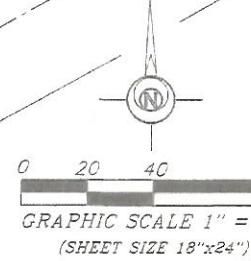


PLAT FOR:
CITY OF NAPOLEON
CTS 1-18 AND A VACATED ALLEY
YEAGER'S THIRD ADDITION TO THE
NAPOLEON, HENRY COUNTY, OHIO

krath &
Associates
Engineering and Surveying, LLC
5. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789

NOTE: SURVEY BEARINGS BASED ON
OHIO NORTH ZONE STATE PLANE
COORDINATES OBTAINED FROM
THE OHIO DOT VRS NETWORK

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE EXAMINATION. BEYOND
THE DEED DOCUMENTS CITED ON THE SURVEY
DRAWING THERE MAY BE RECORDED OR UN-
RECORDED EASEMENTS AND/OR
ENCUMBRANCES BENEFITING OR ENCUMBERING
THE SURVEYED PROPERTY WHICH ARE NOT
SHOWN ON THIS DRAWING.



GRAPHIC SCALE 1" =
(SHEET SIZE 18"x24")

LEGEND

- 5/8 INCH REBAR WID
- 1/2 INCH REBAR FOUN
- [MAG] MAG NAIL SET
- [DH] DRILL HOLE SET
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEME

RE-PLAT OF LOT 1-18

HENRY YEAGER'S THIRD ADDITION
NAPOLEON BOOK 2, SLIDE #12

DETAIL
(NOT TO SCALE)

LOT 1 1.070 ACRE
Situated as being off of Lots 1 through 13 and a vacated 20
wide alley in Henry Yeager's Third Addition to the City of
Napoleon, also part of Section 13, Napoleon Township, Henry
County, Ohio, as recorded in Official Record Volume 170, Page
687 and Subdivision Book Napoleon 2, Slide 12 of the Henry
County Record of Plats and more particularly described as fol

Commencing at a mag nail set on the Southern right-of-way
Railroad Street marking the Northwest corner of Lot 18 in said
Henry Yeager's Third Addition;

Thence South 16°23'45" West along the East line of a 20 foot
wide alley and the West lines of Lots 18, 17, 16, 15, and 14 in He
Yeager's Third Addition a distance of 125.00 feet to a 5/8 inch
rebar with ID cap set marking the Northwest corner of said Lot
18 and the POINT OF BEGINNING;

Thence South 73°43'22" East along the North line of said Lot
distance of 120.26 feet to a 1/2 inch rebar with ID cap set
Western right-of-way of Oakwood Avenue marking the North
corner of said Lot 13;

Thence South 16°16'38" West along said Western right-of-way
and the East lines of said Lots 1-13 a distance of 1.2 feet
a point marking the intersection of the Western right-of-way
Oakwood Avenue with the Eastern right-of-way of North Perry
Street, referenced by a 1/2 inch rebar found lying 2.31 feet
and 1.07 feet West of said point;

Thence North 25°52'12" West along said Eastern right-of-way
North Perry Street a distance of 180.20 feet to a bent 1/2
feet found on the Eastern right-of-way of a 20 foot wide alley;

Thence North 16°23'45" East along said Eastern line of said
foot wide alley and the West lines of said Lots 2-13 a distan
319.62 feet to the POINT OF BEGINNING, said tract containing
1.070 acres of land, more or less

Subject to all legal highways, easements, and restrictions of us
whether apparent and/or of record and is from an actual surv
performed in February, 2025, under the supervision of Ohio
Professional Surveyor Seth D. Schroeder, Ohio Surveyor No.
8784.

Note: The bearings used in this description are on an assume
meridian assuming the Western right-of-way line of Oakwood
Avenue to be South 16°16'38" West and are for the purpose
angle determination only.

LOT 2 0.345 ACRE
Situated as being off of Lots 14 through 18 in Henry Yeager's
Third Addition to the City of Napoleon, also part of Section 13,
Napoleon Township, Henry County, Ohio, as recorded in Official
Record Volume 170, Page 687 and Subdivision Book Napoleon
Slide 12 of the Henry County Record of Plats and more
particularly described as follows:

Beginning at a mag nail set on the Southern right-of-way of
Railroad Street marking the Northwest corner of Lot 18 in said
Henry Yeager's Third Addition and the POINT OF BEGINNING;

Thence South 73°43'22" East along the North line of said Lot
distance of 120.00 feet to a point on the Western right-of-way
Oakwood Avenue marking the Northeast corner of said Lot 16
referenced by a drill hole and mag nail set South 73°43'22"
distance of 2.0 feet from said point and another drill hole and
nail set South 73°43'22" East a distance of 4.0 feet from s

Thence South 16°16'38" West along said Western right-of-way
the East line of said Lots 18, 17, 16, 15, and 14 a distance
125.00 feet to a 5/8 inch rebar with ID cap set marking the
Southeast corner of said Lot 14;

Thence North 73°43'22" West along the South line of said Lot
distance of 120.26 feet to a 5/8 inch rebar with ID cap set
East line of a 20 foot wide alley, marking the Southwest corn
said Lot 14;

Thence North 16°23'45" East along said East line of said 20
wide alley and the West lines of Lots 14, 15, 16, 17, and 18
distance of 125.00 feet to the POINT OF BEGINNING, said tract
containing 0.345 acres of land, more or less

Subject to all legal highways, easements, and restrictions of u
whether apparent and/or of record and is from an actual surv
performed in February, 2025, under the supervision of Ohio
Professional Surveyor Seth D. Schroeder, Ohio Surveyor No.
8784.

Note: The bearings used in this description are on an assum
meridian assuming the Western right-of-way line of Oakwood
Avenue to be South 16°16'38" West and are for the purpose
angle determination only.

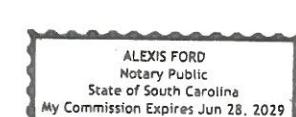
OWNERS ACKNOWLEDGEMENT / DEDICATION CERTIFICATE

I, Vicki L. Woods, sole member of
the undersigned owner of the lands indicated on the
accompanying map, do hereby manifest my/our approval
of the subdivision as shown thereon and hereby dedicate
any streets and alleys shown to public use and
desire the same be placed upon public record.

Vicki L. Woods, sole Member

Before me, a notary public in and for the State of South Carolina,
personally appeared Vicki L. Woods, sole member to sign this
who known to me and who acknowledged that Vicki L. Woods, sole member
are the owners of the lands shown on the accompanying map
and
that the signing of the above certificate is her
own free act and deed.
As witness whereof and have hereunto set my hand and affixed
my official seal this 20 day of October, 2025

Alena Ford
NOTARY PUBLIC



DESCRIPTION VERIFIED
HENRY COUNTY ENGINEER
BY: R2/MW DATE: 11/3/25

FILENAME: 25-028_YEAGER REPLAT_sds_2-10-2025.scl DATE:

I HEREBY CERTIFY THIS TO BE A SURVEY MADE
UNDER MY SUPERVISION AND THAT THE MONUMENTS
ARE FOUND AND/OR SET AS INDICATED.

Horn

Seth D. Schroeder, P.S.
Registered Surveyor No. 8784.
115 S Fair Avenue, Suite A
Ottawa, Ohio 45875
419-523-5789



Doc# 2025003899
NEWTON & HARMON LTD
FILED