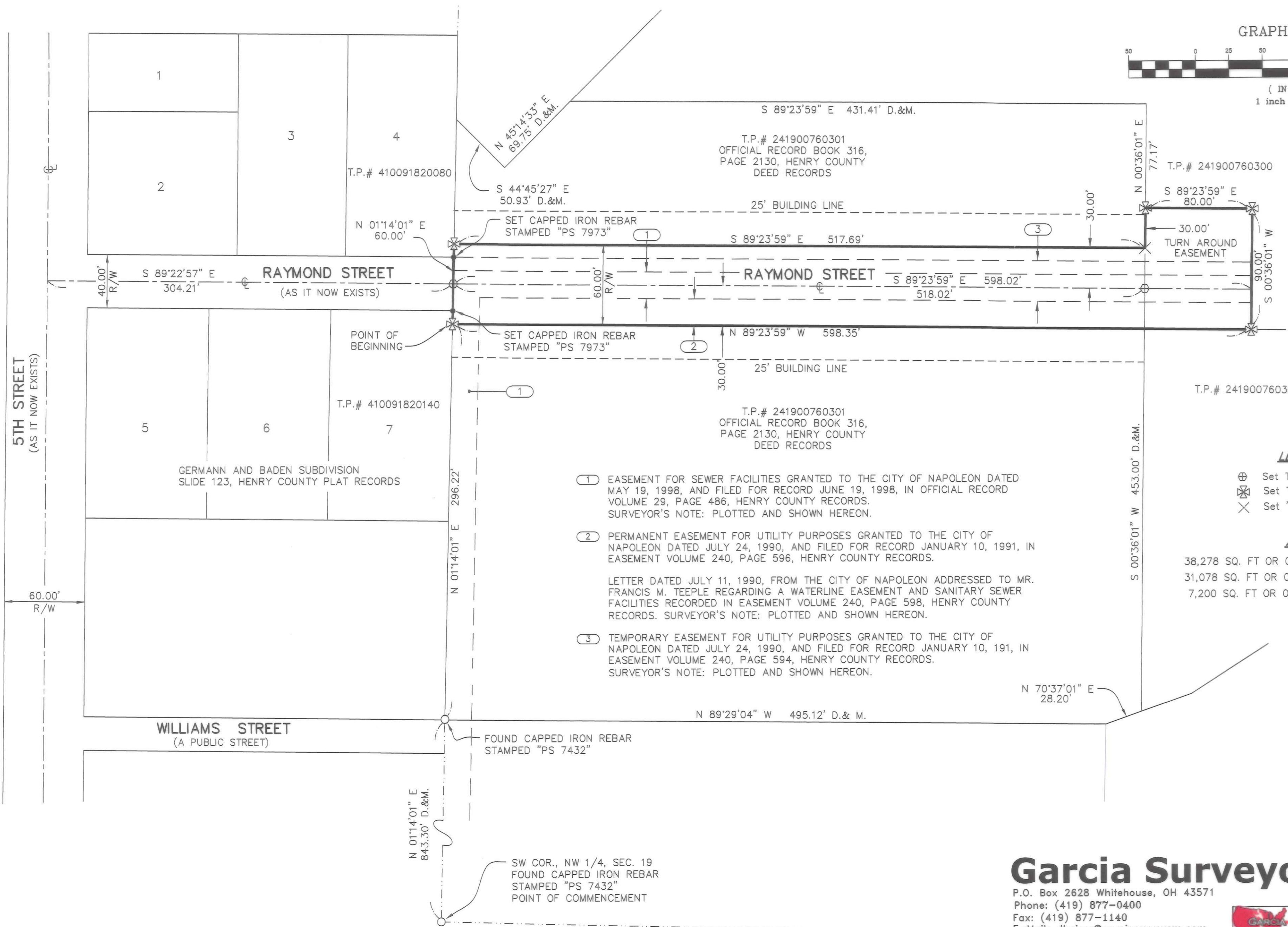
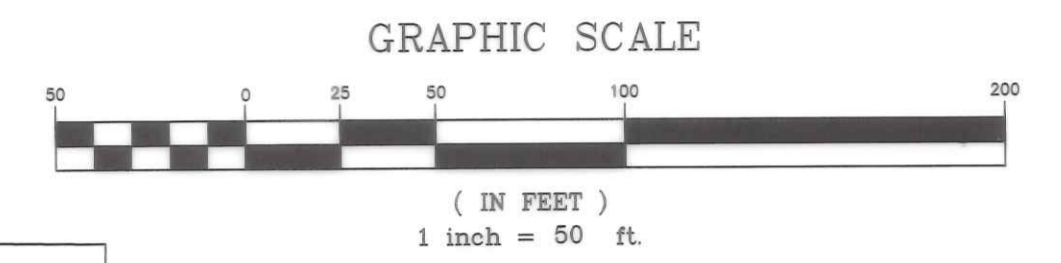


RAYMOND STREET RIGHT OF WAY DEDICATION PLAT

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWN 5 NORTH, RANGE 7 EAST, IN THE CITY OF NAPOLEON, HENRY COUNTY, OHIO



- ① EASEMENT FOR SEWER FACILITIES GRANTED TO THE CITY OF NAPOLEON DATED MAY 19, 1998, AND FILED FOR RECORD JUNE 19, 1998, IN OFFICIAL RECORD VOLUME 29, PAGE 486, HENRY COUNTY RECORDS. SURVEYOR'S NOTE: PLOTTED AND SHOWN HEREON.
- ② PERMANENT EASEMENT FOR UTILITY PURPOSES GRANTED TO THE CITY OF NAPOLEON DATED JULY 24, 1990, AND FILED FOR RECORD JANUARY 10, 1991, IN EASEMENT VOLUME 240, PAGE 596, HENRY COUNTY RECORDS.
- LETTER DATED JULY 11, 1990, FROM THE CITY OF NAPOLEON ADDRESSED TO MR. FRANCIS M. TEEPLE REGARDING A WATERLINE EASEMENT AND SANITARY SEWER FACILITIES RECORDED IN EASEMENT VOLUME 240, PAGE 598, HENRY COUNTY RECORDS. SURVEYOR'S NOTE: PLOTTED AND SHOWN HEREON.
- ③ TEMPORARY EASEMENT FOR UTILITY PURPOSES GRANTED TO THE CITY OF NAPOLEON DATED JULY 24, 1990, AND FILED FOR RECORD JANUARY 10, 191, IN EASEMENT VOLUME 240, PAGE 594, HENRY COUNTY RECORDS. SURVEYOR'S NOTE: PLOTTED AND SHOWN HEREON.

LEGEND:

- ⊕ Set Type "A" Monument
- ⊗ Set Type "B" Monument
- ✕ Set "X" Cut

AREA:

38,278 SQ. FT OR 0.879 AC. ± (TOTAL PLAT)
31,078 SQ. FT OR 0.714 AC. ± T.P.# 241900760301
7,200 SQ. FT OR 0.165 AC. ± T.P.# 241900760300

Garcia Surveyors, Inc.

P.O. Box 2628 Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140
E-Mail: dkaiser@garciasurveyors.com
Job Number: 214S04443



Legal Description

A parcel of land being part of the West Half (1/2) of the Northwest Quarter (1/4) of Section nineteen (19), Town five (5) North, Range seven (7) East, in the City of Napoleon, Henry County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the West line of said Northwest Quarter (1/4) of Section nineteen (19) with the South line of said Northwest Quarter (1/4) of Section nineteen (19), said West line of the Northwest Quarter of Section nineteen also being the easterly line of Germann and Baden Sub-Division, Slide 123, Henry County Plat Records, said point of intersection being marked with a found capped iron rebar stamped "PS 7432";

Thence in a northerly direction along said West line of the Northwest Quarter (1/4) of Section nineteen (19), having an assumed bearing of North one (01) degree, fourteen (14) minutes, one (01) second East, passing through a found capped iron rebar stamped "PS 7432" at a distance of eight hundred forty-three and thirty hundredths (843.30') feet, a total distance of one thousand one hundred thirty-nine and fifty-two hundredths (1,139.52') feet to the intersection of a line drawn thirty and zero hundredths (30.00') feet southerly of and parallel with the centerline of Raymond Street, as it now exists, said point of intersection being marked with a set concrete monument, said point of intersection being the True Point of Beginning;

Thence continuing North one (01) degree, fourteen (14) minutes, one (01) second East along said West line of the Northwest Quarter (1/4) of Section nineteen (19) passing through a set capped iron rebar at a distance of ten and zero hundredths (10.00') feet, also passing through a set concrete monument at a distance of thirty and zero hundredths (30.00') feet, also passing through a set capped iron rebar at a distance of fifty and zero hundredths (50.00') feet, a total distance of sixty and zero hundredths (60.00') feet to the intersection of a line drawn thirty and zero hundredths (30.00') feet northerly of and parallel with the centerline of Raymond Street, as it now exists, said point of intersection being marked with a set concrete monument;

Thence South eighty-nine (89) degrees, twenty-three (23) minutes, fifty-nine (59) seconds East along said line drawn thirty and zero hundredths (30.00') feet northerly of and parallel with the centerline of Raymond Street, as it now exists, a distance of five hundred seventeen and sixty-nine hundredths (517.69') feet to the intersection of the easterly line of a parcel of land described in Official Record Book 316, Page 2130, Henry County Deed Records, currently deeded to Napoleon Senior Housing, L.P., said point being marked with a set x-cut in concrete curb;

Thence North zero (00) degrees, thirty-six (36) minutes, one (01) second East along said easterly line of a parcel of land described in Official Record Book 316, Page 2130, Henry County Deed Records, currently deeded to Napoleon Senior Housing, L.P., a distance of thirty and zero hundredths (30.00') feet to the intersection of a line drawn sixty and zero hundredths (60.00') feet northerly of and parallel with the centerline of Raymond Street, as it now exists, said point of intersection being marked with a set concrete monument;

Thence South eighty-nine (89) degrees, twenty-three (23) minutes, fifty-nine (59) seconds East along said line drawn sixty and zero hundredths (60.00') feet northerly of and parallel with the centerline of Raymond Street, as it now exists, line, a distance of eighty and zero hundredths (80.00') feet to the intersection of a line drawn eighty and zero hundredths (80.00') feet easterly of and parallel with the easterly line of a parcel of land described in Official Record Book 316, Page 2130, Henry County Deed Records, currently deeded to Napoleon Senior Housing, L.P., said point of intersection being marked with a set concrete monument;

Thence South zero (00) degrees, thirty-six (36) minutes, one (01) second West along said line drawn eighty and zero hundredths (80.00') feet easterly of and parallel with the easterly line of a parcel of land described in Official Record Book 316, Page 2130, Henry County Deed Records, currently deeded to Napoleon Senior Housing, L.P., a distance of ninety and zero hundredths (90.00') feet to the intersection of said line drawn thirty and zero hundredths (30.00') feet southerly of and parallel with the centerline of Raymond Street, as it now exists, said point being marked with a set concrete monument;

Thence North eighty-nine (89) degrees, twenty-three (23) minutes, fifty-nine (59) seconds West along said line drawn thirty and zero hundredths (30.00') feet southerly of and parallel with the centerline of Raymond Street, as it now exists, a distance of five hundred ninety-eight and thirty-five hundredths (598.35') feet to the True Point of Beginning.

Said parcel of land containing an area of 38,279 square feet or 0.879 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

The bearings used hereon are based on an assumed meridian and are solely for the purpose of calculating angular measurement.

Prior Deed Reference is Official Record Book 316, Page 2130, Henry County Deed Records. Currently deeded to Napoleon Senior Housing, L.P.

Said set concrete monument being a set Type "A" Monument.

Said set and capped iron rebars being a 5/8" diameter by 30" long iron rebar with a plastic cap stamped "PS 7973".

The above description is based on a survey performed under my supervision during January, 2021.

Owner's Certificate

The Undersigned owners Keith Fruchey, and Napoleon Senior Housing, Lp An Ohio Limited Partnership of the estate described hereon, do hereby dedicate to the City of Napoleon all rights of way, streets, alleys, easements or other areas described or indicated as dedicated on the plat.

Keith Fruchey
Keith Fruchey (Owner)
ALS
Napoleon Senior Housing, LP
An Ohio Limited Partnership (Owner)

Jamie Beam
Witness
Jamie Beam
Witness

STATE OF OHIO
COUNTY OF Henry

Before me, a Notary Public in and for said County and State, personally appeared the above owners of the lands shown hereon, and that the signing of the above certificate is their own free act and deed for the uses and purposes therein expressed, in witness thereof, this 3rd day of March, 2021.

Sheila K. Celani
Notary Public

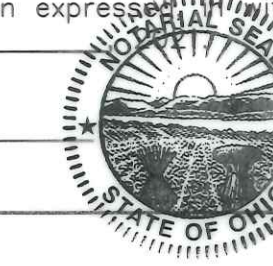


SHEILA K. CELANI
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 7-15-22

STATE OF OHIO
COUNTY OF Henry

Before me, a Notary Public in and for said County and State, personally appeared the above owners of the lands shown hereon, and that the signing of the above certificate is their own free act and deed for the uses and purposes therein expressed, in witness thereof, this 3rd day of March.

Sheila K. Celani
Notary Public



SHEILA K. CELANI
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 7-15-22

Henry County Auditor

I, the Henry County Auditor, do hereby certify that there are no unpaid taxes on the property herein and certify the same for transfer. Transferred this _____ day of _____, 2021.

Henry County Auditor

Henry County Recorder

Filed for record this _____ day of _____, 2021, at _____ o'clock ____M. and recorded in Plat Cabinet _____, Slide _____.

Henry County Recorder

City of Napoleon Planning Commission

Under authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Codified Ordinances, the plat is hereby approved by the Planning Commission of the City of Napoleon.

Date: _____

Chairman

Clerk of Council

City of Napoleon Council

Under authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Codified Ordinances, the plat is hereby approved by the City Council of the City of Napoleon.

Date: _____

Mayor

Attest: Clerk of Council

City of Napoleon Engineer

In accordance with Ohio R.C. 711.08, the undersigned, being the Engineer for the City of Napoleon, Ohio hereby certifies that the streets as laid out on this plat of such addition corresponds with those laid out on the recorded plats of the Commission.

City of Napoleon Engineer

Surveyor's Certificate

I hereby certify that this plat represents a survey made by me, and that the specified monumentation shown hereon actually exists, and its location is correctly shown.

Daniel C. Kaiser 2/22/21
Daniel C. Kaiser Reg. Surveyor #7973
Garcia Surveyors, Inc.



Garcia Surveyors, Inc.

P.O. Box 2628 Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140
E-Mail: dkaiser@garciasurveyors.com
Job Number: 214S04443

