

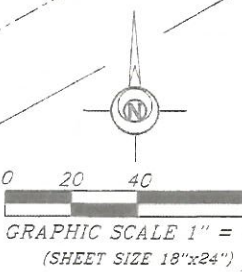
PLAT FOR:
CITY OF NAPOLEON
OTS 1-18 AND A VACATED ALLEY
YEAGER'S THIRD ADDITION TO THE
NAPOLEON, HENRY COUNTY, OHIO

krath & Associates
Engineering and Surveying, LLC
5, Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419-223-3789

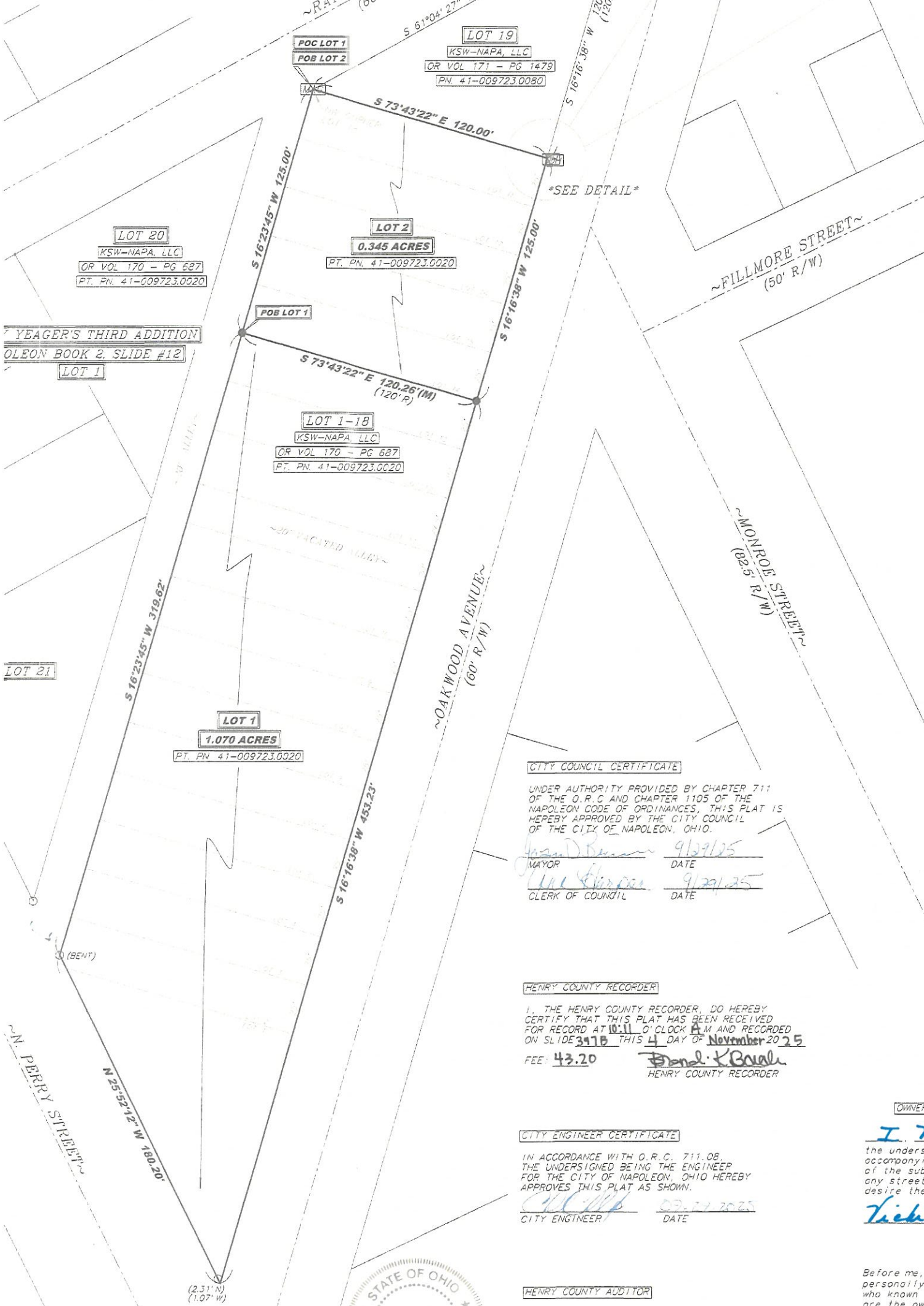
NOTE: SURVEY BEARINGS BASED ON
OHIO NORTH ZONE STATE PLANE
COORDINATES OBTAINED FROM
THE OHIO DOT VRS NETWORK

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.

RE-PLAT OF LOT 1-18
HENRY YEAGER'S THIRD ADDITION
NAPOLEON BOOK 2, SLIDE #12



- LEGEND**
- 5/8 INCH REBAR W/D
 - 1/2 INCH REBAR FOUND
 - MAG MAG NAIL SET
 - DH DRILL HOLE SET
 - (M) MEASURED DIMENSION
 - (R) RECORDED DIMENSION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT



LOT 1 1.070 ACRE
Situated as being all of Lots 1 through 13 and a vacated 20 foot 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 Plots and more particularly described as follows:
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 Henry 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 1 and the POINT OF BEGINNING;

Thence South 73°43'22" East along the North line of said Lot 1 a distance of 120.26 feet to a 5/8 inch rebar with ID cap set marking the Western right-of-way of Oakwood Avenue marking the Northeast corner of said Lot 13;

Thence South 16°16'38" West along said Western right-of-way line and the East lines of said Lots 1-13 a distance of 453.2 feet to 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 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 20 foot wide alley and the West lines of said Lots 2-13 a distance of 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 survey 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 assumed meridian assuming the Western right-of-way line of Oakwood Avenue to be South 16°16'38" West and are for the purpose of angle determination only.

LOT 2 0.345 ACRE
Situated as being all 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 2, Slide 12 of the Henry County Record of Plots 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 1 a distance of 120.00 feet to a point on the Western right-of-way Oakwood Avenue marking the Northeast corner of said Lot 18 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 said point;

Thence South 16°16'38" West along said Western right-of-way line and the East lines of said Lots 14, 15, 16, 17, and 18 a distance of 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 1 a 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 corner said Lot 14;

Thence North 16°23'45" East along said East line of said 20 foot wide alley and the West lines of Lots 14, 15, 16, 17, and 18 a 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 us whether apparent and/or of record and is from an actual survey 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 assumed meridian assuming the Western right-of-way line of Oakwood Avenue to be South 16°16'38" West and are for the purpose of angle determination only.

CITY COUNCIL CERTIFICATE
UNDER AUTHORITY PROVIDED BY CHAPTER 711 OF THE O.R.C. AND CHAPTER 1105 OF THE NAPOLEON CODE OF ORDINANCES, THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF NAPOLEON, OHIO.
[Signature] 9/29/25
MAYOR DATE
[Signature] 9/29/25
CLERK OF COUNCIL DATE

HENRY COUNTY RECORDER
I, THE HENRY COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECEIVED FOR RECORD AT 10:11 O'CLOCK A.M. AND RECORDED ON SLIDE 341B THIS 4 DAY OF November 20 25
FEE: 43.20
[Signature]
HENRY COUNTY RECORDER

CITY ENGINEER CERTIFICATE
IN ACCORDANCE WITH O.R.C. 711.08, THE UNDERSIGNED BEING THE ENGINEER FOR THE CITY OF NAPOLEON, OHIO HEREBY APPROVES THIS PLAT AS SHOWN.
[Signature] 09-29-2025
CITY ENGINEER DATE

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.
[Signature] 10.31.2025
AUDITOR DATE

OWNERS ACKNOWLEDGEMENT / DEDICATION CERTIFICATE
I, Vicki L. Woods, sole member of KSW NAA
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 KSW NAA* who known to me and who acknowledged that *Vicki L. Woods, Sole member KSW NAA* 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 *26* day of *October*, 20*25*

[Signature]
NOTARY PUBLIC

ALEXIS FORD
Notary Public
State of South Carolina
My Commission Expires Jun 28, 2029

DESCRIPTION VERIFIED
HENRY COUNTY ENGINEER
BY: RZ/MV DATE: 11/3/25

I HEREBY CERTIFY THIS TO BE A SURVEY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS ARE FOUND AND/OR SET AS INDICATED.
10-21-25
Date
[Signature]
Seth D. Schroeder, P.S.
Registered Surveyor No. 8784
115 S. Fair Avenue, Suite A
Ottawa, Ohio 45875
419-523-5789

003899 Pages: 2
for Record in HENRY County, Ohio
NDI BADEN, Recorder
10/2025 10:11 AM Recording Fees: \$43.20

Doc# 2025003899
NEWTON & HARMON LTD
FILED

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