

THIS DATA BASE IS FOR RECORDING MINOR SUBDIVISIONS  
UNDER THE EXCEPTION CLAUSE (SECTION 154.07)

ENTRY #: 00001

DATE: 03/01/93

1212 W. Riverview

H C SEC #: 23

H C PARCEL #: 41-239580.0020

FRONTING ST: W. Riverview

SUBDIV NAME: Twin Oaks 1st.

LOT #: Pt. 9

FUTURE OWNER INFORMATION:

OWNER F NAME: Terry

OWNER M NAME: L

OWNER L NAME: Michaelis

STREET #: 1212

STREET NAME: W. Riverview

CITY: Napoleon

STATE: Ohio

ZIP: 43545

SURVEYOR: Thomas J. Henry

SURVEY #:

SURVEY DATE: 12/10/92

OWNER SIGNATURE: \_\_\_\_\_

APPLICANT SIGNATURE: Richard A. Fisher / and

CITY ENGINEER SIGNATURE: Max Gorken by Brent M. Damman

ZONING ADMINISTRATOR: Brent M. Damman

SUBMIT COPIES TO: H C ENGINEERS OFFICE, APPLICANT, OWNER, CITY TO  
RETAIN ORIGINAL.

# City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010  
NAPOLEON, OHIO 43545-0151

FAX NUMBER (419) 599-8393

## TELECOPY TRANSMISSIONS

**Mayor**  
Steven Lankenau

ENTRY £: 00007

**Members of Council**  
Dennis L. Fligor, President  
John E. Church  
Michael J. DeWit  
Robert G. Heft  
James Hershberger  
Terri A. Williams

REFERENCE £: 91010

TELECOPIED TO NUMBER: 599-0770

TO: Andrea  
: P.O. Box 605  
: Napoleon Ohio 43545  
:

**City Manager**  
Terry Dunn

FROM: Brent N Damman

**Finance Director**  
Rupert W. Schweinhagen

:  
:  
:

TOTAL PAGES SENDING: 0

**Law Director**  
Michael J. Wesche

DATE: 02/25/93

TIME: 10:44 am

**Prosecuting Attorney**  
David M. Grahm

SENDER: BND

COMMENTS: Andrea

**City Engineer**  
Marc S. Gerken

It seems I've had a misunderstanding with Dave Kretzer from the County Engineers office.

He was unaware that the parcel Mr. Michaelis is purchasing is a part of a plated subdivision, thus it will need to be described separately from his existing parcel. Please fax a copy of the description of the part of lot 9 which Mr. Michaelis is desiring to purchase and I will write an approval today and drop it off to your office. Sorry for the inconvenience.

Please call (419) 592-4010 if this transmission is not satisfactory, or the number of pages sent do not correlate.

*Hoeffel, Funkhouser, Hanna and Fisher*

ATTORNEYS AT LAW  
CORNER OF PERRY AND SHELBY STREETS  
P.O. BOX 605  
NAPOLEON, OHIO 43545-0605  
TELEPHONE (419) 599-1010  
FAX (419) 599-0770

JOHN H. HANNA  
RICHARD A. FISHER  
GERALD D. LAVER

MARTIN E. HOEFFEL  
(Retired)  
JAMES FUNKHOUSER  
(1922-1990)

## FAX COVER SHEET

Dated: 2/25/98

To: Brent Damman

From: Andrea (Richard Fisher)

Subject: Luzny split of Lot 9 in Twin Oaks Subd. 1st Add.

Brent - Enclosed is the real estate description combining the parcel that

Terry Michaelis now owns with part of Lot 9 that he is purchasing from

Richard Luzny. Please let me know if you need anything further. Thanks!

Number of Pages (including cover page) 2

Please contact Andrea if you have any problems receiving this fax.

COPY

GENERAL WARRANTY DEED

I, Terry L. Michaelis, an unmarried man of legal age, of Henry County, Ohio, for valuable consideration paid, grant to Terry L. Michaelis, whose tax mailing address is 1212 W. Riverview, Napoleon, Ohio 43545, the following described real estate:

A parcel of land being situated in the Northwest quarter (1/4) of Section 23, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at the Southwest corner of the Northwest quarter (1/4) of said Section 23; thence North 0°-32'-40" East on the West line of the Northwest quarter (1/4) of said Section a distance of 540.10 feet to an iron pipe; thence North 89°-59' East a distance of 53.70 feet to an iron pin; thence North 90°-00' East a distance of 646.28 feet to an iron pin and the place of beginning;-----thence North 90°-00' East a distance of 255.63 feet to an iron pin; thence South 9°-28' West a distance of 83.16 feet to an iron pin; thence East 132.00 feet to an iron bolt; thence South 31°-58'-11" West on the centerline of pavement of U.S. 24 a distance of 212.18 feet to a point; thence West a distance of 59.20 feet to an iron pin; thence continuing West a distance of 248.49 feet to an iron pin; thence North a distance of 180.00 feet to an iron pin; thence continuing North 0°-05'-10" East a distance of 81.66 feet to the place of beginning, containing 2.207 acres more or less, but subject to all easements, zoning regulations and restrictions of record.

APPROVED  
Tax Map Dept. By LLS Date 2/26/93

Prior Instrument Reference: Vol. 243, Page 175, Deed Records, Henry County, Ohio.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

Signed and acknowledged in the presence of:

\_\_\_\_\_

\_\_\_\_\_  
Terry L. Michaelis

*Koeffel, Funkhouser, Hanna and Fisher*

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CORNER OF PERRY AND SHELBY STREETS  
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(Retired)  
JAMES FUNKHOUSER  
(1922-1990)

## FAX COVER SHEET

Dated: February 25, 1993  
To: Brent Damman  
From: Andrea (Richard Fisher)  
Subject: Michaelis purchase from Luzny of part of Lot 9 Twin Oaks Subd. 1st Add.

Brent - Enclosed are two descriptions for the parcel that Mr. Michaelis is buying from Luzny. The one description was done by Paul Westhoven in 1979 before the parcel was made a part of the subdivision. The other description was done by Tom Henry in 1992 after the subdivision was platted. If you have any questions, please call me.

Number of Pages (including cover page) 3

Please contact Andrea if you have any problems receiving this fax.

December 10, 1992

Description of 0.467 Acres for... Richard Luzny  
Being a part of Lot No. 9 of Twin Oaks Subdivision 1st  
Addition to the City of Napoleon, Ohio and being more part-  
icularly described as follows:

Beginning at the Northeast corner of said Lot No. 9,  
monumented by a concrete monument; thence South 9 degrees  
28 minutes West 83.16 feet to a concrete monument; thence  
North 89 degrees 54 minutes 50 seconds West 242.08 feet  
to a concrete monument; thence North 0 degrees 05 minutes  
10 seconds East 81.66 feet to the north line of Lot No.  
9; thence North 90 degrees 00 minutes East 255.64 feet  
to the point of beginning. Containing in said parcel  
0.467 Acres more or less.

This description was prepared by Thomas J. Henry, Registered  
Surveyor No. 6787.

*Need  
Survey #*

## Paul J. Westhoven, Surveyor

135 W. WASHINGTON STREET  
P.O. BOX 172  
NAPOLEON, OHIO 43545

## Description of parcel

A parcel of land being situated in the Northwest quarter ( $\frac{1}{4}$ ) of Section 23, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at the Southwest corner of the Northwest quarter ( $\frac{1}{4}$ ) of said Section 23; thence North  $0^{\circ}-32'-40''$  East on the West line of the Northwest quarter ( $\frac{1}{4}$ ) of said Section a distance of 540.10 feet to an iron pipe; thence North  $89^{\circ}-59'$  East a distance of 53.70 feet to an iron pin; thence North  $90^{\circ}-00'$  East a distance of 646.28 feet to an iron pin and the place of beginning;-----thence North  $90^{\circ}-00'$  East a distance of 255.63 feet to an iron pin; thence South  $9^{\circ}-28'$  West a distance of 83.16 feet to an iron pin; thence North  $89^{\circ}-54'-50''$  West a distance of 242.08 feet to the place of beginning.

Containing 0.467 acres more or less but subject to all easements, zoning regulations or restrictions of record.

Paul J. Westhoven

Registered Surveyor No. 5602

*Hoeffel, Funkhouser, Hanna and Fisher*

**ATTORNEYS AT LAW**  
CORNER OF PERRY AND SHELBY STREETS  
P.O. BOX 805  
**NAPOLEON, OHIO 43545-0605**  
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RICHARD A. FISHER  
GERRALD D. LAVER

MARTIN E. HOFFEL  
(Retired)  
JAMES FUNKHOUSER  
(1922-1990)

FAX COVER SHEET

Dated: 3/1/93  
To:  Brent Dammann   
From:  Andrea   
Subject:  Luyang - Michaelis split   
\_\_\_\_\_  
\_\_\_\_\_

Number of Pages (including cover page)  2

Please contact  Andrea  if you have any problems receiving this fax.



December 10, 1992

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OWNER M NAME: L

OWNER L NAME: Michaelis

STREET #: 1212

STREET NAME: W. Riverview

CITY: Napoleon

STATE: Ohio

ZIP: 43545

SURVEYOR: Thomas J. Henry

SURVEY #:

SURVEY DATE: 12/10/92

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APPLICANT SIGNATURE: \_\_\_\_\_

CITY ENGINEER SIGNATURE: Max Leiken by Brent M. Hamman

ZONING ADMINISTRATOR: Brent M. Hamman

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