

A ● IRON PIN FOUND

B ● CAPPED IRON PIN FOUND

C □ CONCRETE MONUMENT SET THIS SURVEY

D • POINT ESTABLISHED

E ● CAPPED IRON PIN SET THIS SURVEY

F ● MONUMENT BOX WITH CAPPED IRON
PIN SET THIS SURVEY

P.O.B. POINT OF BEGINNING

(M) DISTANCE MEASURED

(P.R.) DISTANCE FROM PRIOR DEED

* PERMANENT DRAINAGE EASEMENT - DO NOT DISTURB
100' WEA FLOOD PLAIN (ZONE A) BELOW CONTOUR
ELEVATION 681.00 PER FIRM MAP COMMUNITY PANEL
NO. 390144000SD, EFFECTIVE DATE 03/04/85

IRON PIN FOUND AT
THE N.E. CORNER,
WEST 1/2, OF THE
N.E. 1/4, SECTION
NO. 35

EAST LINE, WEST
1/2, N.E. 1/4,
SECT. NO. 35 —

OLDE OAKS ESTATES SUBDIVISION

A PART OF THE WEST HALF (1/2), N.E. QUARTER (1/4),
SECTION NO. 35, TWP. T-4-N, R-4-E,
DEFIANCE TOWNSHIP, CITY OF DEFIANCE,
DEFIANCE COUNTY, OHIO

ZONING: R-2
11.2035 ACRES

SUBDIVISION LEGAL DESCRIPTION
PT. PARCEL NO.'S B01-4035-0-001-00
B01-4035-0-001-02
B01-4035-A-004-00

Being Pt. W 1/2, NE 1/4, Section No. 35, T4N, R4E, Defiance Township, City of Defiance, County of Defiance, and State of Ohio:

Commencing at an iron pin found at the Northeast corner of the West Half (1/2) of the Northeast Quarter (1/4) of said Section No. 35; Thence S 00° 00' 00" E on the East line of the West Half (1/2) of said Northeast Quarter (1/4) a distance of Three Hundred Fifty-seven and 00/100 (357.00) feet to an iron pin (fd.); said point being the True Point of Beginning; thence continuing S 00° 00' 00" E on the East line of the West Half (1/2), Northeast Quarter (1/4) of said Section No. 35 for a distance of Nine Hundred Fifty-nine and 80/100 (959.80) feet to a capped iron pin (fd.); said point being N 00° 00' 00" E a distance of 261.29 feet from a capped iron pin (fd.) marking the Northernly right-of-way line of South Jefferson Avenue (a.k.a. State Route No. 66); thence N 71° 13' 44" W (measured), (Prior Record N 71° 13' 56" W), a distance of One Hundred Seventy-four and 12/100 (174.12) feet to a capped iron pin (fd.); thence S 18° 44' 05" W (measured), (prior record S 18° 43' 58" W), a distance of Two Hundred Fifty and 11/100 (250.11) feet to a capped iron pin (fd.), said point being on the Northernly right-of-way line of aforesaid South Jefferson Ave.; thence N 71° 16' 02" W on the said Northernly right-of-way line a distance of Sixty and 00/100 (60.00) feet to a capped iron pin (fd.); thence N 18° 44' 05" E (measured), (prior record N 18° 43' 58" E) a distance of Two Hundred Sixty-six and 01/100 (266.01) feet to a concrete monument (set), passing through a capped iron pin (fd.) at a distance of 250.15 feet; thence N 47° 40' 05" W a distance of One Hundred Seventeen and 51/100 (117.51) feet to an iron pin (fd.); thence continuing N 47° 40' 05" W a distance of Five Hundred Twenty-three and 56/100 (523.56) feet to a concrete monument (set), said point being on the South Westerly right-of-way line of Oak Ridge Lane; thence N 64° 33' 31" W on the Southwesterly right-of-way line of Oak Ridge Lane a distance of Ninety-four and 45/200 (94.45) feet to a concrete monument (set); thence S 50° 31' 08" W a distance of Seventy-two and 27/100 (72.27) feet to an iron pin (fd.); thence N 39° 28' 52" W a distance of One Hundred Ninety-five and 00/100 (195.00) feet to an capped iron pin (fd.), marking the Southeasterly right-of-way line of Greener Road; thence continuing N 39° 28' 52" W a distance of Thirty- and 00/100 (30.00) feet to a point established, being the centerline of Greener Road; thence N 50° 31' 08" E on the centerline of Greener Road a distance One Hundred Thirty-two and 48/100 (132.48) feet to a point established; thence S 39° 28' 52" E a distance of Thirty and 00/100 (30.00) feet to an iron pin (fd.), said point being the Southeasterly right-of-way line of Greener Road; thence continuing S 39° 28' 52" E a measured distance of One Hundred Seventy and 61/100 (170.61) feet to an iron pin (fd.), (prior record 170.00 feet); thence N 50° 31' 08" E a distance of Two Hundred Eight-five and 00/100 (285.00) feet to an iron pin (fd.); thence S 39° 54' 07" E a distance of Twenty-five and Hills Subdivision, (Plat Book Vol. 5, Page 92); thence N 50° 31' 08" E a distance of One Hundred and 00/100 (25.00) feet to an iron pin (fd.); thence N 50° 31' 08" E a distance of Thirty-five and 00/100 (100.00) feet to a capped iron pin (fd.); thence N 39° 54' 07" E a distance of Thirty-five and 00/100 (35.00) feet to a concrete monument (set); thence N 50° 31' 08" E a distance of One Hundred Fifty-four and 51/100 (154.51) feet to a concrete monument (set), passing through a capped iron pin at a distance of 100.00 feet; thence N 83° 05' 57" E a distance of Two Hundred Forty-eight and 69/100 (248.69) feet to an iron pin (fd.); thence N 73° 00' 00" E a distance of Forty-five and 00/100 (45.00) feet to the place of beginning, said parcel containing 11.2035 acres more or less, PRO containing 0.0912 acres, leaving 11.1123 net acres more or less, subject to existing easements, easements, and road right-of-way of record.

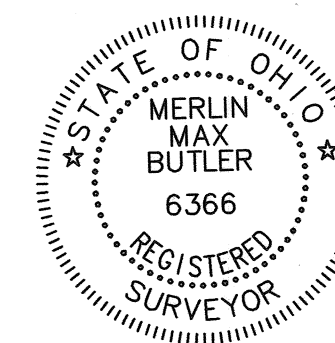
Note: All bearings used herein are assumed for descriptive purposes only and are not to be construed as a warranty of accuracy. This instrument is not to be
 referenced to true or Magnetic North.
 Owner claims title by deed recorded in the Official Records Volume 268, Page 619;
 Volume 268, Page 623; Volume 268, Page 625 in the Defiance County Ohio's
 Recorder's Office.
 Witness my hand and seal of said office, this 29th day of April, 1991 by Chester A. Miller,

This legal description is based on prior surveys dated April 29, 1991 by Chester A. Miller, Surveyor No. 6691 and updated by a survey and legal research, survey dated August 6, 2003 by and under the supervision of Merlin Max Butler, Ohio Surveyor No. 6366 – Poggemeyer Design Group, Inc., 935 Cleveland Avenue, Defiance, Ohio 43512 for Project No. 7980-002.

WE HEREBY DECLARE THAT THE HEREON ATTACHED PLAT IS THE RESULT OF A SURVEY MADE DURING SEPTEMBER, 2003. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE SURVEYOR.



Merlin Max Butler
MERLIN MAX BUTLER
PROFESSIONAL SURVEYOR NO. 6366

09/05/0.
DATE



POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS + ENGINEERS + PLANNERS
935 CLEVELAND AVENUE DEFIANCE, OHIO 43512

DATE: 09/05/03 DRAWN BY: MSB JOB NO. 7980-003
REVISION DATE: SHEET 1 OF 1

SHEET 1 OF 2

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	108.00	125.00
C2	91.74	125.00
C3	163.10	125.00
C7	131.34	155.00
C8	82.08	95.00
C9	27.82	155.00
C10	85.94	155.00
C11	123.95	95.00
C12	15.67	30.00
C13	6.01	30.00
C14	93.04	50.00
C15	23.51	50.00
C16	23.27	50.00
C17	68.95	50.00
C18	20.58	50.00
C19	21.68	30.00
C20	177.52	155.00
C21	21.68	30.00
C22	55.13	50.00
C23	40.68	50.00
C24	81.71	50.00
C25	51.82	50.00
C26	21.68	30.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S39°54'07"E
L2	35.00	S39°54'07"E
L4	26.51	N50°31'08"E
L7	27.84	S51°14'05"W
L8	41.53	N29°13'43"W
L9	30.73	S32°34'46"E
L10	33.77	S22°02'56"W
L14	25.83	S22°18'17"W
L15	12.77	S27°55'31"E
L16	26.32	S41°31'47"W
L17	34.66	S58°00'42"W
L18	49.29	N80°43'25"E
L19	70.58	N59°06'48"W