



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

3480 N. Main St., Findlay, Ohio 45840

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

Job No. 13-0228-2
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 Out Lot No. 1 in John G. Lowe's Addition of Out Lots, 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 0.710 acre tract of land as described in OR 185, Page 250 of the Henry County Official Records described as lying, N45°14'54"W, a distance of 161.66 feet from the southwesterly corner of said 0.710 acre tract;

thence, N55°02'53"E, a distance of 136.25 feet to the northeasterly line of said 0.710 acre tract and being the Point of Ending, subject however to all prior easements of record.

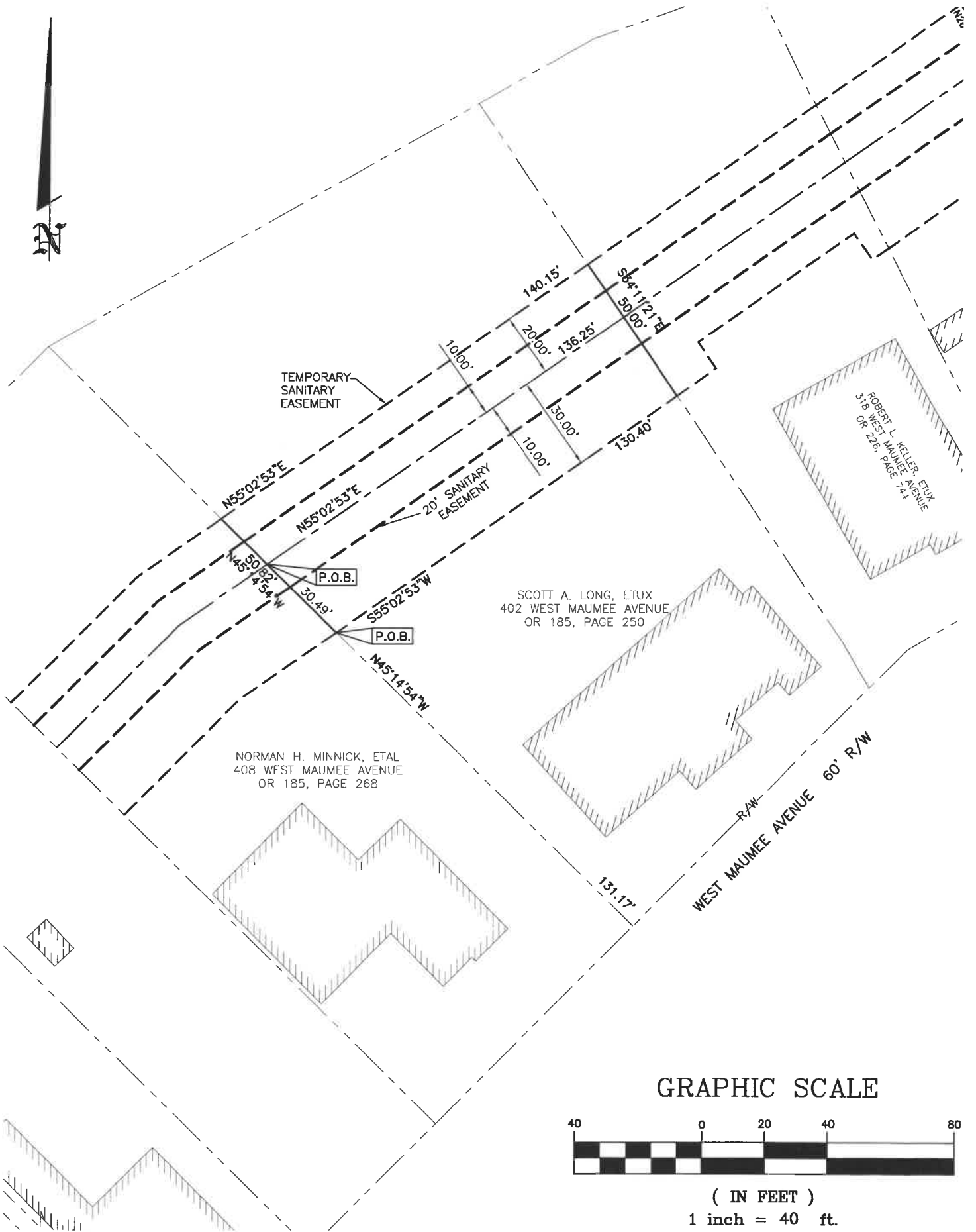
See attached "Exhibit A"

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





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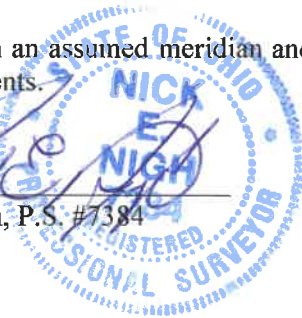
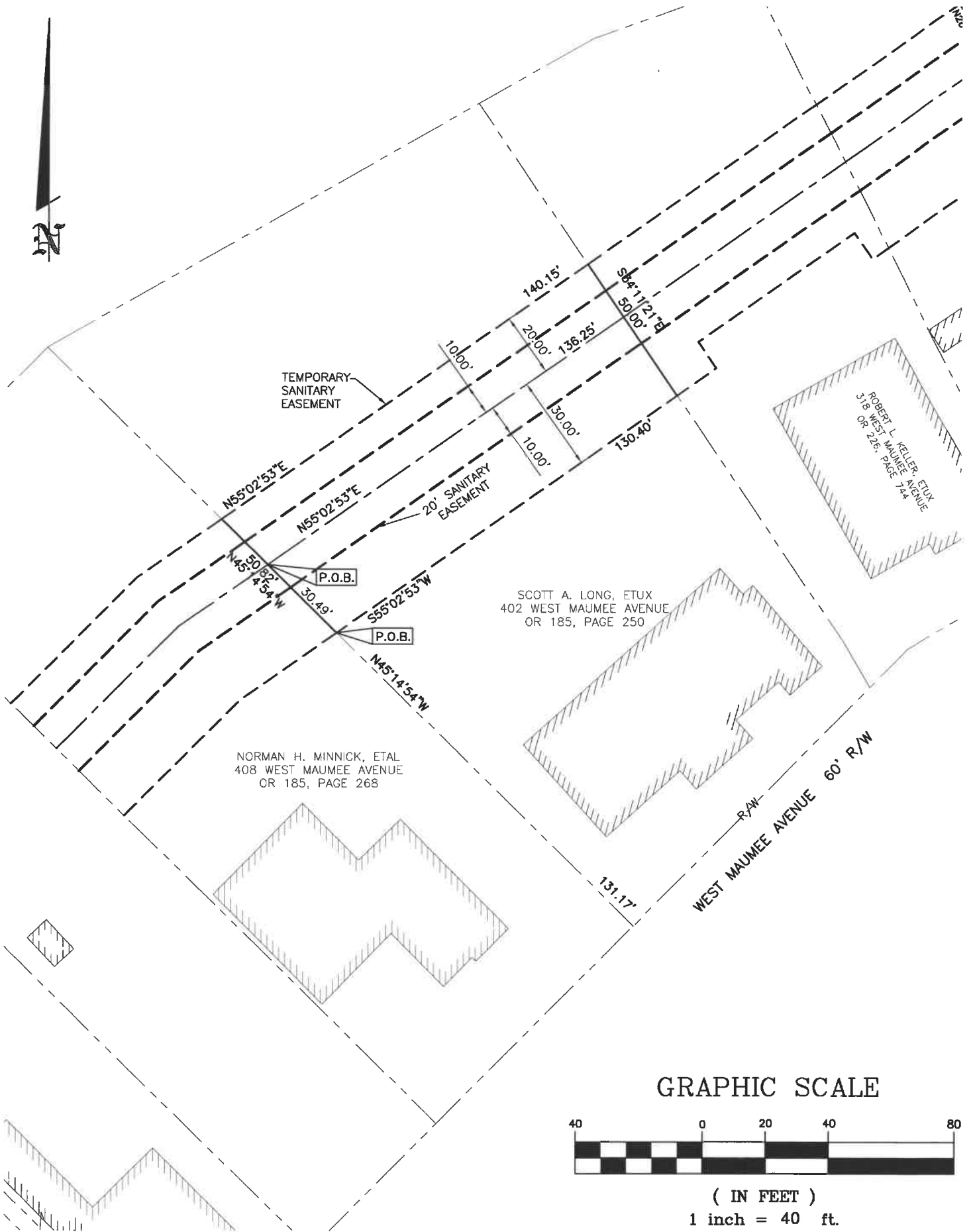


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LEGAL DESCRIPTION
City of Napoleon

Temporary Sewer Easement

Situated in the City of Napoleon, County of Henry, State of Ohio, and being part of Out Lot No. 1 in John G. Lowe's Addition of Out Lots, a tract of land bounded and described as follows:

Beginning at a point, described as lying, N45°14'54"W, a distance of 131.17 feet from the southwesterly corner of a 0.710 acre tract of land as described in OR 185, Page 250 of the Henry County Official Records;

thence along the southwesterly line of said 0.710 acre tract, N45°14'54"W, a distance of 50.82 feet;

thence, N55°02'53"E, a distance of 140.15 feet;

thence along the northeasterly line of said 0.710 acre tract, S34°11'21"E, a distance of 50.00 feet;

thence, S55°02'53"W, a distance of 130.40 feet to the Point of Beginning, subject however to all prior easements of record.

See attached "Exhibit A"

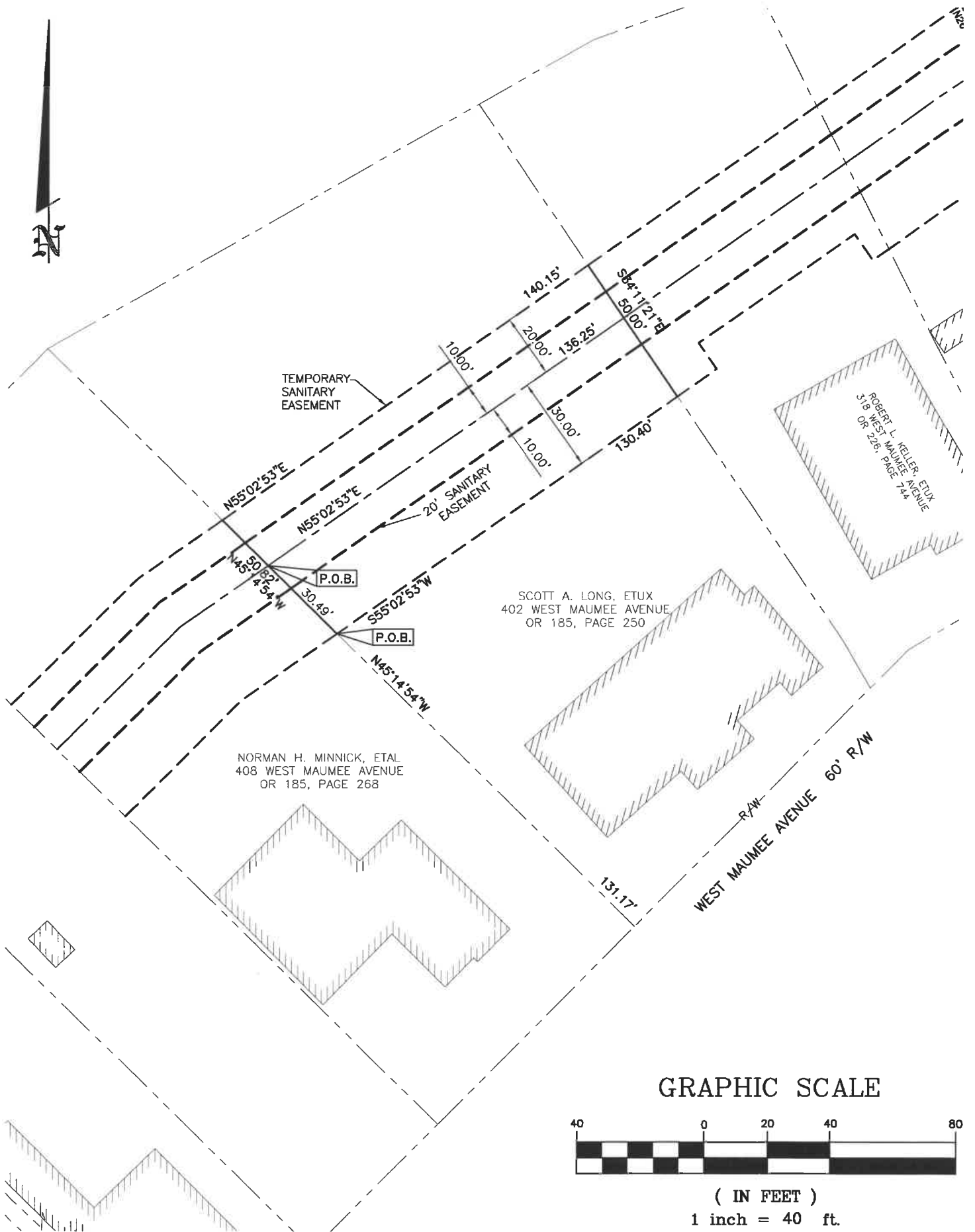
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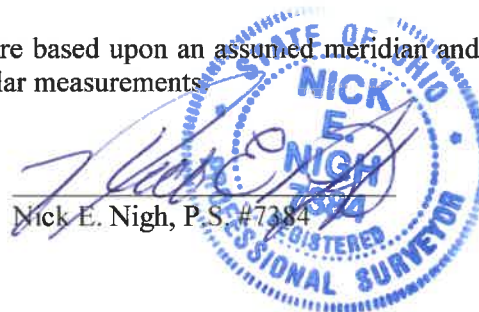
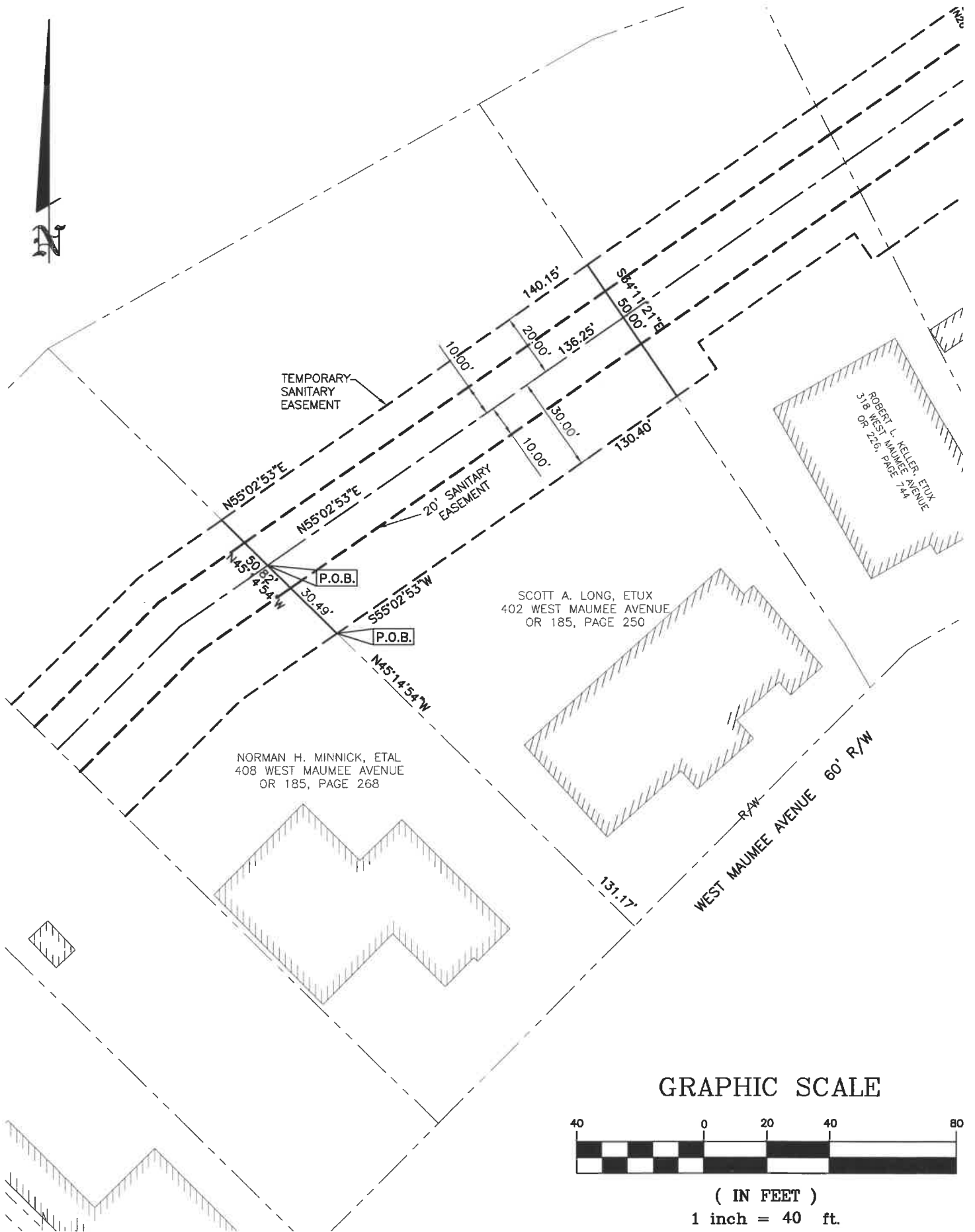


EXHIBIT A



200300040377

HF
PICK UP

13-0228-2

SURVIVORSHIP TENANCY DEED
(O.R.C. 5302.17)

KNOW ALL MEN BY THESE PRESENTS:

BARBARA J. BUCHHOLZ, a single adult, of Henry County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to **SCOTT A. LONG AND SANDRA A. LONG**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 408 West Maumee Avenue, Napoleon, Ohio, 43545, the following real property:

See Attached "EXHIBIT A"

Permanent Parcel No. 41-009335.0140

Prior Instrument Reference: Volume 259, Page 1037, and Volume 12, Page 684. Official Records of Henry County, Ohio.

Executed this 31st day of OCTOBER, 2003.

Barbara J. Buchholz

BARBARA J. BUCHHOLZ

STATE OF OHIO)
) ss:
COUNTY OF HENRY)

Before me, a Notary Public, personally appeared **BARBARA J. BUCHHOLZ**, a single adult, of Henry County, Ohio and acknowledged the signing of the foregoing instrument to be her voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal of office, this 31st day of OCTOBER, 2003.

AUDITORS OFFICE *sd*
TRANSFERRED

OCT 31 2003

Step. Costelner
HENRY CO. AUDITOR *sd*

Karen L. Manahan

Notary Public



This instrument was prepared by: _____
This Certificate has been recorded

Being a part of Outlot No. 1, J.G. Lowe's Addition of Outlots, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows;

Beginning at a star drill hole in concrete found on the Northerly right of way line of West Maumee Avenue, said star drill hole being South 57°39'00" West, (assumed bearing for the purpose of this description), two hundred forty-five and thirty-six hundredths (245.36) feet and South 42°42'00" West, sixteen and ninety hundredths (16.90) feet along the Northerly right of way line of West Maumee Avenue from the intersection of the aforesaid line with the Easterly line of said Outlot No. 1 and the North-South half (1/2) Section line of Section 24, Town 5 North, Range 6 East, Napoleon Township;

Thence continuing South 42°42'00" West, one hundred six and zero hundredths (106.00) feet to an iron pin found;

Thence North 47°18'00" West, two hundred twenty-three and seventy-three hundredths (223.73) feet to a 5/8" x 30" iron pin with reference cap set;

Thence continuing North 47°18'00" West, thirty-five and zero hundredths (35.00) feet to a point on the low water line of the Maumee River;

Thence North 58°19'00" East, on the low water line of the Maumee River, one hundred fifty-five and thirty-five hundredths (155.35) feet to a point;

Thence South 36°14'27" East, thirty and one hundredth (30.01) feet to a 5/8" x 30" iron pin with reference cap set;

Thence continuing South 36°14'27" East, one hundred seventy-four and twenty-eight hundredths (174.28) feet to a 5/8" x 30" iron pin with reference cap set;

Thence South 32°13'00" East, seventeen and zero hundredths (17.00) feet to the point of beginning.

Containing 0.710 acres of land more or less. Subject to all legal highways, easements, zoning regulations or restrictions of record.

1 OF 3
* 41-009335.0140
APPROVED CNG
Mapping Dept. By [Signature] Date 10/31/03

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30 09 54