

136 W. Manser



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

3480 N. Main St., Findlay, Ohio 45840

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

Job No. 13-0228-15

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 Lot No. 4 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 described as lying 10.00 feet on each side of the following described centerline;

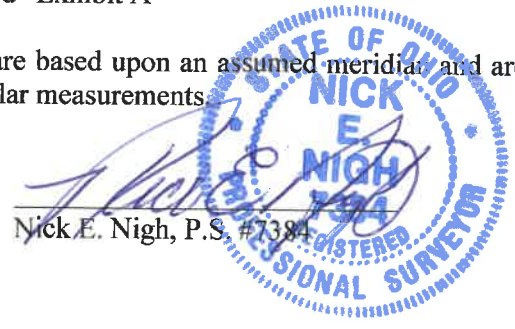
Beginning at a point on the southwesterly line of a tract of land as described in OR 241, Page 1645 of the Henry County Official Records, described as lying, N30°17'54"W, a distance of 173.55 feet from the southwesterly corner of said tract;

thence, N56°10'29"E, a distance of 79.65 feet to the northeasterly line of said tract and being the Point of Ending, 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

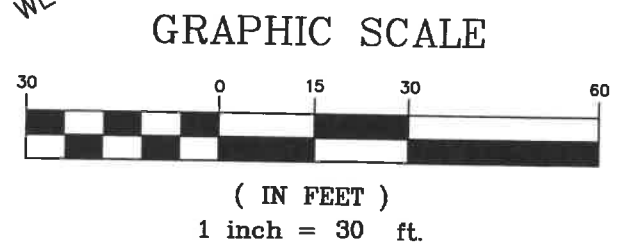
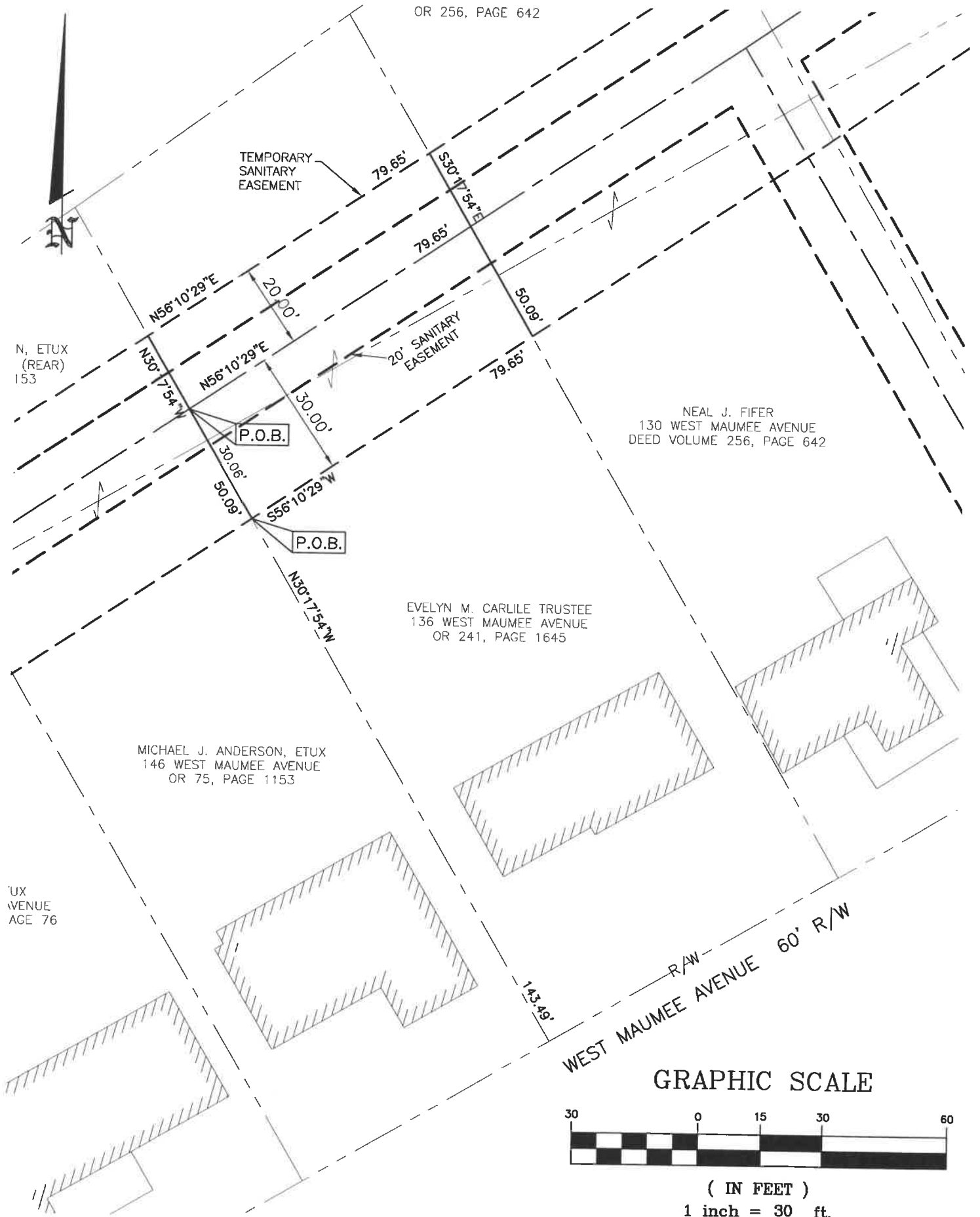
Date: 07-25-2014



Nick E. Nigh, P.S. #7384

EXHIBIT A

OR 256, PAGE 642





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thence, N56°10'29"E, a distance of 79.65 feet to the northeasterly line of said tract and being the Point of Ending, subject however to all prior easements of record.

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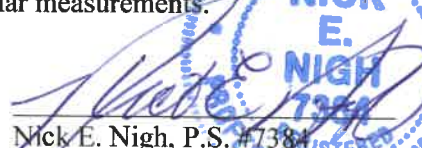
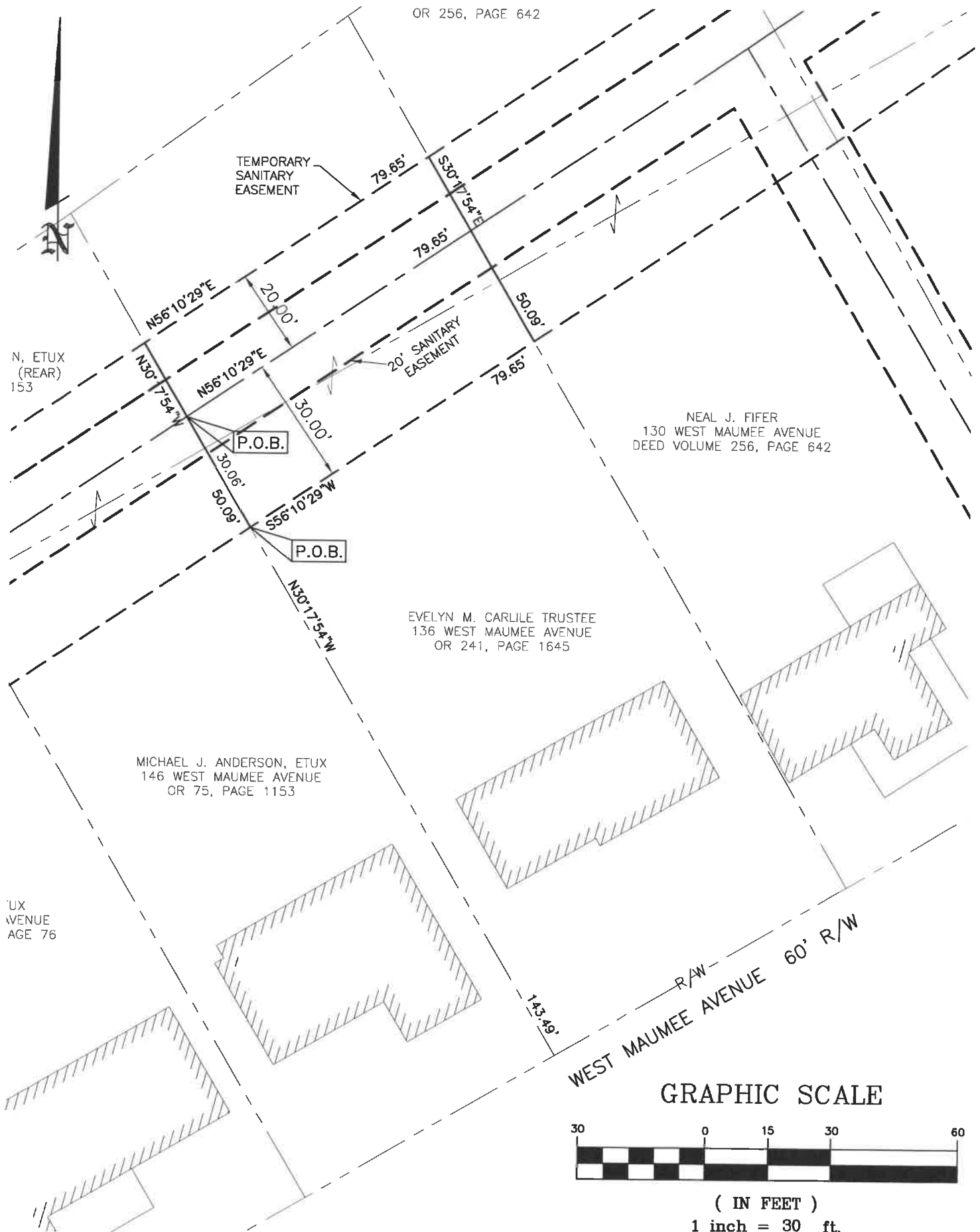

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EXHIBIT A

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N, ETUX
(REAR)
153

TEMPORARY
SANITARY
EASEMENT

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

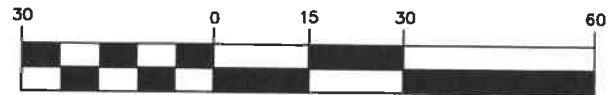
EVELYN M. CARLILE TRUSTEE
136 WEST MAUMEE AVENUE
OR 241, PAGE 1645

MICHAEL J. ANDERSON, ETUX
146 WEST MAUMEE AVENUE
OR 75, PAGE 1153

'UX
VENUE
AGE 76

RAW
WEST MAUMEE AVENUE 60' R/W

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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LEGAL DESCRIPTION

City of Napoleon

Temporary Sewer Easement

Situated in the City of Napoleon, County of Henry, State of Ohio, and being part of Lot No. 4 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 143.49 feet from the southwesterly corner of a tract of land as described in OR 241, Page 1645 of the Henry County Official 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 79.65 feet;

thence along the northeasterly line of said tract, S30°17'54"E, a distance of 50.09 feet;

thence, S56°10'29"W, a distance of 79.65 feet to the Point of Beginning, subject however to all prior easements of record.

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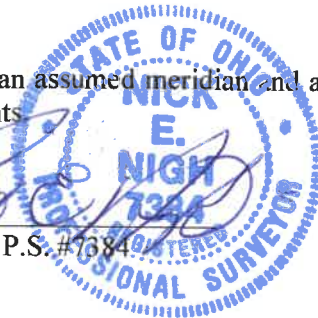
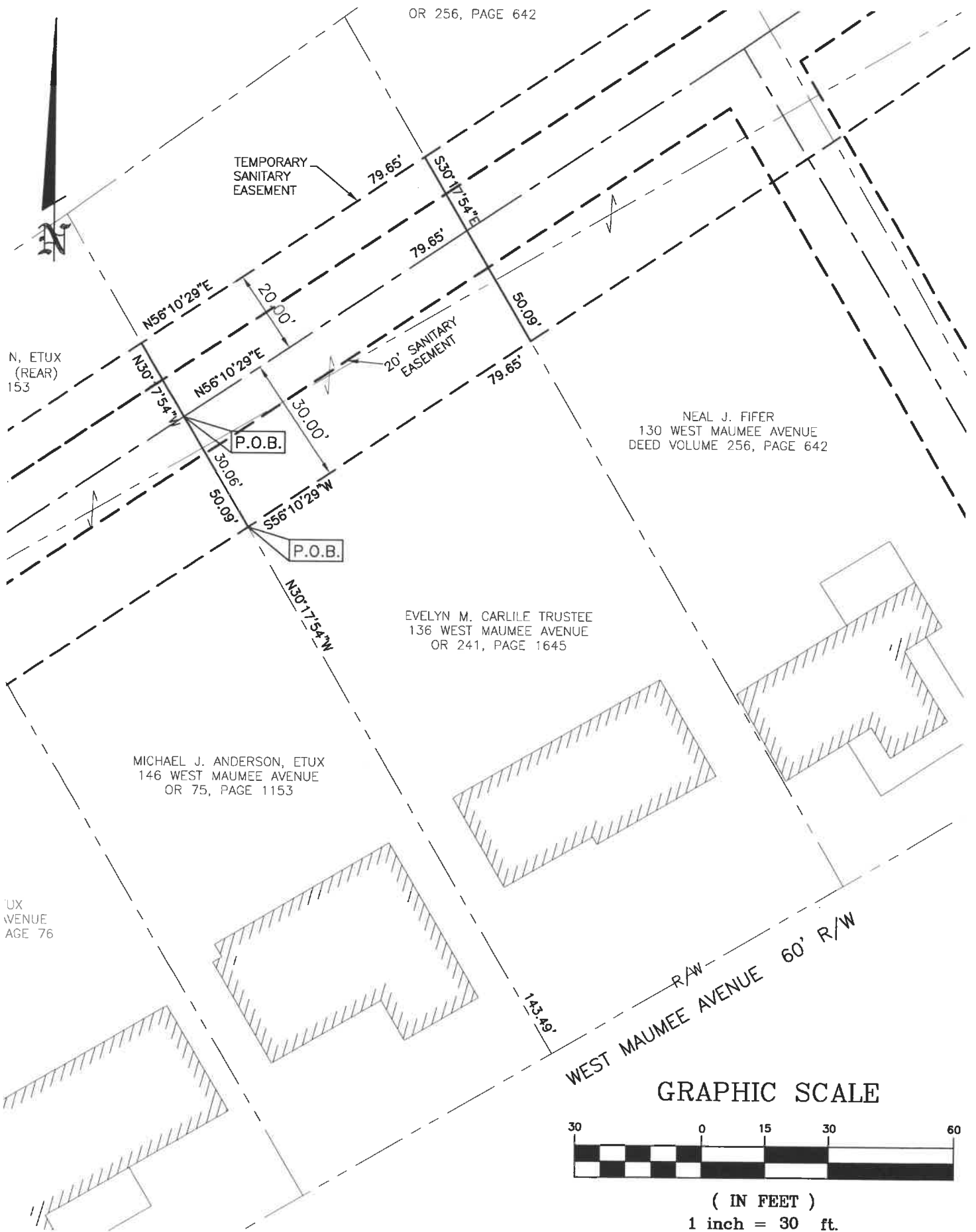


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OR 256, PAGE 642



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(IN FEET)
1 inch = 30 ft.



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Beginning at a point, described as lying, N30°17'54"W, a distance of 143.49 feet from the southwesterly corner of a tract of land as described in OR 241, Page 1645 of the Henry County Official 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 79.65 feet;

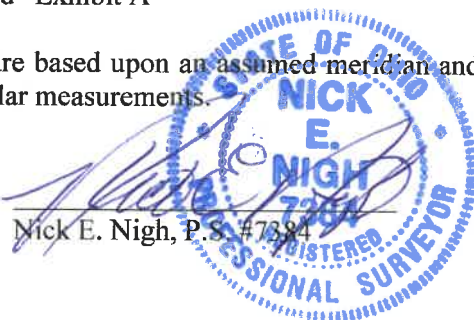
thence along the northeasterly line of said tract, S30°17'54"E, a distance of 50.09 feet;

thence, S56°10'29"W, a distance of 79.65 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.

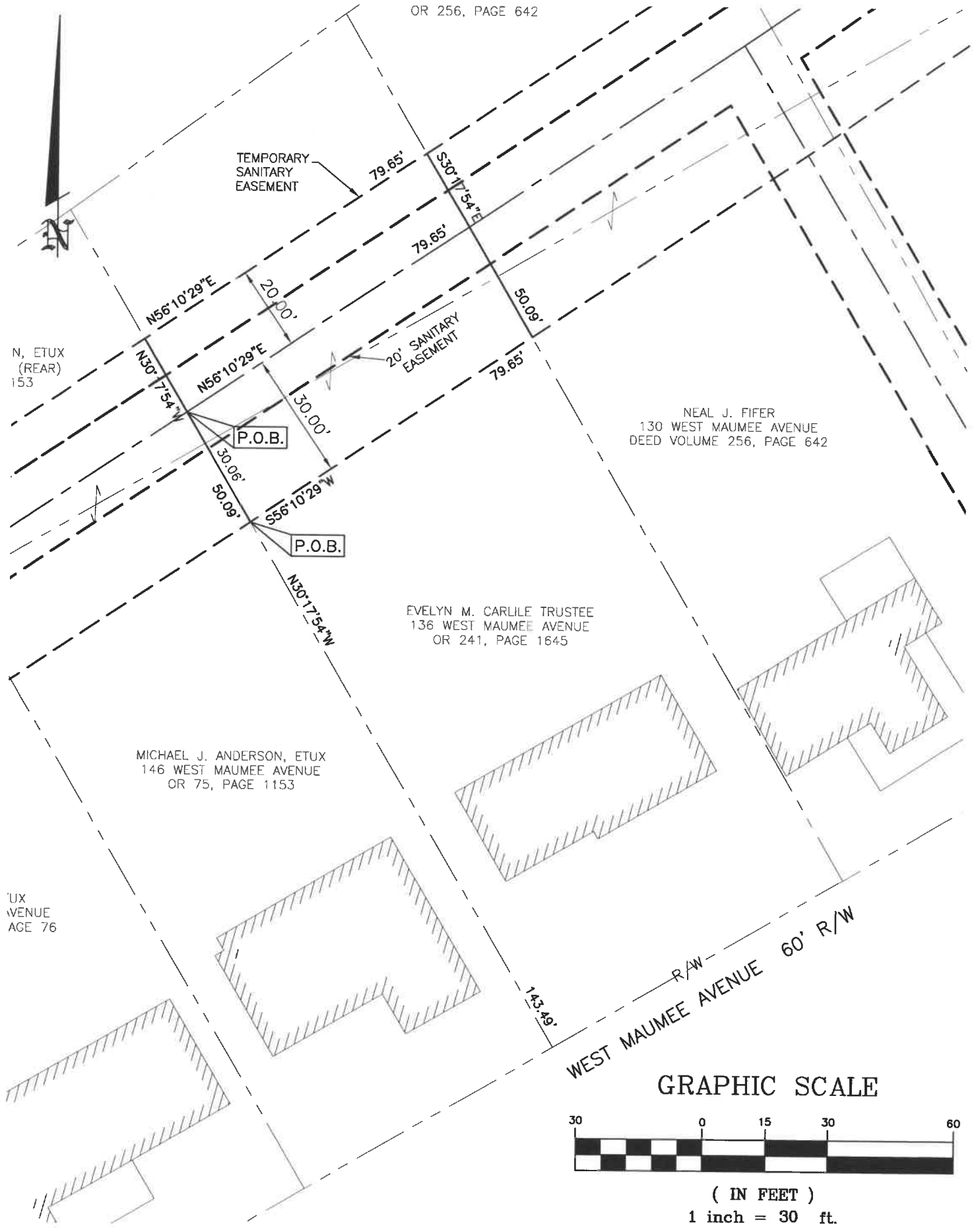
Date: 07-25-2014



Nick E. Nigh, P.S. #47384

EXHIBIT A

OR 256, PAGE 642



Instrument Volume Page
200900073547 OR 241 1645

13-022-15

200900073547
Filed for Record in
HENRY COUNTY OHIO
SARA L NYLES
03-26-2009 At 11:18 am.
WARR DEED 28.00
OR Volume 241 Page 1645 - 1646
200900073547
PEPER LAW
PICK-UP

WARRANTY DEED

Evelyn M. Carlile, unmarried and over the age of eighteen years, for valuable consideration paid, GRANTS with general warranty covenants, to Evelyn M. Carlile, Trustee of the Revocable Living Trust of Evelyn M. Carlile dated October 30, 2008, whose tax mailing address is 136 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: A part of Lot Four (4) 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 Four (4), thence Southwesterly along the Southerly line of said Lot Four (4) a distance of Three (3) feet to a point, being the point of beginning, 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 Southwesterly along the waters edge of the Maumee River to the westerly line of said Lot Number Four (4) extended, thence Southeasterly along the westerly line of said Lot Number Four (4) extended to a point, which point is the Northwest corner of said Lot Number Four (4), thence continuing in a southeasterly direction along the westerly line of said Lot Number Four (4) distance of One Hundred Sixty-five (165) feet to the Southwest corner of said Lot Number Four (4), thence Northeasterly along the South line of said Lot Number Four (4) a distance of Seventy-nine and five tenths (79.5) feet to a point, being the place of beginning, subject to the following, if any: Easements, restrictions and leases of record, zoning ordinances and legal highways.

And further subject to a perpetual and non-exclusive right and easement as created in Quit Claim Deed dated August 25, 1992, and recorded in Volume 248, Page 960, Henry County Record of Deeds, wherein there is granted and conveyed to the Grantees named therein, and to their heirs, legal representatives, successors and assigns, a perpetual and non-exclusive right and easement for said Grantees, and their agents, contractors and employees and their vehicles, machinery and equipment, to enter upon and exit from ten (10) feet of the Grantor's adjoining real property situated along the westerly side of the real property conveyed to the Grantees in said Deed dated August 25, 1992, for the purpose of maintaining, repairing and improving Grantees real property adjacent to the easterly side of the hereinabove described real property, including any buildings and other improvements located thereon. In consideration therefor, the Grantees in said Deed, for themselves and their heirs, legal representatives, successors and assigns, agree to be responsible for and pay for all damages to the Grantors real property that may occur from any exercise of said right and easement.

Permanent Parcel No. 41-009065.0080 and 41-009065.0340.

Prior Instrument: Volume 148, Page 269, Deed Records in the Office of the Recorder of Henry County, Ohio.

DESCRIPTION VERIFIED
HENRY COUNTY RECORDS
BY: [Signature] DATE: 3/14/09

A Memorandum of Trust evidencing the Evelyn M. Carlile Revocable Living Trust dated October 30, 2008, appears of record in Volume Page of the Official Records in the Office of the Recorder of Henry County, Ohio.

EXECUTED this 25th day of March , 2009.

Evelyn M. Carlile
Evelyn M. Carlile.

STATE OF OHIO
Henry County, ss.

Be it remembered that on this 25th day of March , 2009, before me a Notary Public in and for said State of Ohio, personally appeared the above named Evelyn M. Carlile, unmarried and over the age of eighteen years, Grantor in the foregoing Deed, who acknowledged the signing thereof to be her voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

EDMUND G. PEPER
My Commission has no
expiration date.
Section 147.03 R.C.

Edmund G. Peper
Notary Public, State of Ohio.

This instrument was prepared by Edmund G. Peper,
Attorney at Law, 555 Monroe Street, Napoleon, OH 43545.

SEAL

\$1.00

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

AUDITORS OFFICE
TRANSFERRED
MAR 26 2009

Kevin F. Nye
HENRY CO. AUDITOR