

FINAL PLAT
LYNNEFIELD ESTATES SUBDIVISION
 BEING A PART OF LOT B OF THE SUBDIVISION OF LOT 3, GERMAN MUTUAL SUBDIVISION (Cabinet 2, Slide 269A&B)
 PART OF THE LYNEWOOD 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

The undersigned _____ owners 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.

OWNER _____ WITNESS _____

1 _____
 2 _____

STATE OF OHIO
 COUNTY OF HENRY)

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__

 Notary Public

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.

Date _____

 Chairman

 Clerk of Council

CITY OF NAPOLEON COUNCIL

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

 Attest: Clerk of Council

HENRY COUNTY AUDITOR

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__.

 Henry County Auditor

HENRY COUNTY RECORDER

Filed for record this ____ day of _____, 20__, at ____ o'clock, __M. and recorded in plat Cabinet _____, Slide _____.

 Henry County Recorder

CITY OF NAPOLEON ENGINEER

In accordance with Ohio 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 Engineer

SURVEYOR'S CERTIFICATE

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.

Nick E. Nigh, P.S. #7384 _____ Date _____
 Peterman Associates, Inc.

LEGAL DESCRIPTION

1.180 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, State of Ohio and being Lots 1 and 2 and a part of Lots 3-7, Lynnewood Addition to Napoleon Township (Cabinet 1, Slide 116), in part of the SW1/4 of Section 14, T5N, R6E, 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 said Section 14, said beginning point also being the southwest corner of Lot A in the Subdivision of Lot 3, German Mutual Subdivision recorded in Cabinet 2, Slides 269 A & B of the Henry County Plat Records, and the northwest corner of Lot 1 Lynnewood Addition to Napoleon Township recorded in Cabinet 1, Slide 116 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 Lynnewood Addition N89°54'35"E a distance of 529.46 feet to an iron pin found on a northwesterly right of way corner of Clairmont Avenue dedicated in Cabinet 2, Slides 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 190.63 feet, the chord of said curve bearing S76°02'32"W a distance of 188.53 feet to a mag nail found marking the PT of said curve;

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

thence leaving the north right of way line of said Clairmont Avenue, and along the east right of way line of said Westmoreland Avenue N01°12'35"E a distance of 123.23 feet to the Point of Beginning and containing 1.180 acres of land, more or less, subject however to all prior easements of record.

1.624 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, State of Ohio and being a part of Lot B of the Subdivision of Lot 3 German Mutual Subdivision (Cabinet 2, Slide 269 A & B), in a part of the NW1/4 of Section 14, T5N, R6E, a tract of land bounded and described as follows:

Beginning at an iron pin found marking the southwest corner of said Lot B, and lying on the south line of the NW1/4 of said Section 14 and described as lying N89°54'35"E a distance of 553.80 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 west line of said Lot B 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 N89°54'35"E a distance of 511.00 feet to an iron pin set 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°45'29" a radius of 145.00 feet and a length of curve of 75.31 feet the chord of said curve bearing S15°11'56"W a distance of 74.47 feet to an iron pin set marking the PT of said curve;

thence S30°04'41"W a distance of 70.10 feet to an iron pin set 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 59°49'54" a radius of 25.00 feet and a length of curve of 26.11 feet, the chord of said curve bearing S59°59'38"W a distance of 24.94 feet to an iron pin set on the south line of said Lot B and the south line of the NW1/4 of said Section 14;

thence along the south line of said Lot B, and the south line of the NW1/4 of said Section 14, and along the north right of way line of Clairmont Avenue dedicated in Cabinet 2, Slides 380 A & B of the Henry County Plat Records and as extended east S89°54'35"W a distance of 437.47 feet to the Point of Beginning and containing 1.624 acres 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 Lot 14, Lynnewood Addition to Napoleon Township (Cabinet 1, Slide 116), in part of the SW1/4 of Section 14, T5N, R6E, 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, Slide 116 of the Henry County Plat Records, and the north line of the SW1/4 of said Section 14 described as lying N89°54'35"E 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 said 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 northeast corner of said Lot 16;

thence along the east line of said Lot 16 S00°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 northerly 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 N88°59'28"W a distance of 29.71 feet to a mag nail found marking the northeast corner of Clairmont Avenue as dedicated in Cabinet 2, Slides 380 A & B of the Henry County Plat Records;

thence continuing along the north right of way line of said Clairmont Avenue the following courses:

thence N88°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 said curve to the right, in a northwesterly direction, with a central angle of 43°48'00" a radius of 30.00 feet and a length of curve of 22.93 feet, the chord of said curve bearing N67°05'28"W a distance of 22.38 feet to a mag nail found marking the PT of said 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 said Clairmont Avenue and along said 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 chord of said curve bearing N07°33'24"W a distance of 30.53 feet to an iron pin set marking the PT of said 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.

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PETERMAN ASSOCIATES, INC.
 - ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS -
 Corporate Office Over Eighty Years
 3480 N. Main Street Of Providing
 Findlay, Ohio 45640 Professional
 Office (419)422-8672 Services...
 Fax (419)422-9486 PAI Project No. 19-0507

FINAL PLAT
LYNNEFIELD ESTATES SUBDIVISION
BEING A PART OF LOT B OF THE SUBDIVISION OF LOT 3, GERMAN MUTUAL SUBDIVISION (Cabinet 2, Slide 269A&B)
PART OF THE LYNEWOOD ADDITION TO NAPOLEON TOWNSHIP (Cabinet 1, Slide 116)
PART OF THE W $\frac{1}{2}$ OF SECTION 14, NAPOLEON TOWNSHIP, T5N, R6E,
HENRY COUNTY, CITY OF NAPOLEON, STATE OF OHIO

DEED RESTRICTIONS

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 Lynnefield 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.

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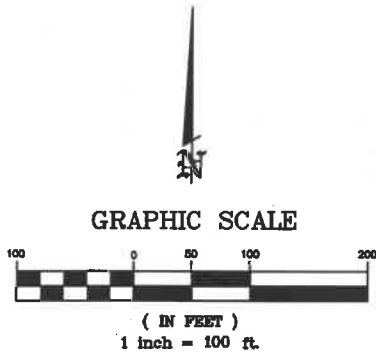
PETERMAN
ASSOCIATES, INC.

- ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS -
 Corporate Office Over Eighty Years
 3480 N. Main Street Of Providing
 Findlay, Ohio 45840 Professional
 Office (419)422-8872 Services...
 Fax (419)422-9468
 PAI Project No. 19-0507

- Legend**
- Iron Pin Set
 - ▲ Mag Nail Set
 - Monument Set
(3/4" Iron Pin in 6"Ø Concrete)
 - Monument Found
(3/4" Iron Pin in 6"Ø Concrete)
 - △ Mag Nail Found
 - Iron Pin Found

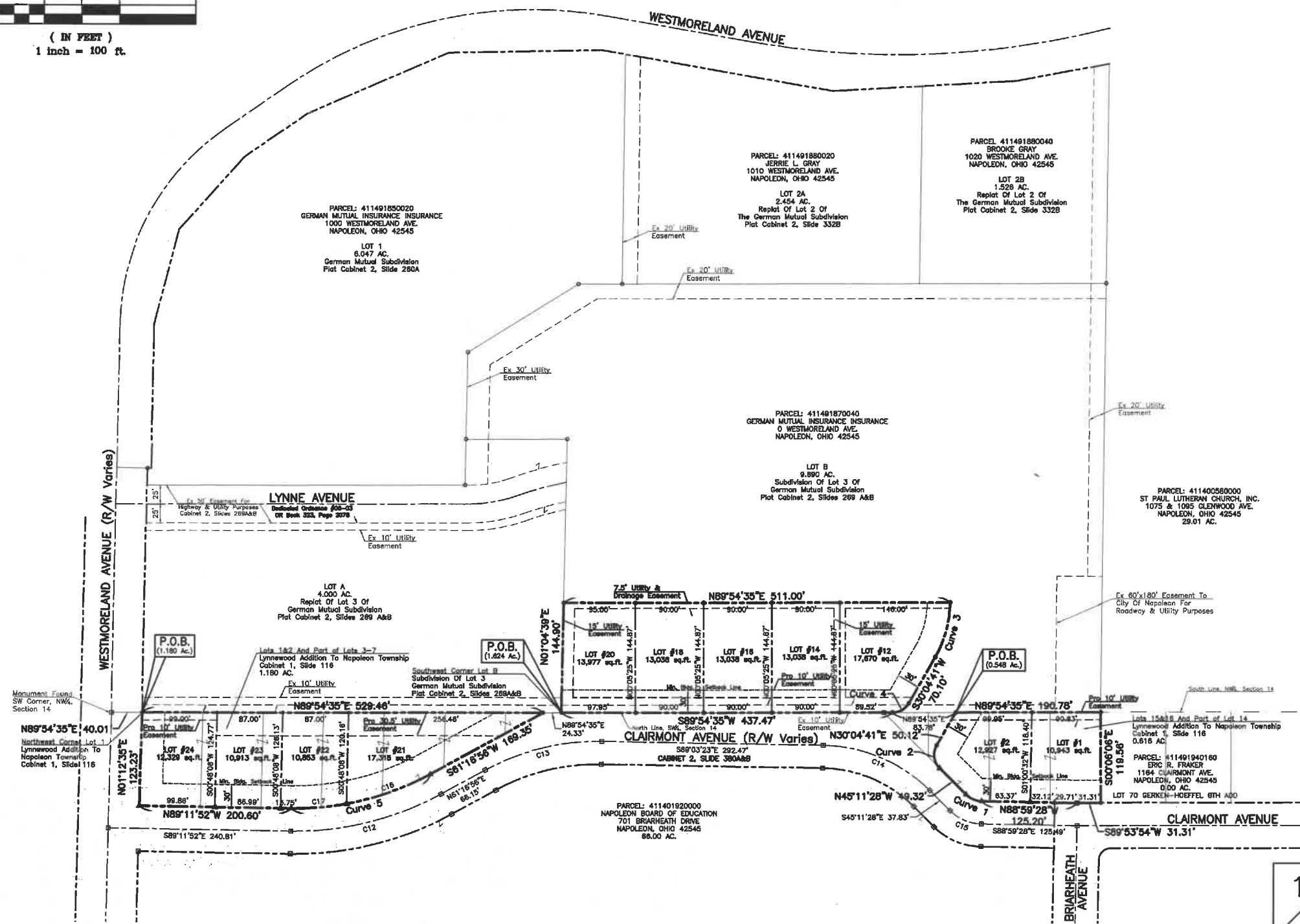
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LYNNEFIELD ESTATES SUBDIVISION
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 PART OF THE LYNNWOOD ADDITION TO NAPOLEON TOWNSHIP (Cabinet 1, Slide 116)
 PART OF THE W 1/2 OF SECTION 14, NAPOLEON TOWNSHIP, T5N, R6E,
 HENRY COUNTY, CITY OF NAPOLEON, STATE OF OHIO

Boundary Curve Table				
Curve #	Length	Radius	Delta	Chord
Curve 1	22.93'	30.00'	43°48'00"	N67°05'28"W 22.38'
Curve 2	32.84'	25.00'	75°16'09"	N7°33'24"W 30.53'
Curve 3	75.31'	145.00'	29°45'29"	S15°11'56"W 74.47'
Curve 4	26.11'	25.00'	59°49'54"	S59°59'38"W 24.94'
Curve 5	190.63'	370.00'	29°31'12"	S76°02'32"W 188.53'



Curve Table			
Curve #	Length	Radius	Delta
C12	206.09'	400.00'	29°31'12"
C13	160.48'	310.00'	29°39'41"
C14	156.95'	205.00'	43°51'55"
C15	45.87'	60.00'	43°48'00"
C16	116.90'	370.00'	18°06'07"
C17	73.74'	370.00'	11°25'05"

AREA CALCULATIONS	
Existing Acreage	
Lot 3 German Mutual Subdivision	13.690 Acres Existing
	12.066 Acres Remaining
Lynnewood Addition to Napoleon Township	
	1.796 Acres Existing
Proposed Acreage	
Area Lots 1&2	0.548 Acres
Area Lots 12,14,16,18&20	1.624 Acres
Area Lots 21-24	1.180 Acres
Total Proposed	3.352 Acres



SURVEYOR'S CERTIFICATE

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.

Nick E. Nigh, P.S. #7384 Date _____
 Peterman Associates, Inc.

PETERMAN ASSOCIATES, INC.

- ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS -

Corporate Office 3480 N. Main Street Findlay, Ohio 45840 Office (419)422-8672 Fax (419)422-9466	Over Eighty Years Of Providing Professional Services... PAI Project No. 19-0507
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