FINAL PLAT • Iron Pin Set LYNNEFIELD ESTATES SUBDIVISION ▲ Mag Nail Set ■ Monument Set (34" Iron Pin in 6"¢ BEING A PART OF LOT A&B OF THE SUBDIVISION OF LOT 3, GERMAN MUTUAL SUBDIVISION (Cabinet 2, Slide 269A&B) PART OF THE LYNNEWOOD ADDITION TO NAPOLEON TOWNSHIP (Cabinet 1, Slide 116) △ Mag Nail Found O Iron Pin Found PART OF THE W% OF SECTION 14, NAPOLEON TOWNSHIP, T5N, R6E, HENRY COUNTY, CITY OF NAPOLEON, STATE OF OHIO GRAPHIC SCALE Boundary Curve Table Curve # Length Radius WESTMORELAND AVENUE 43"48"00" N 67"05"28" W 22.38" Curve 1 22.93' 30.00' (IN FEET) 1 inch = 60 ft. 75'16'09" N 7'33'24" W 30.53' Curve 7 59.26' 175.00' 19'24'01" S 80'12'34" W 58.97' Curve 8 97.81' 525.00' 10'40'28" S 84'04'42" W 97.67' PARCEL 411491880040 BROOKE GRAY

1020 WESTMORELAND AVE.
NAPOLEON, OHIO 42545 PARCEL: 411491880020 JERRIE L. GRAY 1010 WESTMORELAND AVE. NAPOLEON, OHIO 42545 Curve Table LOT 2B 1.526 AC. Replat Of Lot 2 Of The German Mutual Subdivisio Plat Cabinet 2, Slide 332B Curve # Length Radius LOT 2A 2.454 AC. Replat Of Lot 2 Of The German Mutual Subdivision Plat Cabinet 2, Slide 332B C10 67.72' 200.00' 19°24'01" PARCEL: 411491850020 GERMAN MUTUAL INSURANCE INSURANCE 1000 WESTMORELAND AVE, NAPOLEON, OHIO 42545 C11 66.36' 500.00' 7'36'17" C12 206.09' 400.00' 29'31'12" Ex 20' Utility C13 160.48' 310.00' 29'39'41" LOT 1 6.047 AC. C14 156.95' 205.00' 43'51'55" C15 45.87' 60.00' 43'48'00" N 89'54'47" É Ex 20' Utility Plat Cabinet 2, Slide 260A 81.76 C16 116.90' 370.00' 18'06'07" C17 73.74' 370.00' 11°25'05" AREA CALCULATIONS Existing Acreage Ex 30' Utility Lot 3 German Mutual Subdivision 13.690 Acres Existing 10.943 Acres Remaining LOT #27 48,918 sq.ft. Ex 20' Utility Proposed Acreage Area Lots 1&2 0.548 Acre Area Lots 12,14,16,18&20 1.624 Acres Area Lots 21-24 1.180 Acres Area Lot 27 1.123 Acres PARCEL: 411491870040 GERMAN MUTUAL INSURANCE INSURANCE O WESTMORELAND AVE. NAPOLEON, OHIO 42545 PARCEL: 411400580000 ST PAUL LUTHERAN CHURCH, INC. 1075 & 1095 GLENWOOD AVE. S 89'54'35" W 3.57 LYNNE AVENUE Total Proposed 4.475 Acres Egsement For & Utility Purposes N 89'54'35" E 464.09' 2. Slides 269A&B NAPOLEON, OHIO 42545 29.01 AC. 9.690 AC.
Subdivision Of Lot 3 Of
German Mutual Subdivision
Plat Cabinet 2, Slides 269 A&B AVENUE Ex 10' Utility WESTMORELAND LOT A 4.000 AC. Replat Of Lot 3 Of rman Mutual Subdivisi 7.5' Utility & P.O.B. (1.624 Ac.) 15' Utility Easement P.O.B. (1.180 Ac.) LOT #14 13,038 sq.ft. Ex 60'x180' Easement To City Of Napoleon For P.O.B. (0.548 Ac.) Pro 10' Utility P.O.C. (1.123 Ac.) 30°04/41" W 70.10' N 89°54'35" 529.46 Pro 30.5' Utility SURVEYOR'S CERTIFICATE N 89'54'35" E N 89'54'35" E 40.01 10' Utility CLAIRMONT AVENUE (R/W Varies) I hereby certify that this plat represents a survey umade by me, and that the specified monumentation is necessary to be a second of the secon LOT #1 10,943 sq.ft. S 89"03"23" E 292,47 PARCEL: 411491940160 ERIC R. FRAKER 1164 CLIARMONT AVE. NAPOLEON, OHIO 42545 CABINET 2, SLIDE 380A&B 4-08-2021 N 45'11'28" W 49.32' PARCEL: 411401920000 NAPOLEON BOARD OF EDUCATION 701 BRIARHEATH DRIVE NAPOLEON, OHIO 42545 66.00 AC. S 45'11'28" E 37.83'-125.20' CLAIRMONT AVENUE **PETERMAN** S 89'53'54" W 31.31' BRIARHEATH AVENUE ARCHITECIS - ENGINEERS - INSPECTORS - SURVEYORS

LYNNEFIELD ESTATES SUBDIVISION

BEING A PART OF LOT A&B OF THE SUBDIVISION OF LOT 3, GERMAN MUTUAL SUBDIVISION (Cabinet 2, Slide 269A&B)
PART OF THE LYNNEWOOD ADDITION TO NAPOLEON TOWNSHIP (Cabinet 1, Slide 116)
PART OF THE W½ OF SECTION 14, NAPOLEON TOWNSHIP, T5N, R6E,

HENRY COUNTY, CITY OF NAPOLEON, STATE OF OHIO

OWNER CERTIFICATE	HENRY COUNTY AUDITOR
The undersignedowners of the real estate described hereon, do hereby dedicate to the City of Napoleon all rights of way, streets, alleys, easements or other areas described or indicated as dedicated on the plat.	I, the Henry County Auditor, do hereby certify that there are no unpaid taxes on the property herein and certify the same for transfer. Transferred this day of 20
OWNER WITNESS	
1	Henry County Auditor
2	HENRY COUNTY RECORDER
STATE OF OHIO COUNTY OF HENRY)	Filed for record this day of 20 ato'clock,M. and recorded in plat Cabinet Slide
Before me, a Notary Public in and for said County and State, personally appeared the above owners of the lands shown hereon, and that the signing of the above certificate is their own free act and deed for the uses and purposes therein expressed, in witness thereof, this day of 20	Henry County Recorder
Notary Public	CITY OF NAPOLEON ENGINEER In accordance with Ohia R.C. 711.08, the undersigned, being the Engineer for the City of Napoleon, Ohio hereby certifies that the streets as laid out on this plat of such addition corresponds with those laid out on the recorded plats of the Commission.
CITY OF NAPOLEON PLANNING COMMISSION	
Under authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Codified Ordinances, the plat is hereby approved by the Planning Commission of the City of Napoleon.	City of Napoleon Engineer
Date	SURVEYOR'S CERTIFICATE
Chairman	I hereby certify that this plat represents a survey made by me, and that the specified monumentation shown hereon actually exists, and its location is correctly shown.
Clerk of Council	Nick E. Nigh, P.S. 17384 Peterman Associatés, Inc.
CITY OF NAPOLEON COUNCIL	ONLY TO SERVICE STATE OF THE S
Under authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Codified Ordinances, the plat is hereby approved by the City Council of the City of Napoleon.	
Date	
Mayor	
Attect: Clark of Council	

LEGAL DESCRIPTION

1.180 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, State of Ohio and being Late 1 and 2 and a part of Late 3-7, Innexecod Addition to Napoleon Township (Cobinet 1, Silde 116), in part of the SWI/4-of Section 14, TSM, RSE, a tract of land bounded and described as follows:

Beginning at an iron pin found on the east right of way line of Westmoreland Avenue (R/W Varies), and described as lying N89°54°35°E a distance of 40.01 feet from a monument found marking the southwest corner of the NW1/4 of solid Section 14, said beginning point also being the southwest corner of Lot A in the Subdivision of Lot 3, German Mutual Subdivision recorded in Cobinet 2, Sides 289 A & B of the Henry County Plat Records, and the northwest corner of Lot 1 Lynnewood Addition to Napoleon Township recorded in Cobinet 1, Sides 166 of the Henry County Plat Records;

thence from the above described point of beginning and along the north line of the SW1/4 of said Section 14, also being the north line of said Lymnewood Addition N89°54°35°E a distance of 528.46 feet to an iron pin found on a northwesterly right of way corner of Clairmont Avenue dedicated in Cobinet 2, Sides 380 A & B of the Henry County Plat Records;

thence along the northerly right of way line of said Clairmont Avenue (R/W Varies) the following courses:

thence S61°16′56°W a distance of 169.35 feet to a mag nail found marking the PC of a curve to the right;

thence along said curve to the right, in a southwesterly direction, with a central angle of 29°31'12" a radius of 370.00 feet and a length of curve of 180.63 feet, the chard of said curve bearing 576°02"32"W

thence N89'11'52'W a distance of 200.60 feet to a mag notil found marking the intersection of the north right of way line of sold Clairmont Avenue with the east right of way line of Westmoreland Avenue;

thence leaving the north right of way line of sold Clairmont Avenue, and along the east right of way line of sold Westmoreland Avenue N0112'S5TE a distance of 12.5.23 feet to the Point of Beglinning and containing 1.180 acres of iond, more or less, subject however to all prior eassements of record.

1.624 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, State of Ohio and being a part of Lat B of the Subdivision of Lat 3 German Mutual Subdivision (Cobinet 2, Side 269 A & B), in a part of the NNI/4-of Section 14, TSM, RSE, a tract of land bounded and described as follows:

Beginning at an Iron pin found moriding the southwest corner of said Lot B, and lying on the south line of the NMI/A of said Section 14 and described as lying NBST4735°E a distance of 553.80 feet from a monument found morifoling be southwest corner of the NMI/A of said Section 14;

thence from the obove described point of beginning and along the west line of said Lot 8 N01'04'39'E a distance of 144.90 feet to an iron pin set;

thence parallel with the south line of said Lot B and the south line of the NW1/4 of said Section 14 NBSTS4'35"E a distance of 511,00 feet to an Iron pin set marking the PC of a curve to the right;

thence along sold curve to the right, in a southwesterly direction, with a central angle of 25°45'29" a radius of 145.00 feet and a length of curve of 75.31 feet the chord of sold curve bearing \$15°11'55'W a distance of 74.47 feet to an iron pin set marking the PT of seld curve.

thence $$30^{\circ}4^{\circ}4^{\circ}W$ a distance of 70.10 feet to an Iron pin set marking the PC of a curve to the right;

thence along sold curve to the right in a southwesterly direction with a central angle of 59'49'34" a radius of 25.00 feet and a length of curve of 28.11 feet, the chard of sold curve bearing 559'59'38'W a distance of 2.494 feet to an iron pin set on the south line of sold Lot B and the south line of the NW1/4 of sold Section 14;

thence along the south line of soid Lot 8, and the south line of the NW1/4 of soid Section 14, and along the north right of way line of Colimont Avenue dedicated in Cobinet 2, Sides 300 A & B of the Henry County Pitcl Records and as extended east S83°5-35°W a distance of 437-47 feet to the Point of Beginning and containing 1.624 cores of land, more or less, subject however to all prior easements of record.

0.548 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, State of Ohio and being Lots 15 and 16 and a part of Lots 13 and 14, Lynnewood Addition to Napoleon Township (Cabinet 1, Sitile 116), in part of the SWI/4 of Section 14, TSN, REE, a tract of land bounded and described as follows:

Beginning at an Iron pin set on the north line of said Lynnewood Addition to Napoleon Township recorded in Cabinet 1, Side 116 of the Henry County Pint Records, and the north line of the SW1/4 of said Section 14 described as lying N8054535 a distance of 1115.05 feet from a monument found marking the southwest corner of the NW1/4 of said Section 14;

thence from the above described point of beginning and along the north line of the SW1/4 of add Section 14, also being the north line of said Lynnewood Addition N89'54'35"E a distance of 190.78 feet to an iron pin set marking the northwest corner of said Lat 16;

thence along the east line of each Lot 16 500'06'06''E a distance of 119.56 feet to an iron pin found on the north right of way line of Clairmont Avenue;

thence along the northerty right of way line of said Clairmont Avenue (R/W Varies) the following courses:

thence S89'53'54"W a distance of 31.31 feet to a monument set marking an angle point;

thence N85759/287% a distance of 28.71 feet to a mag noil found marking the northeast corner of Clairmont Avenue as desicated in Cabinet 2, Sildes 380 A & B of the Henry County Plot Records; thence continuing along the north right of way line of said Clairmont Avenue the following courses:

thence NBS'59'28'W a distance of 95.49 feet to a mag nail found marking the PC of a curve to the right;

thence along sold curve to the right, in a northwesterly direction, with a central angle of $4.748^{\circ}00^{\circ}$ a radius of 3.0.00 feet and a length of curve of 2.2.35 feet, the chord of sold curve bearing N67'05'28'W adstance of 2.2.36 feet to a mag nall found marking the PT of sald curve:

thence N45"11"28"W a distance of 49.32 feet to a mag nail set marking the PC of a curve to the right;

thence leaving the north right of way line of sold Clairmont Avenue and along sold curve to the right, in a northwesterly direction, with a central angle of 75'16'09" a radius of 25.00 feet and a length of curve of 32.84 feet, the chard of sold curve bearing N07'33'24"W a distance of 30.53 feet to an iron pin set marking the PT of sold curve;

thence N30"04"41"E a distance of 50.12 feet to the Point of Beginning and containing 0.548 acre of land, more or less, subject however to all prior easements of record.

1.123 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, Stats of Ohio and being a part of Lot A and a part of Lot B of the Subdivision of Lot 3 German Mutual Subdivision (Cabinet 2, Stide 259 A & B), in a part of the NMY/4 of Section 14, TSM, RBC, a tract of land bounded and described and

Commencing at a monument found marking the southwest corner of the NW1/4 of said Section 14; thence clong the south line of said Lot A and as extended west, also being the south line of the NW1/4 of said Section 14 N89'54'35"E a distance of 593.80 feet to an iron pin found marking the

thence along the west line of sold Lot 8 N01'04'39"E a distance of 329.87 feet to an Iron pin set morthing the northeast corner of Lynne Avenue, dedicated by Ordnance No. 06-03 recorded in OR Book 323, Page 2078 of the Henry County Official Records and being the Principal Point of Beginning of the troot of land to be herein described;

thence from the above described Principal Point of Beginning and along the north right of way line of lynne Avenus (50° R/W) in a seathwesterly direction, and along a curve segment to the left with a central angle of 08°1355° a radius of 525.00 feet and a length of curve of 75.45 feet the chard of seld curve segment bearing 574°37'31°W a distance of 75.36 feet to an iron pin set marking a point of reverse curveture;

thence continuing along the north right of way line of soid Lynne Avenue in a southwesterty direction and along a curve to the right, with a central angle of $19724^\circ01^\circ$ a radius of 175.00 feet and a length of curve of 59.26 feet, the chard of sold curve bearing $580^\circ12^\circ34^\circ$ a distance of 58.97 feet to an iron pin set marking the P1 of soid curve;

thence continuing along the north right of way line of said Lynne Avenue S89°54'35"W a distance of 3.57 feet to an iron pin found marking a southwest corner of said Lot A;

thence leaving the north right of way line of Lynne Avenue and along the west line of sold Lot A and along the west line of sold Lot B N01°04′39°C a distance of 174.99 feet to an Iron pin found marking a corner of sold Lot B;

thence along a northwesterly line of sold Lot B NSB*17'08"E a distance of 171.73 feet to an iron pin found marking a corner of sold Lot B;

thence along the north line of said Lot B N89'54'47"E a distance of 81.76 feet to an iron pin set;

thence S00'05'25"E a distance of 225.27 feet to an Iron pin set marking the PC of a curve segment to the left;

thence along said curve segment to the left, in a southwesterly direction, with a central angle of narries are along the segment of 25°,00 feet and a length of curve of 97.31 feet the chord of said curve embedring S840°4.2°W a distance of 97.6° feet to the Principal Point of Beginning and containing surress.

NOTE: The above Plat was prepared from a field survey performed by Peterman Associates, Inc. on January 13, 2020 under the direct supervision of Nick E. Nigh, PS #7354.

I.P. set =5/8" x 30" Rebar with Peterman Associates' Cap.



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PAI Project No. 19-0507

FINAL PLAT

Lynnefield Estates Subdivision

NAPOLEON, TWP, HENRY CO., OHIO

We, the undersigned, Goodville Mutual Insurance Company, by instrument in Vol. 183 Page 525 and Vol. 172 Page 405 Deed of Records of Henry County, Ohio, by instrument records in Vol. 46 Page xxx Official Records of Henry County, Ohio, owners of the real estate shown and described herein, do hereby certify that have xxx laid off, plotted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with xxx within plat, and do hereby dedicate to the City of Napoleon all rights of way, streets, alleys, easements or other areas described or indicated as dedicated on this plat.

This subdivision shall be known and designated as the Lynnefield Estates, Lots #1 through #28 an addition the City of Napoleon, Henry County, Ohio. All streets and alleys shown and not heretofore dedicated are hereby dedicated, to the public.

There are strips of ground ten (10) feet, fourteen (14) feet and fifteen (15) feet in width shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, piles, duct lines and wires, subject to at all times the proper authorities and to the easement maintained upon said strips of land but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

- 1. Lynnefield Estates Addition is to be used for single family residences.
- 2. Foundation area of single family, single story residences shall be at least 1400 square feet, tri-level and one or one-half story residences shall be at least 1200 square feet; and, two-story residences shall be at least 1000 square feet excluding area of porches, breezeways, and garages. The main floor of all residences shall have a minimum ceiling height of 8 feet.
- 3. No structure shall be erected, altered, placed, or permitted to remain on any of said lots other than a single family dwelling.
- 4. No structure shall be erected nearer than a minimum of seven (7) feet from any side lot line.
- 5. No structure shall be erected closer to the street line than the distance specified as the "Building Setback Line" and shown on the plat for said addition.
- 6. Easements affecting lots are reserved as shown on the Plat for utility installation and maintenance.
- 7. All structures shall be of new construction. No building or portions of building shall be moved on said lots for remodeling or other purposes.
- 8. No roof drains or footer tile shall be connected to sanitary sewers.
- 9. The Owners of said lots must conform to the finished floor elevation and lawn grading elevation as determined by the developer's engineer to insure proper drainage and appearance.
- 10. No residence shall be placed on any lot less than eighty (80) feet frontage (not including cul-de-sac lots) and one hundred ten (110) feet depth. The elevation of the first floor shall not be more than two

- (2) feet above the garage level of said lot. All house plans and layouts shall be subject to the approval of the developers, and or assigns before construction may be started. All houses shall have some brick or stone on the front of the house.
- 11. No billboards, signs, or other advertising devices other than temporary "For Sale" or political signs during a campaign
- 12. Driveways shall be paved with Portland cement concrete. The property owners shall install the four (4) feet wide sidewalk along the street in accordance with the City of Napoleon, Ohio Engineering Department Standards, Rules and Regulations. Corner lot owners shall also install the walk within the intersections. Sidewalks shall be installed by the lot owner prior to occupancy of the residence.
- 13. No stables, barns, cattle yards, kennels, hog pens, fowl yard or fowl house, cesspool, privy vault or any other form of privy, shall be erected or placed on said lots, nor shall any live poultry, hogs, cattle, or other livestock or any noxious, dangerous or offensive things whether of the character of those herein before enumerated or not, be permitted or maintained thereon.
- 14. No trailer, basement, tent, shack, garage, barn or other building shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.
- 15. Said lot shall not be used for any purpose nor in any way which may endanger the health or unreasonably the peace and quiet of any occupant of said area.
- 16. No gasoline tanks, fuel oil tanks, or any other tanks shall be placed or allowed to be placed above ground area.
- 17. No trucks (not to include pickup trucks) of any kind shall be allowed to be parked or placed at any time in said area. Trucks delivering construction material, delivery trucks and moving vans are excluded from the provisions of this section.
- 18. Crawl space and basement footer drains or basement floor drains shall not drain by gravity to the storm sewer. Storm water shall be pumped to the storm sewer via sump pump.
- 19. A minimum of two (2) 2" diameter trees shall be planted by the house owner in the front yard after the home has been completed.
- 20. No sheds, storage or outbuildings shall be allowed unless built upon a permanent foundation. No metal buildings shall be permitted. The maximum size shall be no more than 256 square feet in total except for a standard sized detached garage which must be finished in the style and manner of the home with a concrete driveway from it to the street.
- 21. Maintenance of the retention pond (lot 29) shall be shared equally among the property owners of Lynnfield Estates Subdivision (Phase I & II), except for lots 1,2,21,22,23,24 which are excluded.

The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming them until January 1, 2050, at which time said covenants shall be automatically extended for successive periods of (10) years unless by vote of a majority of the then owners of the building sites.