

# OAKWOOD PLAZA SUBDIVISION, PLAT III

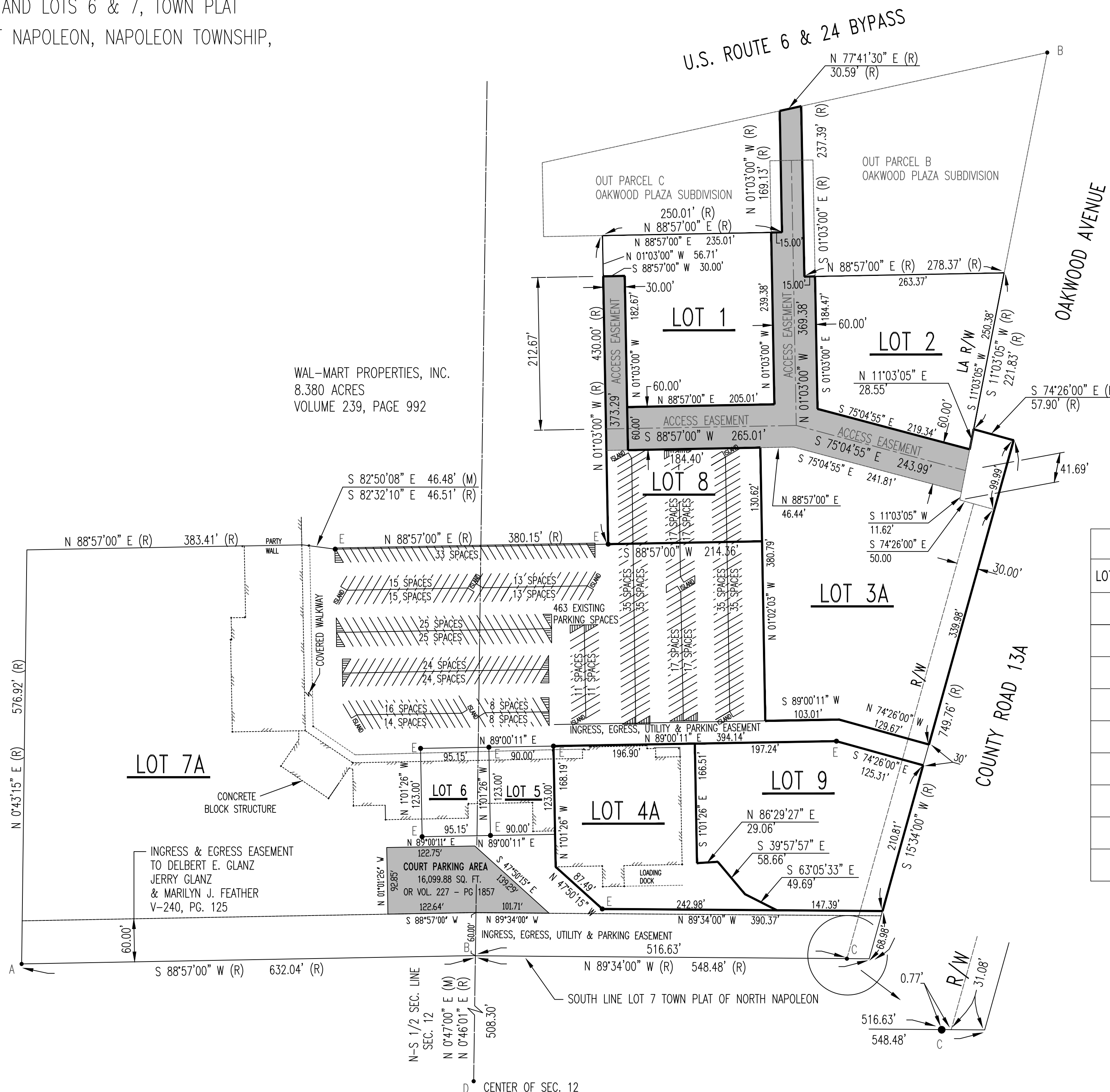
LOCATED IN PART OF THE NORTHEAST & NORTHWEST QUARTERS OF SECTION 12, T-5N, R-6E AND LOTS 6 & 7, TOWN PLAT OF NORTH NAPOLEON, CITY OF NAPOLEON, NAPOLEON TOWNSHIP, HENRY COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

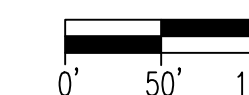
TIMOTHY J. SCHUMM, P.E., P.S.  
HENRY COUNTY ENGINEER  
REGISTERED SURVEYOR NO. 8514

THE BEARINGS REFERED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.

WAL-MART PROPERTIES, INC.  
8.380 ACRES  
VOLUME 239, PAGE 992



SCALE: 1" = 100'



LOT AREA		
LOT NO.	SQUARE FEET	ACRES
1	50,775.46	1.166
2	51,690.46	1.187
3A	154,822.33	3.554
4A	47,251.77	1.085
5	11,070.00	0.254
6	11,703.45	0.269
7A	521,412.88	11.970
8	35,282.67	0.810
9	62,364.40	1.432

## LEGEND

- A-5/8 IRON PIN FOUND
- B-2" PIPE IN CONCRETE FOUND
- C-2" PIPE IN CONCRETE FOUND
- D-3/4" PIPE FOUND
- E-MAG NAIL FOUND
- (R)=RECORDED
- (M)=MEASURED

SEE V-240, PG. 102 OF THE DEED RECORDS OF HENRY COUNTY FOR OTHER EASEMENTS & RESTRICTIONS

## DESCRIPTION OF OAKWOOD PLAZA SUBDIVISION, PLAT III

THE FOLLOWING REAL ESTATE BEING A PARCEL OF LAND SITUATED IN PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 12, TOWN 5 NORTH, RANGE 6 EAST, AND LOTS 6 & 7, TOWN PLAT OF NORTH NAPOLEON, CITY OF NAPOLEON, NAPOLEON TOWNSHIP, HENRY COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 12 AT A FOUND 3/4" IRON PIPE; THENCE NORTH 00°-47'-00" EAST, A DISTANCE OF 508.30 FEET ON AND ALONG THE NORTH-SOUTH HALF SECTION LINE OF SECTION 12 TO A FOUND 2" IRON PIPE, SET IN CONCRETE, W/ID CAP #5602 ON THE SOUTH LINE OF OAKWOOD PLAZA SUBDIVISION, SAID PIPE BEING THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°-57'-00" WEST (PRIOR RECORD BEARING USED FOR THE PURPOSE OF THIS DESCRIPTION) ON AND ALONG THE SOUTH LINE OF SAID OAKWOOD PLAZA SUBDIVISION A DISTANCE OF 632.04 FEET TO A FOUND BENT 2" PIPE IN CONCRETE;

THENCE NORTH 00°-43'-15" EAST, A DISTANCE OF 576.92 FEET ON AND ALONG SAID WEST LINE OF OAKWOOD PLAZA SUBDIVISION TO THE SOUTHWEST CORNER OF AN 8.380 ACRE TRACT AS CONVEYED TO WAL-MART PROPERTIES' INC. BY AN INSTRUMENT RECORDED IN VOLUME 239 PAGE 992, HENRY COUNTY DEED RECORDS;

THENCE EASTERLY ON AND ALONG THE SOUTH LINE OF SAID 8.380 ACRE TRACT THE FOLLOWING THREE (3) COURSES;  
1. NORTH 88°-57'-00" EAST, A DISTANCE OF 383.41 FEET;  
2. SOUTH 82°-50'-08" EAST, A DISTANCE OF 46.48 FEET;  
3. NORTH 88°-57'-00" EAST, A DISTANCE OF 380.15 FEET TO THE SOUTHEAST CORNER OF SAID 8.380 ACRE TRACT;

THENCE NORTH 01°-03'-00" WEST, ON AND ALONG THE EASTERLY LINE OF SAID 8.380 ACRE TRACT, A DISTANCE OF 430.00 FEET;

THENCE NORTH 88°-57'-00" EAST, A DISTANCE OF 250.01 FEET;

THENCE NORTH 01°-03'-00" WEST, A DISTANCE OF 169.13 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF U.S. ROUTE 6 AND 24 BYPASS;

THENCE NORTH 77°-41'-30" EAST, A DISTANCE OF 30.59 FEET ON AND ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE;

THENCE SOUTH 01°-03'-00" EAST, A DISTANCE OF 237.39 FEET;

THENCE NORTH 88°-57'-00" EAST, A DISTANCE OF 278.37 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY FOR COUNTY ROAD 13-A (OAKWOOD AVENUE);

THENCE SOUTH 11°-03'-05" WEST, A DISTANCE OF 221.83 FEET ON AND ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE;

THENCE SOUTH 74°-26'-00" EAST, A DISTANCE OF 57.90 FEET TO THE CENTERLINE OF COUNTY ROAD 13-A (OAKWOOD AVENUE);

THENCE SOUTH 15°-34'-00" WEST, A DISTANCE OF 749.76 FEET ON AND ALONG SAID CENTERLINE OF COUNTY ROAD 13-A (OAKWOOD AVENUE) TO THE SOUTH LINE OF OAKWOOD PLAZA SUBDIVISION;

THENCE NORTH 89°-34'-00" WEST, A DISTANCE OF 548.48 FEET ON AND ALONG THE SOUTH LINE OF OAKWOOD PLAZA SUBDIVISION TO THE PLACE OF BEGINNING, ENCLOSING AN AREA OF 21.726 ACRES OF LAND MORE OR LESS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS WRITTEN OR RECORDED.

## OWNERS APPROVAL

WE, THE UNDERSIGNED HENRY COUNTY COMMISSIONERS, BEING OWNERS OF THE LAND SHOWN ON THIS PLAT DO HEREBY ASSENT TO THE ADOPTION OF THIS SUBDIVISION PLAT AND HEREBY DEDICATE THE INGRESS AND EGRESS AREAS, PARKING AREAS, AND UTILITIES TO BOTH PRESENT AND FUTURE OWNERS FOR USE BY OWNERS AND THE OWNER'S LESSEES, INCLUDING BOTH THE OWNER'S AND LESSEE'S AGENTS, EMPLOYEES, AND INVITEES.

\_\_\_\_\_  
DATE HENRY COUNTY COMMISSIONER

\_\_\_\_\_  
DATE HENRY COUNTY COMMISSIONER

\_\_\_\_\_  
DATE HENRY COUNTY COMMISSIONER

## 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, OHIO.

DATE: \_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
CLERK OF COUNCIL

## 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, OHIO.

DATE: \_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK OF COUNCIL

## STATE OF OHIO, HENRY COUNTY, SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE HENRY COUNTY COMMISSIONERS, OWNERS OF THE REAL ESTATE DESCRIBED HEREIN, WHO DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTORIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY

## CITY ENGINEER CERTIFICATE

IN ACCORDANCE WITH OHIO R. C. 711.08, THE UNDERSIGNED BEING THE ENGINEER FOR THE CITY OF NAPOLEON, OHIO HEREBY APPROVES THIS PLAT AS SHOWN.

DATE: \_\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER

## HENRY COUNTY AUDITOR

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

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
HENRY COUNTY AUDITOR

## HENRY COUNTY RECORDER

I, THE HENRY COUNTY RECORDER DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECEIVED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_M AND RECORDED ON SLIDE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

FEE: \_\_\_\_\_  
HENRY COUNTY RECORDER