

RE-PLAT OF LOT NUMBERS
121,120,119,118,117,116 &
PART OF LOT 115 OF THE
MAJESTIC HEIGHTS ADDITION
STATE OF OHIO, COUNTY OF HENRY, CITY OF NAPOLEON,
A PORTION OF THE NW 1/4 OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE 6 EAST, FIRST PRINCIPAL MERIDIAN
MAJESTIC HEIGHTS ADDITION IS RECORDED ON SLIDE 101
AT THE HENRY COUNTY RECORDER'S OFFICE

- NOTES:**
- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT REPRESENT A TITLE REPORT OR A GUARANTEE OF TITLE. THERE MAY BE APPARENT, RECORDED, OR UNRECORDED EASEMENTS NOT SHOWN ON THIS DRAWING.
 - 2) THIS SURVEY USED THE LATEST RECORDED DEEDS AT THE DATE OF THIS SURVEY.
 - 3) DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO APPROXIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR OF 0.999272547.
 - 4) IRON PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH A NOMINAL DIAMETER OF 5/8" OF AN INCH, A CROSS-SECTIONAL AREA OF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH, AND CAPPED WITH A PLASTIC YELLOW MARKER INSCRIBED WITH "NIESE/JHN-PS8727."
 - 5) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE

OWNERS ACKNOWLEDGMENT:

Know All Men By These Presents:

That I/We _____ the undersigned owner/s of the aforesaid described lands do hereby approve of the accompanying map as shown hereon, and do desire the same to be placed on public record on this _____ day of _____, 20__.

OWNER/S: _____

STATE OF OHIO,
COUNTY OF _____, ss:

On this _____ day of _____, 20__, before me personally appeared _____, who executed the foregoing instrument and acknowledged that _____ executed the same as _____ free act and deed.

NOTARY PUBLIC
My Commission Expires: _____

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

RE-PLAT OF LOT NUMBERS 121,120,119,118,117,116, & PART OF LOT 115

Situated in the State of Ohio, County of Henry, City of Napoleon, being that portion of the Northwest Quarter of Section 23, Napoleon Township, Township 5 North, Range 6 East, of the First Principal Meridian, being all of Lot Numbers 121, 120, 119, 118, 117, 116, & and 5 feet off the southwesterly side of Lot Number 115, recorded on Slide 101 at the Henry County Recorder's Office, and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found at the southwesterly corner of said Lot Number 121, also being found in the northerly right of way line of Hurst Drive, and also said 5/8" iron pin also being found at the **TRUE POINT OF BEGINNING**;

THENCE northwesterly with the westerly line of said Lot Number 121, North 51' 24' 23" West, (passing a 5/8" iron pin set at 135.16 feet), a distance of 297.16 feet to a iron pipe found at the northwesterly corner of said Lot Number 121;

THENCE northeasterly with the northerly lines of said Lot Numbers 121, 120, & 119, North 33' 31' 59" East, 71.98 feet to an iron pipe found at the northerly corner of said Lot Number 119;

THENCE easterly with the northerly line of said Lot Numbers 119, 118, 117, 116, & 115, North 69' 11' 38" East, 96.26 feet to a 5/8" iron pin set;

THENCE southeasterly through said Lot Number 115, South 51' 26' 44" East, (passing a 5/8" iron pin set at 72.00 feet), a distance of 253.31 feet to a 5/8" iron pin set in the southerly line of Lot Number 115, also 5/8" iron pin being set the northerly right of way line of Hurst Drive;

THENCE southwesterly with the southerly lines of said Lot Numbers 115, 116, 117, 118, 119, 120, 121, also being the northerly right of way of Hurst Drive, South 38' 08' 59" West, 154.73 feet to the **TRUE POINT OF BEGINNING**, containing 1.023 acres of land, more or less, as surveyed and described in January of 2021, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description are based upon the Ohio co-ordinate system of 1983, NAD83(2011), 2010.0 EPOCH, North zone (3401), in accordance with the Ohio Revised Code Sections 157.01-157.10; said bearings are based on local field observations utilizing the Ohio Department of Transportation's (ODOT's) Virtual Reference Station (VRS) Network.

Iron pins called for as set are number 5 rebar, with a nominal diameter of 5/8 of an inch, a cross-sectional area of 0.31 square inches, thirty (30) inches in length, and capped with a plastic yellow survey marker inscribed with "NIESE/JHN-PS8727."

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

LEGEND

- 5/8" IRON PIN WITH CAP SET
- IRON PIPE FOUND
- ⊙ 5/8" IRON PIN WITH CAP FOUND
- ⊘ 5/8" IRON PIN FOUND
- ⊗ 1" IRON PIN FOUND

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.

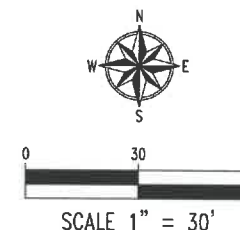
TRANSFERRED THIS _____ DAY OF _____

HENRY COUNTY AUDITOR

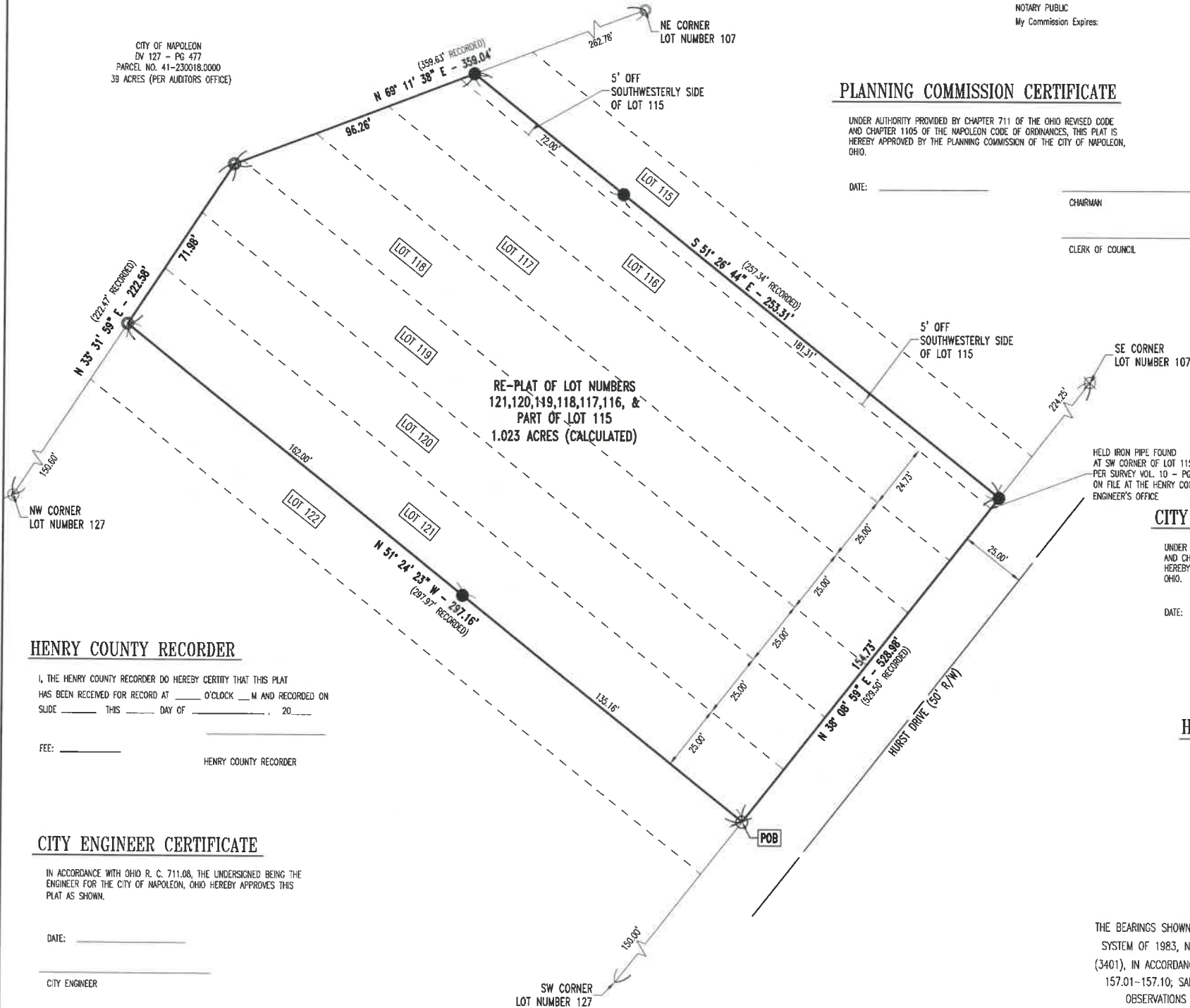
I HEREBY DECLARE THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

JUSTIN H. NIESE, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. 8727

 NIESE & ENGINEERING, LLC	
SURVEY PLAT FOR:	
CRAIG & MELISSA STATION	
JUSTIN H. NIESE, P.E., P.S. 211 E. MAIN CROSS STREET P.O. BOX 112 MILLER CITY, OHIO 45864 567-825-1523	JOB NUMBER: 2020-163 PAGE 1/1



BASIS OF BEARINGS:
THE BEARINGS SHOWN ARE BASED UPON THE OHIO CO-ORDINATE SYSTEM OF 1983, NAD83(2011), 2010.0 EPOCH, NORTH ZONE (3401), IN ACCORDANCE WITH THE OHIO REVISED CODE SECTIONS 157.01-157.10; SAID BEARINGS ARE BASED ON LOCAL FIELD OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT'S) VIRTUAL REFERENCE STATION (VRS) NETWORK. OBSERVATIONS WERE TAKEN ON JANUARY OF 2021.



CITY OF NAPOLEON
DN 127 - PG 477
PARCEL NO. 41-230018.0000
39 ACRES (PER AUDITORS OFFICE)

RE-PLAT OF LOT NUMBERS
121,120,119,118,117,116, &
PART OF LOT 115
1.023 ACRES (CALCULATED)

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

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

Station Plat