



2022000475 Pages: 5
Filed for Record in HENRY County, Ohio
BRANDI BADEN, Recorder
02/07/2022 02:05 PM Recording Fees: \$0.00
COUNT EASE OR BK: 327 PG: 256 - 260

NOT - AUDITORS OFFICE
TRANSFERRED

FEB 07 2022 \$

Robert E. Hastedt
HENRY COUNTY AUDITOR

EASEMENT

Henry County Board of County Commissioners, of Henry County, Ohio, grant to the City of Napoleon, Henry County, Ohio, an Ohio municipality, whose address is 255 West Riverview, Napoleon, OH 43545, an easement to maintain the highway and utilities, at the property with the permanent parcel number 28-070094.0000 located at 930 East Riverview Avenue, Napoleon, Ohio 43545 (the "Property") further described in **Exhibit "A"** attached hereto.

This grant of easement shall be binding on and inure to the benefit of the parties, their heirs, successors, and assigns.

Prior Instrument Reference: Volume 284, Page 1689, Official Records of Henry County.

Henry County Board of County Commissioners, of Henry County, Ohio signed this instrument on the 25 day of January, 2022.

EXECUTED this 25th day of January 2022.

Robert E. Hastedt

Robert E Hastedt

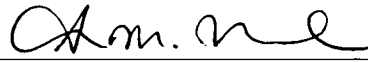
Jeff Mires

STATE OF OHIO)
) ss:
COUNTY OF HENRY)

Be it remembered on this 26 day of Jan, 2022, before me the subscriber, a Notary Public in and for the said State of Ohio, personally came, Glenn Miller, Robert Hastedt, and Jeff Mires, the Henry County Board of County Commissioners, of Henry County, Ohio, Grantors in the foregoing instrument, and acknowledged the signing thereof to be their voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

257-13-C



Notary Public, State of Ohio

My Commission expires: 01-26-2025

This Instrument Prepared by:
Michael P. Cavanaugh (0097791)
Henry County Prosecutor's Office
660 N. Perry St., Suite 101
Napoleon, Ohio 43545
Phone:(419)591-3091



ANNA M. MUSSHEL
Notary Public, State of Ohio
My Commission Expires: January 26, 2025

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 03/30/18

PID 22984

PARCEL 5-WD
HEN-NEW BRIDGE
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS, HENRY COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Henry, City of Napoleon, being a part of the east half of Section 7, Town 5 North, Range 7 East, and also being on the right side of the centerline of right of way of Industrial Drive, as shown on a centerline survey plat made in 2015, for the Henry County Engineer, titled "HEN-NEW BRIDGE" and bounded and described as follows:

Commencing at the intersection of the North-South centerline of said Section 7 with the centerline of right of way of E. Riverside Avenue (C.R. 424) being Riverview Avenue Station 592+38.35 and existing Industrial Drive Station 50+00.00 (Mag nail found 0.31 feet south);

- 1) Thence North 00 degrees 58 minutes 07 seconds East a distance of 288.04 feet, along said North-South centerline of Section 7 also being the existing centerline of Industrial Drive, to a point on the southerly right of way line of the Michigan Southern Railroad being centerline of existing Industrial Drive Station 52+88.04 and 4.28 feet left of new Industrial Drive centerline of right of way Station 52+88.49;
- 2) Thence North 49 degrees 04 minutes 30 seconds East a distance of 40.30 feet, along said southerly right of way line of the Michigan Southern Railroad to the Grantors northwesterly property corner and the TRUE POINT OF BEGINNING, 28.78 feet right of Station 53+12.41;
- 3) Thence North 49 degrees 04 minutes 30 seconds East a distance of 13.43 feet, continuing along said southerly right of way line being the northerly property line of the Grantor, to a ¾ inch diameter capped iron pin set 39.42 feet right of Station 53+21.50;
- 4) Thence South 00 degrees 53 minutes 43 seconds East a distance of 44.42 feet to a ¾ inch diameter capped iron pin set 35.00 feet right of Station 52+72.00;
- 5) Thence South 37 degrees 01 minutes 22 seconds East a distance of 100.08 feet to a ¾ inch diameter capped iron pin set 65.00 feet right of Station 51+60.00;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

- 6) Thence South 62 degrees 54 minutes 19 seconds East a distance of 55.91 feet to a ¾ inch diameter capped iron pin set on the existing northerly right of way line of Riverview Avenue (C.R. 424), 92.00 feet right of Industrial Drive centerline of right of way Station 50+96.73 also being 40.45 feet left of Riverview Avenue centerline of right of way Station 594+67.42;
- 7) Thence North 52 degrees 36 minutes 54 seconds East a distance of 120.33 feet, along said northerly right of way line of Riverview Avenue, to a point 42.79 feet left of Riverview Avenue centerline of right of way Station 595+86.87;
- 8) Thence North 55 degrees 34 minutes 44 seconds East a distance of 10.84 feet, continuing along said northerly right of way line to a ¾ inch diameter capped iron pin set on the easterly property line of the Grantor 42.56 feet left of Station 595+97.62;
- 9) Thence South 32 degrees 30 minutes 47 seconds East a distance of 42.62 feet, along the easterly property line of the Grantor to the southeasterly property corner of the Grantor on the centerline of Riverview Avenue at Station 595+95.35;
- 10) thence following said centerline of Riverview Avenue being the southerly property line of the Grantor, along a curve to the left having a radius of 5729.16 feet through a central angle of 02 degrees 23 minutes 17 seconds for an arc length of 238.80 feet, said curve having a chord bearing South 53 degrees 13 minutes 00 seconds West for a distance of 238.78 feet to the southwesterly property corner of the Grantor at centerline of Riverview Avenue Station 593+56.55, also being 21.99 left of Industrial Drive centerline of right of way station 50+61.17;
- 11) Thence North 35 degrees 02 minutes 28 seconds West a distance of 104.02 feet, along the westerly property line of the Grantor to a point 18.90 left of Station 51+60.66;
- 12) Thence North 00 degrees 58 minutes 07 seconds East a distance of 155.57 feet, continuing along said westerly property line to the TRUE POINT OF BEGINNING.

The above described area is contained within Henry County Auditor's Permanent Parcel Number 280700940000 and contains a gross area of 0.4706 acres more or less of which 0.2254 acres is contained within the present road occupies of Riverview Avenue .

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on July 6, 2015.

This description is based on a survey made in 2014 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

Grantor claims title by Official Record Volume 284, Page 1689, Henry County Recorder's office.

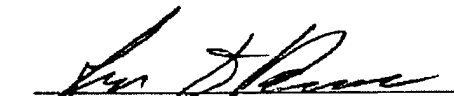
EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

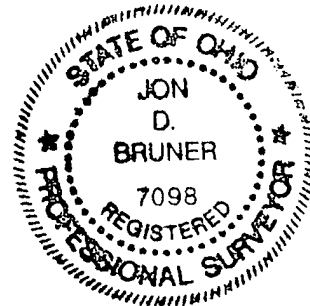
The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (CORS96) Datum, as established by G.P.S. observations in 2014. Iron pins referred to as "set" are ¾ inch diameter, 30 inch long re-bar with a 1 ½ inch diameter aluminum cap marked "R/W MSG PS#7098". Stations referred to herein are centerline of Right of Way of Industrial Drive, or Riverview Avenue, as shown on Right of Way Plan HEN-NEW BRIDGE.



Jon D. Bruner

5-14-18
Date

Professional Surveyor #7098
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537



Doc# 2022000475

**HENRY COUNTY COMMISSIONERS
PICK UP**