

LOT LENGTH NOT CLEAR

LOT # 22

149'

PROPOSED BUILDING

40'

80 FT.

HANNA PAINT BUILDING

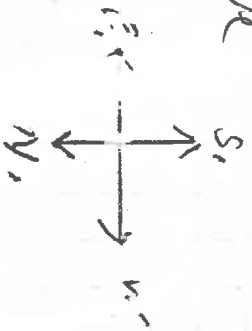
300 FT

216 FT.

424

117 FT.

530 E. Riverview Ave



Volume 134, Page 310 and Volume 134, Page 310, of the Record of Deeds of Henry County, Ohio, for the consideration of One Dollar and Other Valuable Considerations to us paid by Roberta W. Hanna and Harry J. Stevens, the Grantees, whose Tax Paying Address will be 815 Lyne Avenue, Napoleon, Ohio 43545, the receipt whereof is hereby acknowledged, do hereby Give, Grant, Bargain, Sell and Convey to the said Grantees, their heirs and assigns, forever, the real estate described as follows:

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

Outlots Number Twenty-five (25) and Twenty-six (26) in R. K. Scotts First Addition to the City of Napoleon, Henry County, Ohio, and also:

Being that portion of the abandoned Miami and Erie Canal lands situated in the State of Ohio, North and East of the First Principal Meridian Survey, Town 5 North, Range 7 East, Henry County, Liberty Township, Northwest Quarter of Section 18, City of Napoleon, and further described as follows:

Commencing for a point of beginning at an iron pin placed on the transit line of the S. A. Buchanan Survey of the Miami and Erie Canal lands at the intersection of said transit line with the west line of said Section 18 and designated as Canal Station 1976+64.58, on a plat of a survey made by Hubert F. Helberg, said plat recorded in Henry County Engineer's Survey Record Volume 9, Page 119; thence North forty-one degrees thirty-two minutes no seconds (41°-32'-00") East along said transit line sixty-four and fifty-eight hundredths (64.58) feet to a cast iron monument at a point designated as Canal Station 1976+40.00; thence leaving the transit line South forty-eight degrees twenty-eight minutes no seconds (48°-28'-00") East sixteen and no hundredths (16.00) feet to a point, said point being the true point of beginning of the parcel herein described; thence North forty-two degrees sixteen minutes thirty-nine seconds (42°-16'-39") East eighty and forty-six hundredths (80.46) feet to a point; thence South fifty-six degrees thirty-eight minutes no seconds (56°-38'-00") East thirty-three and thirty-five (33.35) feet to a point, said point being on the easterly canal property line, which is also termed the boundary of the "Old Canal Borrow Pit"; thence along the said easterly canal property line, South sixty-three degrees nineteen minutes twenty-three seconds (63°-19'-23") West ninety-one and seventy-five hundredths (91.75) feet to the above mentioned true point of beginning, and subject to any existing legal highway rights-of-way, which may be located on the above described parcel, and subject to the right of the City of Napoleon for an existing pole line, including maintenance thereof, which may be located on the above described parcel, and containing one thousand three hundred twenty-five and thirty-three hundredths (1,325.33) square feet, (0.030 acre), more or less, and further described as Parcel No. M&E-HEN-1975.2137-1(16.90), as recorded in the files of the State Canal Land Authority at Columbus, Ohio.

Further reference is made to Miami and Erie Canal Plat No. 37, being a plat of a part of the S. A. Buchanan Survey of the Miami and Erie Canal lands on file in the office of the Ohio Department of Public Works at Columbus, Ohio, and also:

County, Liberty Township, Northwest Quarter of Section 18, City of Napoleon, and further described as follows:

Commencing for a point of beginning at an iron pin placed on the transit line of the S. A. Buchanan Survey of the Miami and Erie Canal lands at the intersection of said transit line with the west line of said Section 18 and designated as Canal Station 1976+64.58, on a plat of a survey made by Hubert F. Helberg, said plat recorded in Henry County Engineer's Survey Record Volume 9, Page 119; thence North forty-one degrees thirty-two minutes no seconds (41°-32'-00") East along said transit line sixty-four and fifty-eight hundredths (64.58) feet to a cast iron monument at a point designated as Canal Station 1976+00.00; thence continuing along the transit line, North forty-one degrees thirty-two minutes no seconds (41°-32'-00") East one hundred ninety-five and seventy-eight hundredths (195.78) feet to a point designated as Canal Station 1974+04.22; thence leaving the transit line, South fifty-six degrees thirty-eight minutes no seconds (56°-38'-00") East eighteen and seventy-six hundredths (18.76) feet to a point, said point being the true point of beginning of the parcel herein described; thence continuing South fifty-six degrees thirty-eight minutes no seconds (56°-38'-00") East thirty-nine and thirty-three hundredths (39.33) feet to a point, said point being on the easterly canal property line, which is also termed the boundary of the "Old Canal Borrow Pit"; thence along the said easterly canal property line, the following bearings and distances: North sixty-one degrees fifty minutes seventeen seconds (61°-50'-17") East one hundred two and thirty-one hundredths (102.11) feet to a point; North fifty-two degrees seventeen minutes twenty-nine seconds (52°-17'-29") East one hundred one and seventy-nine hundredths (101.79) feet to a point; and thence North forty-four degrees forty-five minutes four seconds (44°-45'-04") East twenty-two and seventy-eight hundredths (22.78) feet to a point; thence leaving the aforesaid easterly canal property line, North fifty-six degrees thirty-eight minutes no seconds (56°-38'-00") West ninety-two and ninety-one hundredths (92.91) feet to an iron pipe; thence South forty-two degrees sixteen minutes thirty-nine seconds (42°-16'-39") West two hundred eleven and eleven hundredths (211.11) feet to the above mentioned true point of beginning, and subject to any existing legal highway rights-of-way, which may be located on the above described parcel, and subject to the right of the City of Napoleon for an existing pole line, including maintenance thereof, which may be located on the above described parcel, and containing fifteen thousand one hundred forty-seven and thirty-three hundredths (15,147.33) square feet, (0.348 acre), more or less, and further described as Parcel No. M&E-HEN-1972.0000-L(20.60) as recorded in the files of the State Canal Land Authority at Columbus, Ohio.

Further reference is made to Miami and Erie Canal Plat No. 37 being a plat of a part of the S. A. Buchanan Survey of the Miami and Erie Canal lands on file in the office of the Ohio Department of Public Works at Columbus, Ohio, less and excepting the following:

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

A parcel of land being a portion of Outlot 26 of R. K. Scott's Addition to the Village (now City) of Napoleon, Henry County, Ohio, and being more particularly described as follows:

Commencing at a cast iron monument at Station 1976+00 of the Transit Line as shown on Plat No. 37 of S. A. Buchanan's Survey of the Miami and Erie Canal; thence North 41°-32' East along said transit line a distance of 75.54 feet to a point, said point being the intersection of the westerly line of said Outlot 26 extended and the canal transit line; thence continuing North 41°-32' East along said transit line a distance of 20.00 feet to

(1) A parcel being leased land of the Miami and Erie Canal and being more particularly described as follows:

Beginning at Station 1975+24.46 on the transit line of S. A. Buchanan's Survey as shown on Plat No. 37 of said Survey of the Miami and Erie Canal; thence North $41^{\circ}-32'$ East along said transit line a distance of 20.00 feet; thence South $56^{\circ}-38'$ East and parallel to the Westerly line of Outlot 26 of R. K. Scott's Addition a distance of 50.68 feet to a point on the Old Canal Borrow Pit boundary line; thence South $44^{\circ}-58'$ West along said Borrow Pit boundary line a distance of 20.21 feet to a point on the Westerly line of said Outlot 26; thence North $56^{\circ}-38'$ West along the Westerly line of Outlot 26 of R. K. Scott's Addition and said Westerly lot line extended a distance of 49.46 feet to the true place of beginning; and

(2) A parcel of land being the Westerly portion of Outlot 26 of R. K. Scott's Addition to the Village (now City) of Napoleon, Henry County, Ohio and being more particularly described as follows:

Commencing at Station 1975+24.46 on the transit line of S. A. Buchanan's Survey of the Miami and Erie Canal as shown on Plat No. 37 of said survey; thence South $56^{\circ}-38'$ East along the Westerly line of Outlot 26 of R. K. Scott's Addition and said lot line extended a distance of 49.46 feet to a point on the Old Canal Borrow Pit boundary line, said point being the true place of beginning; thence North $44^{\circ}-58'$ East along the Old Canal Borrow Pit boundary line a distance of 20.21 feet to a point; thence South $56^{\circ}-38'$ East and parallel to the Westerly line of said Outlot 26 a distance of 300.00 feet to a point; thence South $44^{\circ}-58'$ West and parallel to the Old Canal Borrow boundary line a distance of 20.21 feet to a point on the Westerly line of Outlot 26; thence North $56^{\circ}-38'$ West along the Westerly line of said Outlot 26 a distance of 300.00 feet to the point being the true place of beginning.

but subject to all easements and leases of record, zoning ordinances, restrictions, If any, and all legal highways.

To Have and to hold said premises, with all the privileges and appurtenances therunto belonging, unto the said Grantees, their heirs and assigns forever.

And We, the said Grantors, for ourselves and our heirs, executors and administrators, do hereby covenant with the said Grantees, their heirs and assigns that we are lawfully seized of the premises aforesaid as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; that the title so conveyed is clear, free and unincumbered, excepting taxes and assessments for the year 1971 and all years thereafter and that we will forever Warrant and Defend the same unto the said Grantees, their heirs and assigns, against all lawful claims whatsoever, except as hereinabove mentioned.

In Witness Whereof, the said Grantors hereunto set their hands this 30th day of September, 1971.