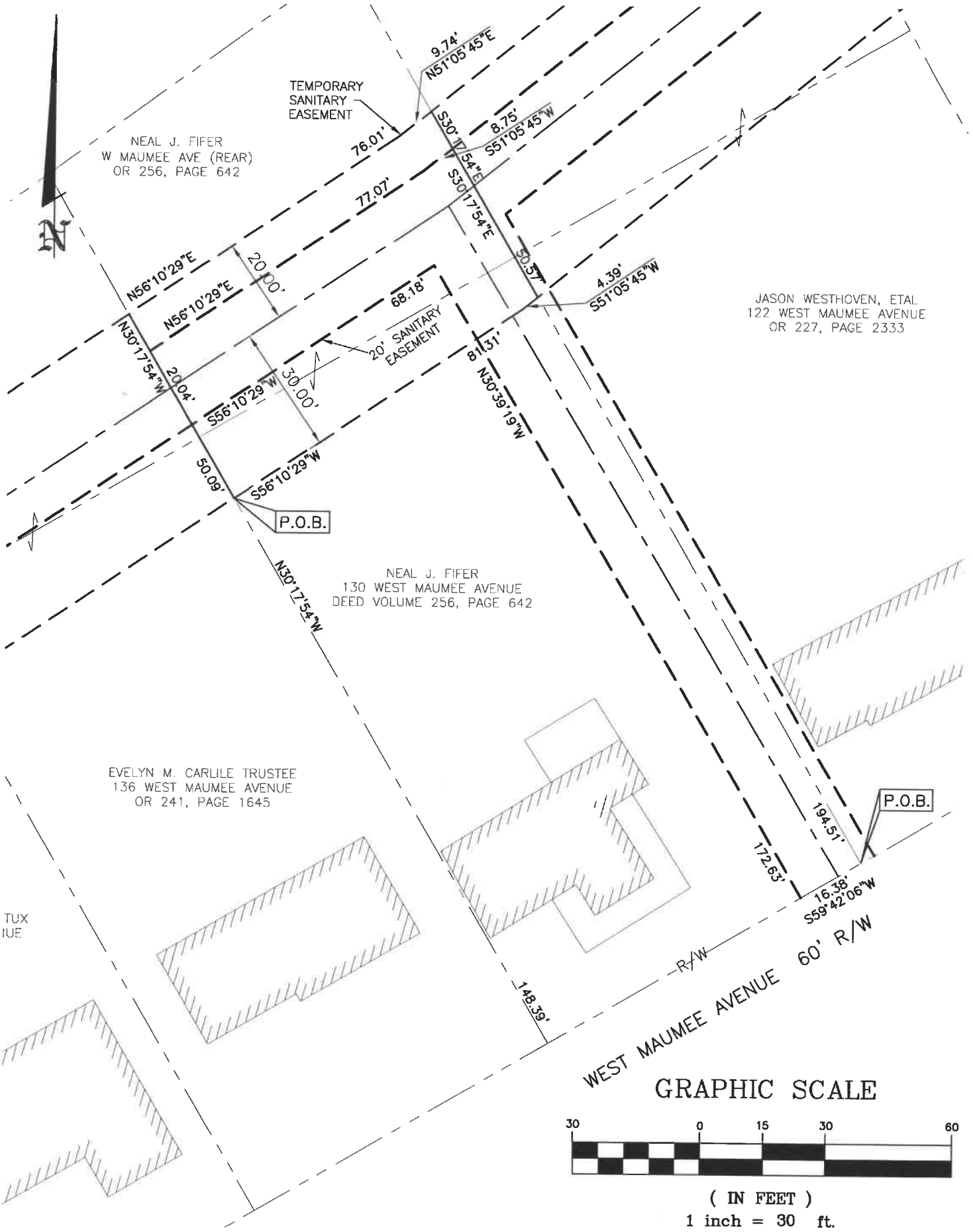
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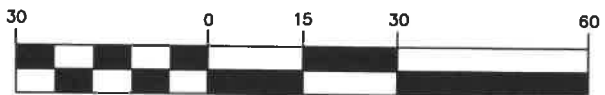
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60' R/W

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28756

13-0228-16

VOL 256 PAGE 642

TUTTLER REGISTERED U. S. PAT. OFFICE
TUTTLE LAW FIRM, PUBLISHERS, SUTLAND, VT. 05758RECEIVED
& RECORDED

jd/sec

APR 17 1995
at 4:20 P.M.
ARLENE WALLACE, RECORDER
HENRY COUNTY, OHIO

90

148

QUIT CLAIM DEED

KELLY S. FIFER, unmarried, and former spouse of the grantee, of Defiance County, Ohio, for valuable consideration paid, grants to **NEAL J. FIFER**, whose tax-mailing address is 130 West Maumee, Napoleon, Ohio 43545, the following described Real Estate situated in the County of Henry, State of Ohio, and City of Napoleon, and more particularly known as:

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

A part of Lot Number Four (4) and all of Lot Number Five (5) in Seth L. Curtis Subdivision of Outlots Twenty-three (23) and Twenty-four (24) and a part of Lot Number Eleven (11) in John G. Lowe's First Addition to the City of Napoleon, Henry County, Ohio, and more particularly described as follows:

Commencing at the southeast corner of said Lot Number Five (5); thence southwesterly along the southerly line of said Lots Number Five (5) and Four (4) a distance of eighty-five and five tenths (85.5) feet to a point; thence in a northwesterly direction and parallel to the easterly line of said Lot Number Four (4) a distance of one hundred sixty-five (165) feet to a point on the northerly line of said Lot Number Four (4); thence continuing in a northwesterly direction and parallel to the easterly line of said Lot Number Four (4) extended to the water's edge of the Maumee River; thence northeasterly along the water's edge of the Maumee River to the easterly line of said Lot Number Five (5) extended; thence southeasterly along the easterly line of said Lot Number Five (5) extended to a point, which point is the northeast corner of said Lot Number Five (5); thence continuing in a southeasterly direction along the easterly line of said Lot Number Five (5) a distance of one hundred sixty-five (165) feet to the southwest corner of said Lot Number Five (5) and the place of beginning.

Said real property is subject to the following easement:

Said real property includes a perpetual and non-exclusive right and easement for the Grantees and their agents, contractors, and employees and their vehicles, machinery and equipment, to enter upon and exit from ten (10) feet of the Grantors' adjoining real property situated along the westerly side of the above described real property being conveyed in this instrument by the Grantor to the Grantees for the purposes of maintaining, repairing and improving the above-described real property being conveyed in this instrument by the Grantor to the Grantees, including any buildings and other improvements located thereon. In consideration therefor, the Grantees, for themselves and their heirs, legal representatives, successors and assigns, agree to be responsible for and pay for all damages to the Grantor's real property that may occur from any exercise of this right and easement.

PERMANENT PARCEL NO. 41-009065.0100 and 41-009065.0360.

APPROVED
Treasurer Dept. By DK Date 4/17/95