



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



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. Norman H. Minnick
71 Oak Drive
Napoleon, OH 43545

Dear Mr. and Mrs. Minnick:

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



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

3480 N. Main St., Findlay, Ohio 45840

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

Job No. 13-0228-1
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 Lots No. 1 and 2 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 137.81 feet from the southwesterly corner of a 0.546 acre tract of land as described in OR 185, Page 268 of the Henry County Official Records;

thence along the southwesterly line of said 0.546 acre tract, N45°14'54"W, a distance of 50.00 feet;

thence, N44°50'12"E, a distance of 56.18 feet;

thence, N55°02'53"E, a distance of 32.09 feet;

thence along the northeasterly line of said 0.546 acre tract, S45°14'54"E, a distance of 50.82 feet;

thence, S55°02'53"W, a distance of 36.70 feet;

thence, S44°50'12"W, a distance of 51.64 feet to the Point of Beginning, subject however to all prior easements of record.

See attached "Exhibit A"

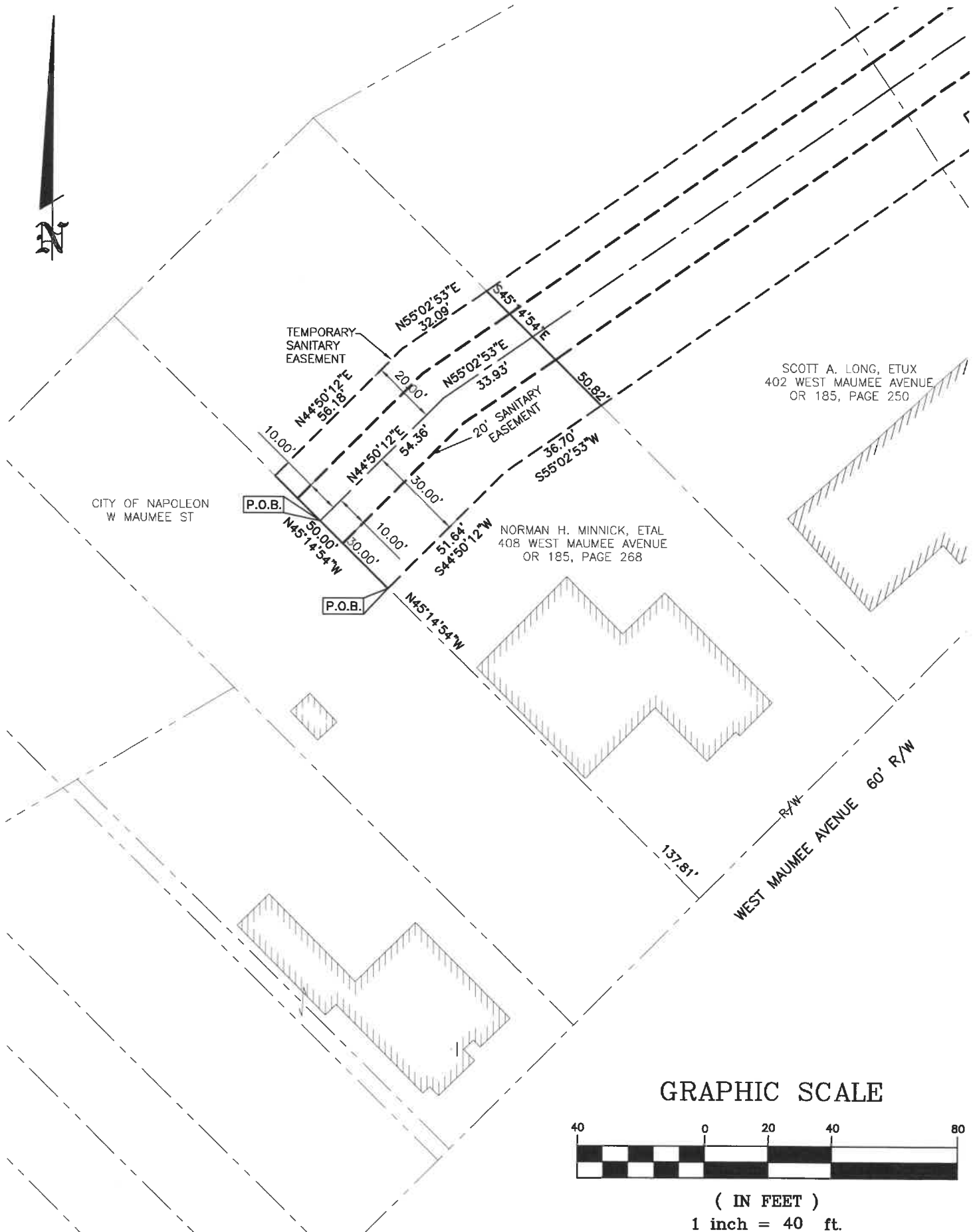
NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Date: 07-25-2014


Nick E. Nigh, P.S. #7384



EXHIBIT A



SCOTT A. LONG, ETUX
402 WEST MAUMEE AVENUE
OR 185, PAGE 250

NORMAN H. MINNICK, ETAL
408 WEST MAUMEE AVENUE
OR 185, PAGE 268

CITY OF NAPOLEON
W MAUMEE ST

WEST MAUMEE AVENUE 60' R/W

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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

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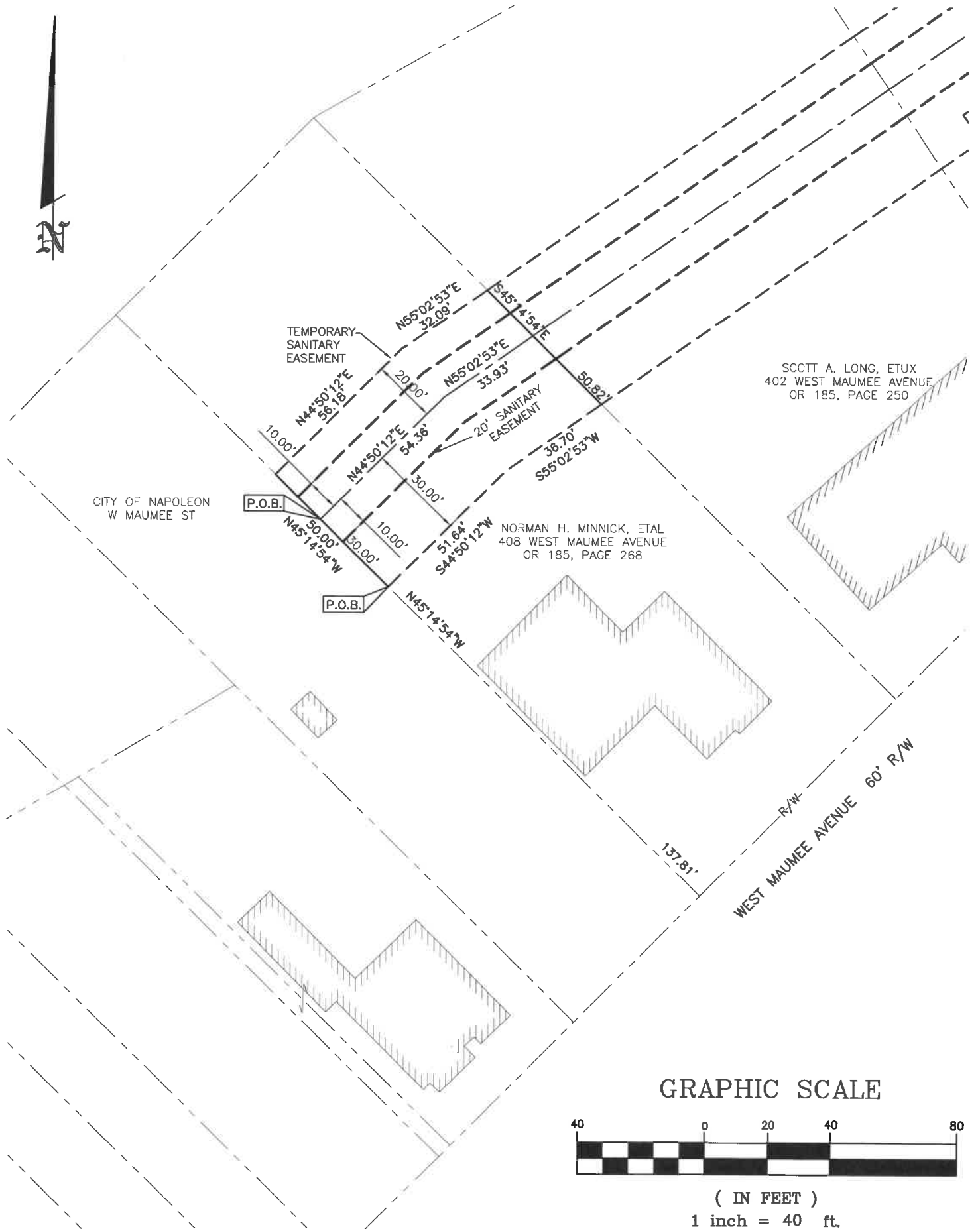
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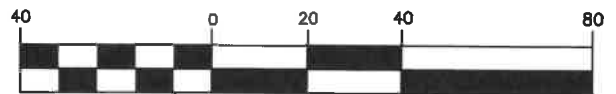
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Job No. 13-0228-1

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 Lots No. 1 and 2 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 0.546 acre tract of land as described in OR 185, Page 268 of the Henry County Official Records and described as lying, N45°14'54"W, a distance of 167.81 feet from the southwesterly corner of said 0.546 acre tract;

thence, N44°50'12"E, a distance of 54.36 feet;

thence, N55°02'53"E, a distance of 33.93 feet to the northeasterly line of said 0.546 acre tract and being the Point of Ending, subject however to all prior easements of record.

See attached "Exhibit A"

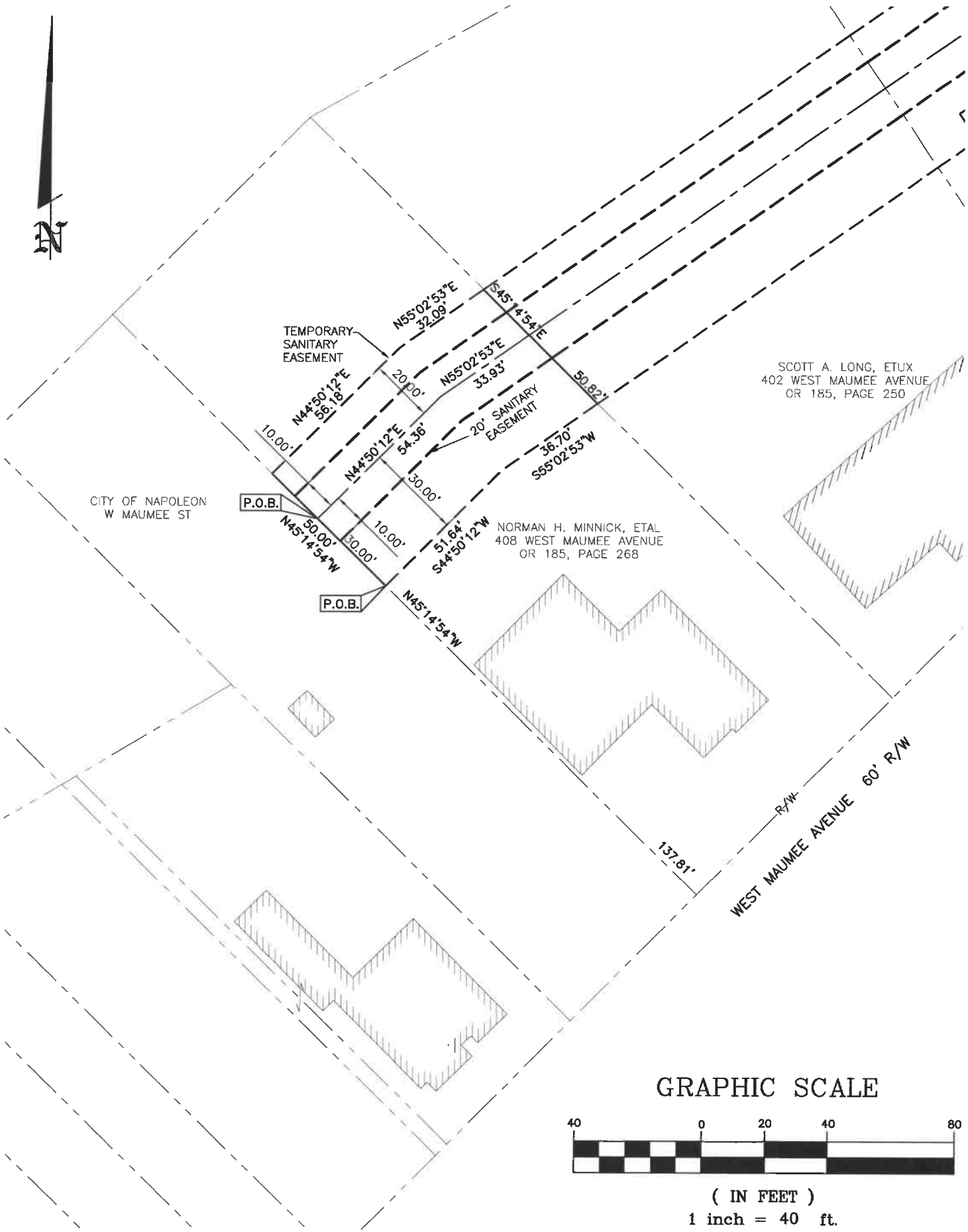
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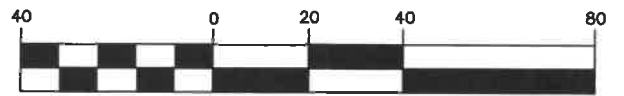

Nick E. Nigh, P.S. #7384



EXHIBIT A



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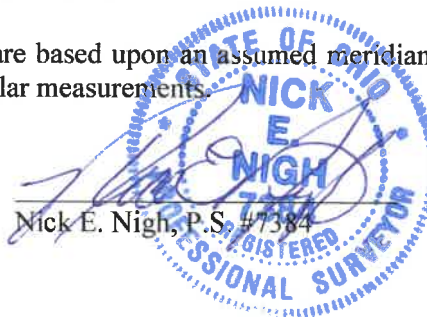
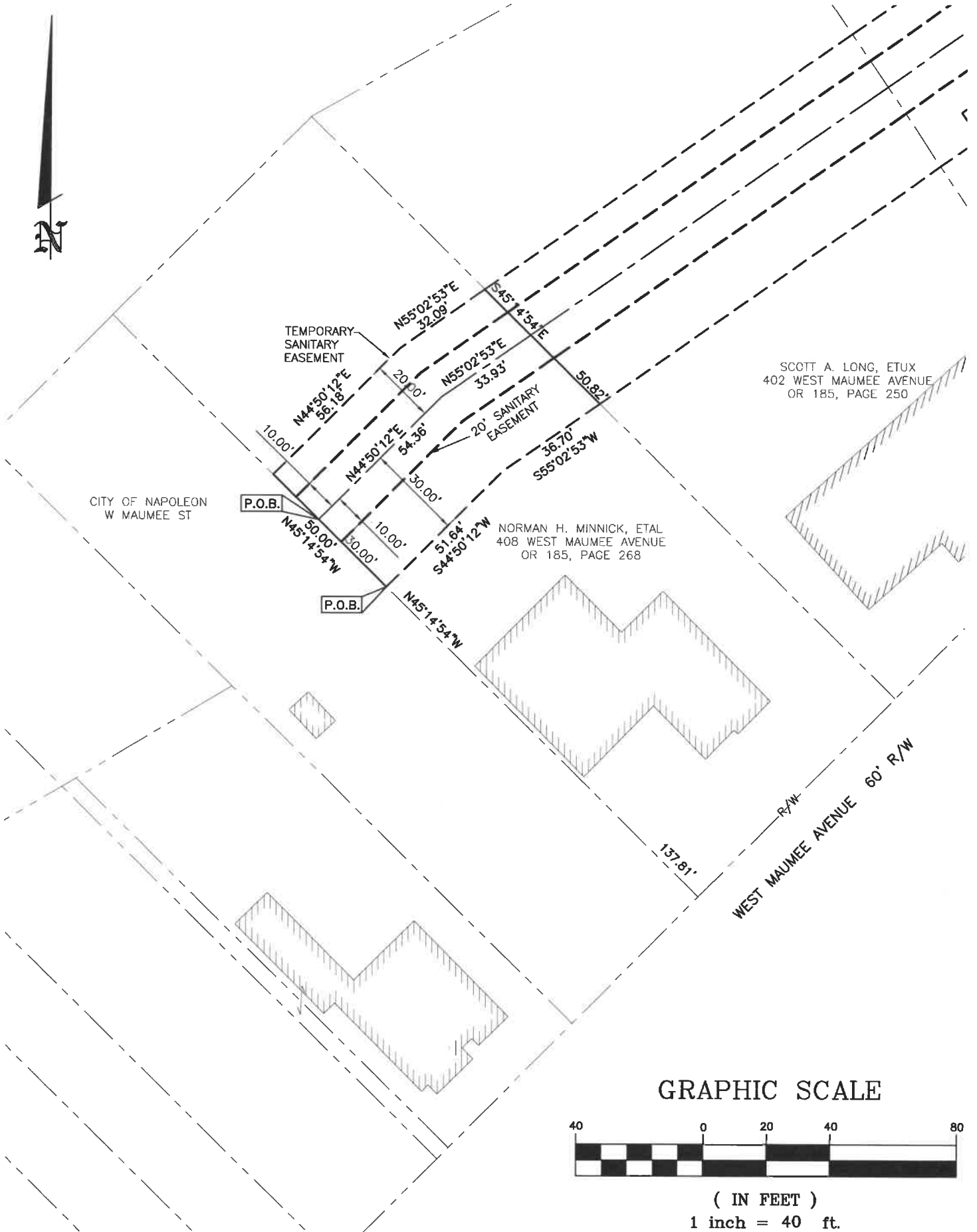


EXHIBIT A



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200300040379
TON MINNICK
PICK UP

13-0228-01

**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 **NORMAN H. MINNICK AND DANUTA MINNICK**, husband and wife and **NATHANIEL F. MINNICK**, a single adult, for their joint lives, remainder to the survivor of them, whose tax mailing address is 71 Oak Drive, Napoleon, Ohio, 43545, the following real property:

See Attached "EXHIBIT A"

Subject to all easements, restrictions of record and zoning ordinances.

Permanent Parcel No. 41-009335.0160.

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

AUDITORS OFFICE TRANSFERRED this 31st day of October, 2003.

OCT 31 2003

John Costello
HENRY CO. AUDITOR

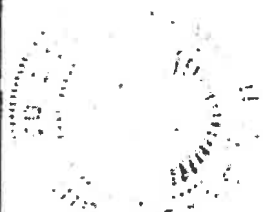
This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
FEE \$ _____
EXEMPT _____
IDA L. WELMAN, County Auditor

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.



Karen L. Monahan
Notary Public