URVEY USED THE LATEST RECORDED DEEDS AT THE DATE

CES SHOWN HEREON, ARE GROUND DISTANCES. TO XIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION

PINS CALLED FOR AS SET ARE NUMBER 5 REBAR. WITH INAL DIAMETER OF 5/8 OF AN INCH, A CROSS-SECTIONAL DF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH, APPED WITH A PLASTIC YELLOW MARKER INSCRIBED WITH

- C/L OAKWOOD AVENUE (60' R/W)

10, 49" E

_ADDITIONAL 15' R/W

PER SLIDE 186

RE-PLAT OF LOT A-2 OF THE

A PORTION OF THE E 1/2 OF SECTION 12. RE-PLAT OF LOT A IS RECORDED ON SLIDE 377 B

HOGREFE'S PLAT II IS RECORDED ON SLIDES 296 A&B

lands do hereby approve of the accompanying map as shown hereon, and do desire the same to be placed on public record on this 29% day of March, 2021.

COUNTY OF Henry

On this 29th day of March , 2021, before me personally appeared Kichard Luzny, who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

OWNERS ACKNOWLEDGMENT

Notary Public

PLANNING COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 711 OF THE OHIO REVISED CODE AND CHAPTER 1105 OF THE NAPOLEON CODE OF ORDINANCES, THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NAPOLEON,

CHAIRMAN

CITY COUNCIL CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 711 OF THE OHIO REVISED CODE AND CHAPTER 1105 OF THE NAPOLEON CODE OF ORDINANCES, THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF NAPOLEON,

MAYOR

CLERK OF COUNCIL

HENRY COUNTY AUDITOR

I, THE HENRY COUNTY AUDITOR DO HEREBY CERTITY THAT THERE ARE NO UNPAID TAXES ON THE PROPERTY HEREIN DESCRIBED AND CERTIFY THE SAME FOR TRANSFER

TRANSFERRED THIS _____ __ DAY OF

HENRY COUNTY AUDITOR

CITY ENGINEER CERTIFICATE

ENGINEER FOR THE CITY OF NAPOLEON, OHIO HEREBY APPROVES THIS

DATE:

CITY ENGINEER

LEGEND

5/4" IRON PIN FOUND

1/2" IRON PIN FOUND

5/8" IRON PIN WITH CAP SET

%" IRON PIN WITH CAP FOUND

1/2" IRON PIN WITH CAP FOUND

THE BEARINGS SHOWN ARE BASED UPON THE OHIO CO-ORDINATE SYSTEM OF 1983, NAD83(2011), 2010.0 EPOCH, NORTH ZONE (3401), IN ACCORDANCE WITH THE OHIO REVISED CODE SECTIONS 157.01-157.10; SAID BEARINGS ARE BASED ON LOCAL FIELD OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT'S) VIRTUAL REFERENCE STATION (VRS) NETWORK. OBSERVATIONS WERE TAKEN ON MARCH OF 2021.

Lot A-2 - 1.839 Acres

Situated in the State of Ohio, County of Henry, City of Napoleon, being that portion of the East Half of Section 12, Napoleon Township, Township 5 North, Range 6 East, of the First Principal Meridian, being all of Lot A-2 of the Re-Plat of Lot A of Hogrefe's Plat II, recorded on slide 377 B and as described in a deed to Danny E. Hogrefe, recorded in Official Record Volume 321, Page 743 (references recorded in the Recorde Office, Henry County, Ohio), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron pin capped with a plastic survey marker found at th northwest corner of said Lot A-2, also being found in the easterly right-of-way line of Oakwood Avenue, and also said 5/8 inch iron pin also being found at the TRUE POINT OF BEGINNING;

THENCE easterly with the north line of said Lot A-2, South 73° 49' 11" East, 209. feet to a 5/8 inch iron pin capped with a plastic survey marker found at the northeast corner of said Lot A-2:

THENCE southerly with the east line of said Lot A-2, South 04° 30' 48" East, 305. feet to a 5/8 inch iron pin capped with a plastic survey marker found at the southea corner of said Lot A-2;

THENCE westerly with the southerly line of said Lot A-2, North 79° 12' 11" West. 318.99 feet to a 5/8 inch iron pin capped with a plastic survey marker found at the southwest corner of said Lot A-2, also being found in the easterly right-of-way line of Oakwood Avenue:

THENCE northerly with the easterly right-of-way line of Oakwood Avenue, North 16° 10' 49" East, 315.71 feet to the TRUE POINT OF BEGINNING, containing 1.839 acres of land, more or less, as surveyed and described in March of 2021, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description are based upon the Oh co-ordinate system of 1983, NAD83(2011), 2010.0 EPOCH, North zone (3401), in accordance with the Ohio Revised Code Sections 157.01-157.10; said bearings are base on local field observations utilizing the Ohio Department of Transportation's (ODOT's) Virtual Reference Station (VRS) Network.

Iron pins called for as set are number 5 rebar, with a nominal diameter of 5/8 of an inch, a cross-sectional area of 0.31 square inches, thirty (30) inches in length, an capped with a plastic yellow survey marker inscribed with "NIESE/JHN-PS8727."

HENRY COUNTY RECORDER

I, THE H	ENRY COUNTY	RECORDER DO	HEREBY	CERTITY THAT	THIS P	LAT	
HAS BEE	N RECEIVED FO	OR RECORD AT		O'CLOCK	M AND	RECORDED	ON
SLIDE _	THIS	DA	Y OF _			20	

FEE:

HENRY COUNTY RECORDER



I HEREBY DECLARE THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

JUSTIN H. NIESE, P.E., P.S.

OHIO REGISTERED SURVEYOR NO. 8727



SURVEY PLAT FOR:

RICHARD C. LU JOB NUMBER:

JUSTIN H. NIESE, P.E., P.S. 211 E. MAIN CROSS STREET P.O. BOX 112 MILLER CITY, OHIO 45864 567-825-1523

2021 - 03PAGE 1/



STATE OF OHIO, COUNTY OF HENRY, CITY OF NAPOLEON, TOWNSHIP 5 NORTH, RANGE 6 EAST, FIRST PRINCIPAL MERIDIAN

AT THE HENRY COUNTY RECORDER'S OFFICE

OR 286 - PG 1848

LOT B OF HOGREFE'S PLAT II

SLIDES 296 A&B

PARCEL NO. 41-1129211.0040 1.117 ACRES

PARCEL NO. 41-129222.0021

OR 321 - PG 1390 8.94-

RICHARD C. LUZNY

LOT A-1-3

OF THE RE-PLAT OF LOT A-1

OF THE RE-PLAT OF LOT A

OF HOGREFE'S PLAT II

SLIDE 378B

PARCEL NO. 41-129221.0020

2.768 ACRES

157.58

N 89° 12′ 11″ W

-S 16° 10' 49" W - 103.04'

SCALE 1" = 80'

r N 79° 12′ 11″ W − 58.79′

0.37' EAST

0.29' EAST

-FOUND NEXT TO

DEAD ASH TREE

1/2" IRON PIN FOUND

IN CONCRETE LYING 0.08' SOUTH

PARCEL NO. 41-129222.0022

S 73° 49' 11" E - 346.00'

N 73° 49' 11" W - 373.78'

PICHARD C. LUZNY

OF THE RE-PLAT OF LOT A-1

OF HOGREFE'S DIAT.

OF HOGREFE'S PLAT II

N 73° 49' 11" W - 376.12'

236.

1/2" IRON PIN FOUND

134.93'

N 81° 32' 11" W

1/2" IRON PIN FOUND

IN CONCRETE LYING

0.47' SOUTH

0.22' EAST

−S 01° 31′ 49″ W − 29.18′

IN CONCRETE LYING

0.23' SOUTH

0.11' EAST

OF THE RE-PLAT OF LOT A-1

OF THE RE-PLAT OF LOT A-1

S 73° 49' 11" E - 209.64'

PT. PARCEL NO. 41-129221.0040

LOT A-2-2

1.508 ACRES

PT. PARCEL NO. 41-129221.0040

DANNY E. HOGREFE

LOT A-2 OF THE

RE-PLAT OF LOT A OF HOGREFE'S PLAT II

PARCEL NO. 41-129221.0040

N 79° 12' 11" W - 318.99'

RICHARD C. LUZNY

OR 319 - PG 5861

LOT A-3 OF THE

PARCEL NO. 41-129221.0060

1.092 ACRES

20.00' RE-PLAT OF LOT A OF HOGREFE'S PLAT

N 79° 12′ 11″ W - 250.89′

RON J. KUCHCINSKI

OR 280 - PG 2501

PARCEL NO. 41-120098.0000

0.90 ACRES

1.839 ACRES

N 88° 56′ 45″ W - 305.62′ GERTRUDE HOGREFE, TRUSTEE OF THE GERTRUDE HOGREFE TRUST DATED AUGUST 7, 2014

CITY OF NAPOLEON, OHIO

OR 203 - PG 107

LOT C OF HOGREFE'S PLAT II

SLIDES 296 A&B

PARCEL NO. 41-129211.0060

11.502 ACRES

S 89° 12′ 11" E

157.58

-S 16° 10' 49" W - 94.14

n and for the State of Ohio My Commission Expires December 27, 2022

CLERK OF COUNCIL

IN ACCORDANCE WITH OHIO R. C. 711.08, THE UNDERSIGNED BEING THE PLAT AS SHOWN.

BASIS OF BEARINGS:

CITY OF NAPOLEON, OHIO

OR 153 - PG 303

SURVEY VOL. 29 - PG 84

PARCEL NO. 41-120062.0100

27.000 ACRES