



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 Irelan, City Manager

13-0228-14

Instrument 200000011475 OR Volume Page 75 1153

200000011475
Filed for Record in
HENRY COUNTY OHIO
ARLENE A WALLACE
On 09-06-2000 At 02:08 pm.
SURV DEED 14.00
OR Volume 75 Page 1153 - 1154

SURVIVORSHIP DEED

200000011475
HF
PICK UP

Glen R. Gilson and Jane R. Gilson, husband and wife, for valuable consideration paid, grant with general warranty covenants, to Michael J. Anderson and Theresa M. Anderson, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address will be 146 W. Maumee, Napoleon, OH 43545, the following described real estate:

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

Lot Number Three (3) in S. L. Curtis's Subdivision of Lots Twenty-three (23) and Twenty-four (24) in J. G. Lowe's Addition to the City of Napoleon, and also that part of Lot Number Eleven (11) in said subdivision which lies between the north line of said Lot Number Three (3) and the south bank of the Maumee River and bounded on the west by the west line of Lot Number Three (3) extended to said river and on the east line of said Lot Number Three (3) extended to said river.

APPROVED
BY: *[Signature]*
DATE: *[Date]*

LESS AND EXCEPTING therefrom the following described parcel, to-wit:

Being the westerly fifteen and zero hundredths (15.00) feet of Lot No. 3 and a part of Lot No. 11 of Seth L. Curtis Subdivision of John G. Lowe's Addition to the City of Napoleon, Henry County, Ohio, and which is more particularly described as follows: Beginning at a point in the Northerly right-of-way line of West Maumee Avenue at the Southwesterly corner of said Lot No. 3; thence Northerly on the Westerly line of said Lot No. 3 and through a part of Lot No. 11, two hundred twenty-two and twenty-three hundredths (222.23) feet to an iron pin; thence continuing Northerly on the same line, twenty-nine (29) feet more or less to the South Bank of the Maumee River; thence Northeasterly along the South Bank of said River, fifteen and zero hundredths (15.00) feet to a point; thence Southeasterly and parallel with the Westerly line of said Lot 3 extended, twenty-eight and five tenths (28.5) feet to an iron pin; thence continuing Southeasterly on the same line, two hundred twenty-two and twenty-three hundredths (222.23) feet to an iron pin on the Northerly right-of-way line of West Maumee Avenue; thence Westerly on the Northerly right-of-way line of said street, fifteen and zero hundredths (15.00) feet to the point of beginning.
Containing 0.088 acres, more or less.

AUDITORS OFFICE
TRANSFERRED
SEP 06 2000

[Signature]
HENRY CO. AUDITOR

4 1.00
This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
FEE \$ 680.00
EXEMPT _____
IDA L. BOSTELMAN, County Auditor

Parcel No. 41-009065.0320 and 41-009065.0060

Subject to taxes and assessments levied and assessed thereon for the year 2000 and thereafter, which taxes and assessments the Grantees herein assume and agree to pay.

Prior Instrument Reference: Volume 246, page 53, Deed Records of Henry County, Ohio.

Witness our hands this 5th day of September, 2000.

Signed and acknowledged in the presence of:

Handwritten signatures of Brandon Robinson, Glen R. Gilson, Marsha K. Yarnell, and Jane R. Gilson with printed names below.

STATE OF OHIO Henry County, ss:

BE IT REMEMBERED, That on this 5th day of September, 2000, before me, the subscriber, a notary public in and for said state, personally came, Glen R. Gilson and Jane R. Gilson, husband and wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

MARSHA K. YARNELL Notary Public, State of Ohio My Commission Expires Aug. 29, 2001

Handwritten signature of Marsha K. Yarnell and printed name Notary Public, State of Ohio

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



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

3480 N. Main St., Findlay, Ohio 45840

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

Job No. 13-0228-14
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. 3 and No. 11 in Seth L. Curtis' Subdivision of Lots No. 23 and No. 24 of 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 139.33 feet from the southwesterly corner of a tract of land as described in OR 75, Page 1153 of the Henry County Official Records;

thence along a southwesterly line of said tract, N30°17'54"W, a distance of 56.49 feet;

thence, S78°49'31"E, a distance of 9.03 feet;

thence, N56°10'29"E, a distance of 60.85 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 67.63 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


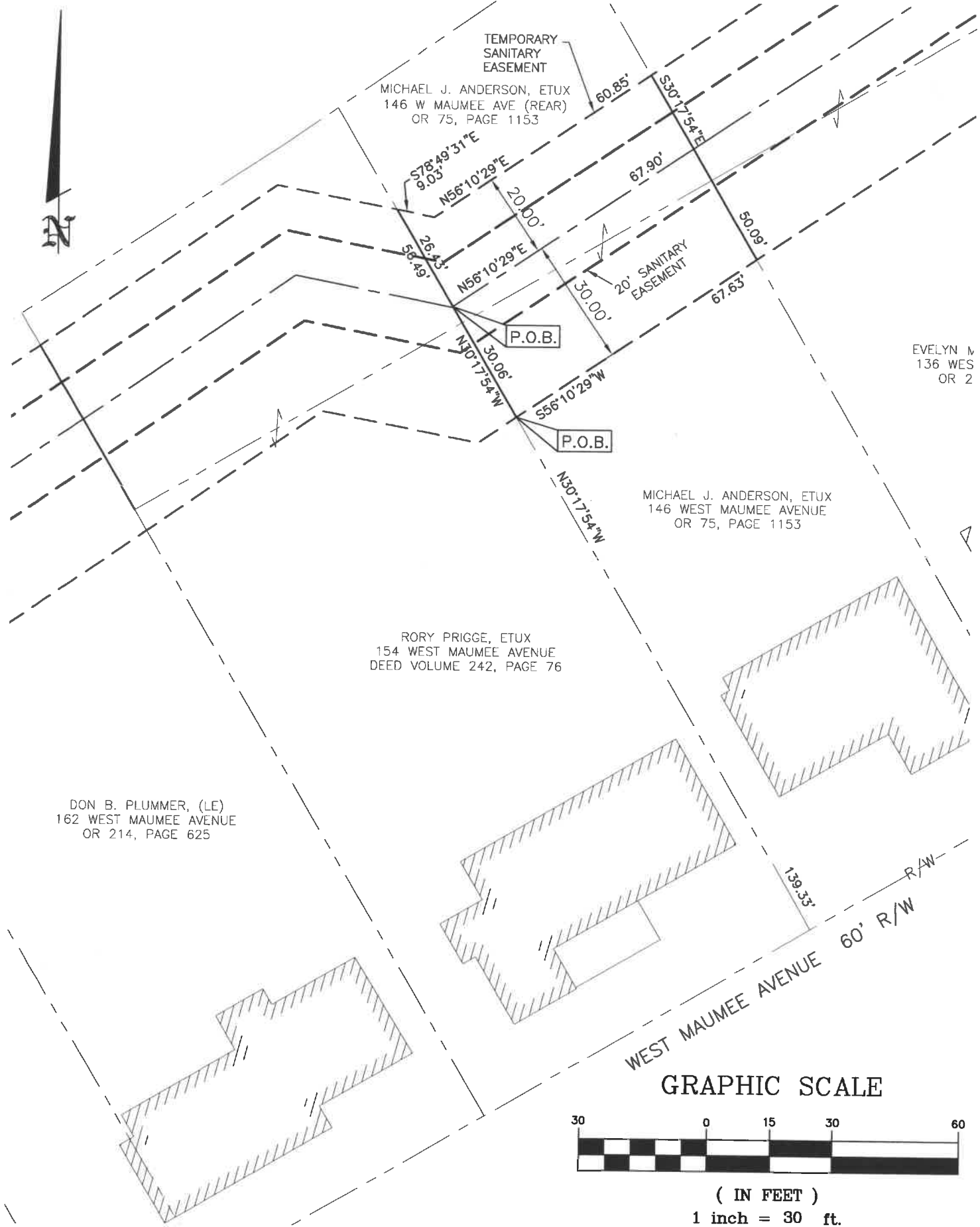

Nick E. Nigh, P.S. #7384



EXHIBIT A



MICHAEL J. ANDERSON, ETUX
146 W MAUMEE AVE (REAR)
OR 75, PAGE 1153

S78°49'31"E
9.03'

N56°10'29"E
20.00'

26.43'

N56°10'29"E
30.00'

N30°17'54"W
30.06'

S56°10'29"W

N30°17'54"W

60.85'

S30°17'54"E

67.90'

50.09'

67.63'

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

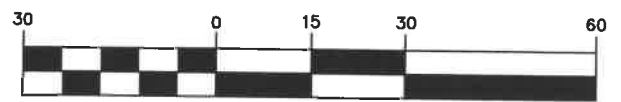
RORY PRIGGE, ETUX
154 WEST MAUMEE AVENUE
DEED VOLUME 242, PAGE 76

EVELYN M
136 WES
OR 2

DON B. PLUMMER, (LE)
162 WEST MAUMEE AVENUE
OR 214, PAGE 625

139.33'
WEST MAUMEE AVENUE 60' R/W

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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

3480 N. Main St., Findlay, Ohio 45840

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

Job No. 13-0228-14

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. 3 and No. 11 in Seth L. Curtis' Subdivision of Lots No. 23 and No. 24 of Lowe's Addition, a tract of land described as lying 10.00 feet on each side of the following described centerline;

Beginning at a point, described as lying, N30°17'54"W, a distance of 169.39 feet from the southwesterly corner of a tract of land as described in OR 75, Page 1153 of the Henry County Official Records;

thence, N56°10'29"E, a distance of 67.90 feet to the northeasterly line of a tract of land as described in OR 75, Page 1153 of the Henry County Official Records and being the Point of Ending, subject however to all prior easements of record.

See attached "Exhibit A"

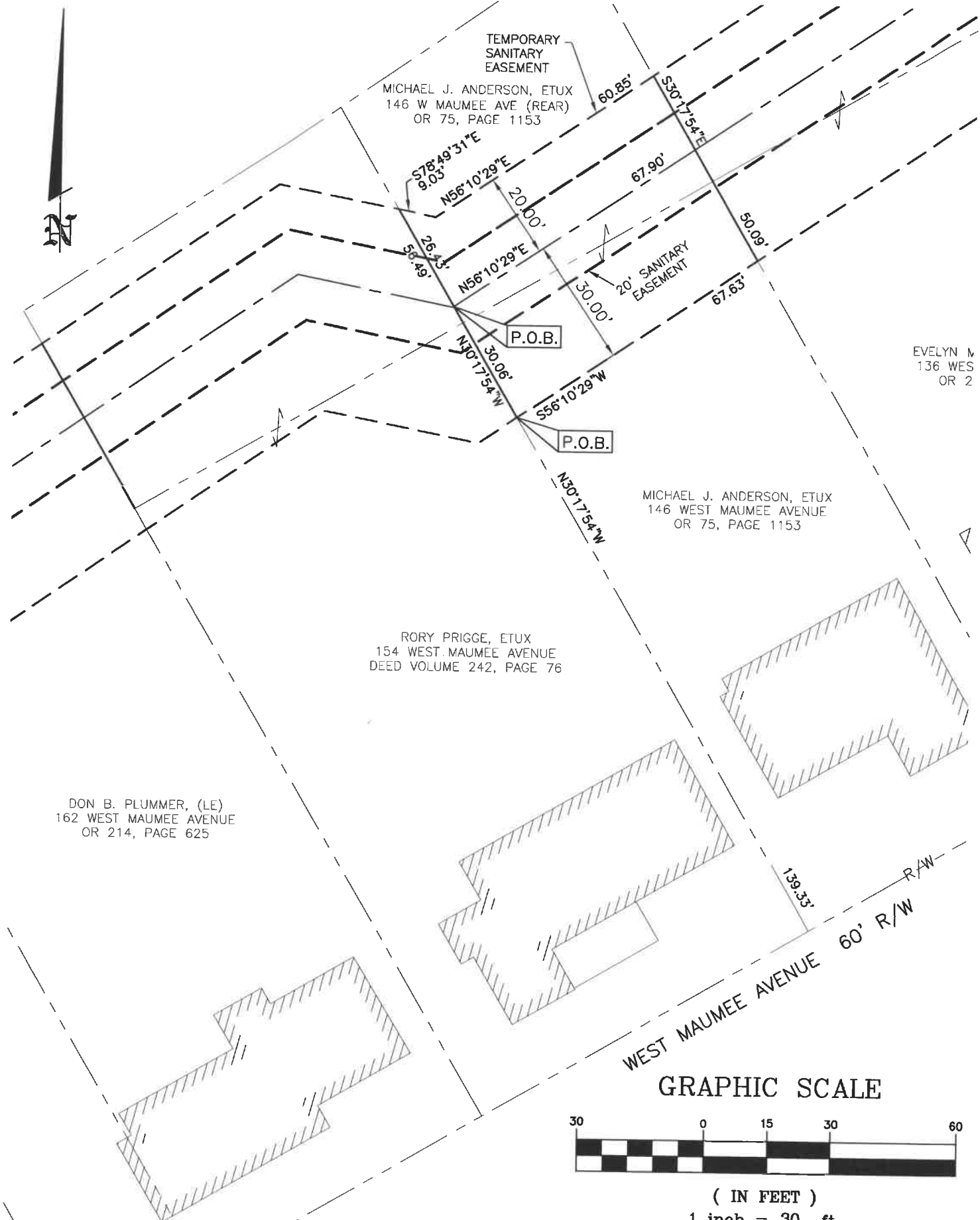
NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Date: 07-25-2014


Nick E. Nigh, P.S. #7384784



EXHIBIT A



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.