

**FINAL PLAT FOR  
BADEN'S WILDWOOD  
ADDITION**

**BEING LOTS 61-75, PT LOT 76, & LOTS 85-100  
OF BISTEL ADDITION EXTENSION  
CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO**

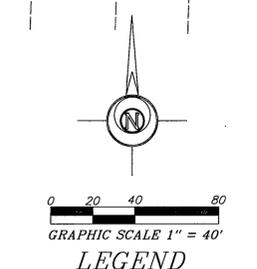
**ACREAGE SUMMARY:  
R/W: 1.891 ACRES  
44 LOTS: 8.216  
TOTAL: 10.107**



**LEGAL DESCRIPTION:**  
LOTS 61-75, PT LOT 76, & LOTS 85-100  
OF BISTEL ADDITION EXTENSION:

**OWNER INFORMATION:**  
JEFFERSON SOUTH HOLDINGS LLC

('A'): STORMWATER COLLECTION SYSTEM ACCESS AND UTILITY EASEMENT  
GRANTED TO THE CITY OF DEFIANCE  
(OR VOL 477, PG 2637)



- LEGEND**
- PROPOSED PROPERTY LINE
  - - - EXISTING PROPERTY LINE
  - - - ADJOINING PROPERTY LINE
  - SETBACK LINE
  - UTILITY EASEMENT LINE
  - 5/8 INCH REBAR W/ ID CAP SET
  - 5/8 INCH REBAR W/ ID CAP FOUND
  - 1/2 INCH REBAR FOUND
  - 1/2 INCH REBAR FOUND
  - IRON PIPE FOUND
  - MAG NAIL FOUND
  - MAG
  - \* PUBLIC EASEMENT PLATTED THIS SURVEY

**PROPERTY LINE NOTE:**  
THE PROPERTY LINES BETWEEN LOTS 1-22 &  
23-44 ARE ALL PARALLEL,  
N 01°33'23" E 150.00'

**BUILDING SETBACKS:**  
FRONT = 25'  
SIDE = 10'  
REAR = 30'

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

Date: 12-10-25  
Gregory A. Bockrath, P.S.  
Registered Surveyor No. 8306  
115 S. Fair Avenue, Suite A  
Ottawa, Ohio 45875  
419-523-5789



**LOT AREA**

LOT #	SQUARE FEET - ACRES	LOT #	SQUARE FEET - ACRES	LOT #	SQUARE FEET - ACRES	LOT #	SQUARE FEET - ACRES
1	2250.84 SF - 0.052 AC	12	8850.00 SF - 0.203 AC	23	7594.20 SF - 0.174 AC	34	8850.00 SF - 0.203 AC
2	15694.20 SF - 0.360 AC	13	7500.00 SF - 0.172 AC	24	7500.00 SF - 0.172 AC	35	7500.00 SF - 0.172 AC
3	7500.00 SF - 0.172 AC	14	7500.00 SF - 0.172 AC	25	8850.00 SF - 0.203 AC	36	7500.00 SF - 0.172 AC
4	7500.00 SF - 0.172 AC	15	8850.00 SF - 0.203 AC	26	7500.00 SF - 0.172 AC	37	8850.00 SF - 0.203 AC
5	7500.00 SF - 0.172 AC	16	7500.00 SF - 0.172 AC	27	7500.00 SF - 0.172 AC	38	7500.00 SF - 0.172 AC
6	8850.00 SF - 0.203 AC	17	7500.00 SF - 0.172 AC	28	8850.00 SF - 0.203 AC	39	7500.00 SF - 0.172 AC
7	7500.00 SF - 0.172 AC	18	8850.00 SF - 0.203 AC	29	7500.00 SF - 0.172 AC	40	8850.00 SF - 0.203 AC
8	7500.00 SF - 0.172 AC	19	7500.00 SF - 0.172 AC	30	7500.00 SF - 0.172 AC	41	7500.00 SF - 0.172 AC
9	8850.00 SF - 0.203 AC	20	7500.00 SF - 0.172 AC	31	8850.00 SF - 0.203 AC	42	7500.00 SF - 0.172 AC
10	7500.00 SF - 0.172 AC	21	8850.00 SF - 0.203 AC	32	7500.00 SF - 0.172 AC	43	8850.00 SF - 0.203 AC
11	7500.00 SF - 0.172 AC	22	11117.70 SF - 0.255 AC	33	7500.00 SF - 0.172 AC	44	11200.16 SF - 0.257 AC

**SURVEY PLAT FOR:**  
JEFFERSON SOUTH HOLDINGS LLC  
LOTS 61-75, PT LOT 76, & LOTS 85-100  
OF BISTEL ADDITION EXTENSION  
CITY OF DEFIANCE  
DEFIANCE COUNTY, OHIO

**Bockrath & Associates**  
Engineering and Surveying, LLC  
115 S. Fair Avenue, Suite A - Ottawa - Ohio  
Phone: 419.523.5789