PLAT OF SURVEY FOR DEFIANCE HEALTH PARTNERS, LLC

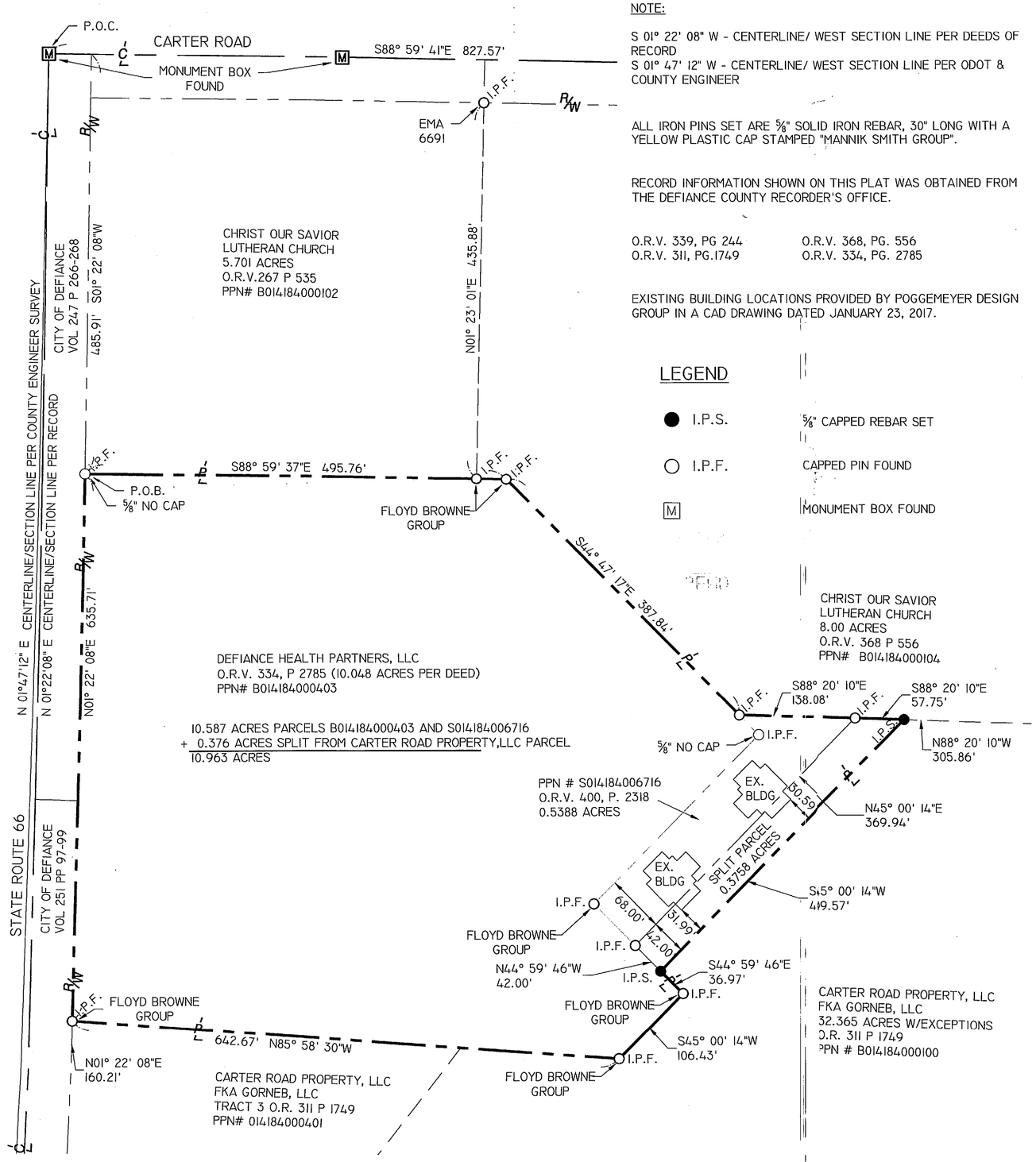
SITUATED IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST, DEFIANCE COUNTY, CITY OF DEFIANCE, OHIO, CONTAINING 10.963 ACRES AND BEING THE SAME TRACT AS CONVEYED TO DEFIANCE HEALTH PARTNERS, LLC DESCRIBED IN THE DEED RECORDED IN OR 334, PAGE 2785, AND PART OF THE 32.365 ACRE TRACT CONVEYED TO GORNEB, LLC IN O.R.V. 311, PAGE 1749 IN THE RECORDS OF DEFIANCE COUNTY, OHIO.

N

SCALE IN FEET

100 50 0 100 200

1"=100'



BASIS OF BEARINGS

BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83, OHIO STATE PLANE COORDINATE SYSTEM- NORTH ZONE, FROM DEFIANCE COUNTY GEODETIC CONTROL MONUMENTATION.

NOTE:

S 01° 22' 08" W - CENTERLINE/ WEST SECTION LINE PER DEEDS OF RECORD
S 01° 47' 12" W - CENTERLINE/ WEST SECTION LINE PER ODOT & COUNTY ENGINEER

ALL IRON PINS SET ARE 5/8" SOLID IRON REBAR, 30" LONG WITH A YELLOW PLASTIC CAP STAMPED "MANNIK SMITH GROUP".

RECORD INFORMATION SHOWN ON THIS PLAT WAS OBTAINED FROM THE DEFIANCE COUNTY RECORDER'S OFFICE.

O.R.V. 339, PG 244 O.R.V. 368, PG. 556
O.R.V. 311, PG.1749 O.R.V. 334, PG. 2785

EXISTING BUILDING LOCATIONS PROVIDED BY POGGEMEYER DESIGN GROUP IN A CAD DRAWING DATED JANUARY 23, 2017.

LEGEND

● I.P.S.	5/8" CAPPED REBAR SET
○ I.P.F.	CAPPED PIN FOUND
M	MONUMENT BOX FOUND

THE UNDERSIGNED, DEFIANCE HEALTH PARTNERS, LLC, HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR LOT CONSOLIDATION, A SPLIT OF 0.376 ACRES FROM PARCEL NUMBER B014184000100 CONSOLIDATED WITH 10.587 ACRE PARCEL NUMBER B014184000403, DOES HERE ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUI-DE-SACS, PARKS, PLANTING STRIPS, ETC..., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF DEFIANCE COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF THIS 22nd DAY OF February, 2017.

WITNESS Dena J Thompson SIGNED Roger C Vincent

ROGER C. VINCENT SIGNED _____
PRESIDENT OF CHANCELLOR HEALTH PARTNERS, INC.,
MANAGER OF DEFIANCE HEALTH PARTNERS, LLC,

STATE OF OHIO
COUNTY OF FRANKLIN
BEFORE ME, NOTARY PUBLIC AND FOR SAID COUNTY CAME

NOTARIAL SEAL STATE OF OHIO

BRIAN K. KIM
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

_____
ROGER C. VINCENT, PRESIDENT OF CHANCELLOR HEALTH PARTNERS, INC., THE MANAGER OF DEFIANCE HEALTH PARTNERS, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 22nd DAY OF February, 2017.

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT, AND THAT THE MONUMENTS HAVE BEEN SET AS SHOWN.

STATE OF OHIO GREG L. SCHUNCK 8374 REGISTERED PROFESSIONAL SURVEYOR

GREG SCHUNCK
PROFESSIONAL SURVEYOR #8374

REVIEWED THIS ____ DAY OF _____,2017. _____

APPROVED THIS ____ DAY OF _____,2017. _____ COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____,2017. _____ COUNTY GENERAL HEALTH DISTRICT

APPROVED THIS ____ DAY OF _____,2017. _____ PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____,2017. (APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION711.04 AND 711,041, OHIO REVISED CODE)

_____ Melinda Warner CITY PLANNING COMMISSION

_____ COUNTY COMMISSIONERS _____ CITY ENGINEER

TRANSFERRED THIS ____ DAY OF _____, 2017. _____ COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF _____, 2017 AT ____ M.

RECORDED THIS ____ DAY OF _____, 2017 IN PLAT BOOK ____ PAGE NUMBER _____.

_____ COUNTY RECORDER

NO.	DATE	BY	DESCRIPTION

23225 MERCANTILE ROAD
BEACHWOOD, OH 44122
TEL: 216.378.1490
FAX: 216.378.1497

PROJECT DATE: 01/10/2017
PROJECT NO.: D3180002
DRAWN BY: SEB
CHECKED BY: GLS

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR:
DEFIANCE HEALTH PARTNERS, LLC
C/O DICKINSON WRIGHT, PLLC
4100 REGENT ST
COLUMBUS, OH 43219

DEFIANCE LOT SPLIT
SR 66
CITY OF DEFIANCE

LOT SPLIT-CONSOLIDATION PLAT

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