

**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**

DEDICATION

Situated as being Lots 61-75, part of Lot 76, & Lots 85-100 of Bistel Addition Extension, City of Defiance, Defiance County, Ohio, containing 10.107 acres and being the same Lots as conveyed in Plat Book 4, Page 69 as recorded in the Defiance County Recorder's Office.

The undersigned Jefferson South Holdings LLC hereby certifies that the attached plat correctly represents their free act and deed a subdivision of Lots 1 to 44, inclusive, do hereby accept this plat of same and dedicated to public use as such all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips and the like, shown herein and not hereto dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations of City of Defiance, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Easements shown on this plat are for construction, operation, maintenance, repair, replacement, or removal of water, gas, sewer, electric, telephone, or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purposes, and are to be maintained as such indefinitely.

Further, the undersigned grant ownership of the proposed utilities (i.e., sanitary sewers, water lines, storm sewers, etc.) that are within the public right-of-way to the City of Defiance, following acceptance of said proposed utilities by the City of Defiance. Proposed utilities that are outside of the public right-of-way shall be owned and maintained by the association created (HOA) for this subdivision. The undersigned further consent that the City of Defiance shall have authority to grant extensions or other connections to any of the utilities constructed by the undersigned. Following acceptance of the same by the City of Defiance.

In witness thereof this 11th day of December, 2025.

Long Beach - Managing Member
Owner;

Melinda Sprow
Witness;

Owner;

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

Long Beach - Managing Member
Owner;

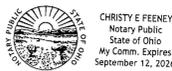
State of Ohio)
City of Defiance) ss.

Before me a notary public in and for said City and State who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In testimony whereof I have set my hand and affixed my official seal this 11th day of December, 2025.

Christy E. Feeney
Notary Public

My Commission expires: 9.12.26



ACCEPTANCE

WE, THE COUNCIL OF THE CITY OF DEFIANCE, OHIO, DO HEREBY APPROVE THIS PLAT AND ACCEPT THE STREETS AND UTILITY RIGHT-OF-WAY FOR THE PUBLIC USE.

BY ORDINANCE NO. 8707

DATE December 16, 2025.

LISA ELDERS
NAME

Lisa Elders
SIGNATURE
CLERK OF COUNCIL

APPROVALS

I, THE DEFIANCE CITY ENGINEER, DO HEREBY APPROVE THIS PLAT.

DATE: December 23, 2025

MELINDA K Sprow
NAME

Melinda K Sprow
MELINDA K. SPROW P.E.
DEFIANCE CITY ENGINEER

CERTIFICATION #188

I, THE DEFIANCE COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN VOLUME 15, PAGE 47-48 OF THE PLAT RECORDS OF THE COUNTY OF DEFIANCE, OHIO.

DATE: January 20, 2025

Cecilia A. Parsons
NAME

Cecilia A. Parsons
SIGNATURE
DEFIANCE COUNTY RECORDER #86,40

CERTIFICATION

I, THE DEFIANCE COUNTY AUDITOR, ACKNOWLEDGE RECEIPT OF THIS PLAT FOR RECORD PURPOSES.

DATE: Jan 20, 2025

Ji-IRL He
NAME

Jill R. Little
SIGNATURE
DEFIANCE COUNTY AUDITOR

FILE NAME: 24-408_PLAT_RD_12-5-25.svj DATE: 12/10/25

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

2/2