

ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND BEING PART OF THE SOUTH 1/2 OF SECTION 36, TOWN 4 NORTH, RANGE 3 EAST, IN DELAWARE TOWNSHIP, DEFIANCE COUNTY, OHIO.
PREPARED FOR FIRST QUALITY TISSUE, LLC AT THE REQUEST OF MR. PATRICK J. McDONOUGH

BASIS OF BEARING:

BEARINGS ARE BASED ON THE OHIO COUNTY COORDINATE SYSTEM, DEFIANCE COUNTY, NAD 83 (2011), U.S. SURVEY FEET.

LEGEND

- ▲ SET MAG NAIL
- SET CAPPED IRON
- REBAR STAMPED "PS 7973"
- FOUND IRON PIPE
- FOUND MAG NAIL
- FOUND IRON REBAR
- DEED DISTANCE
- MEASURE DISTANCE
- RECORD DISTANCE

NOTES:

- THIS DRAWING IS THE BOUNDARY SURVEY.
- THE NOTES FOR THE FOUND MONUMENTATION ARE LOCATED ON PAGE 3 OF 3.

NORTH PARCEL AREA SUMMARY:

NORTH PARCEL SE 1/4 SECTION 36 4,961,418 SQ. FT. OR 113.899 AC. ±
NORTH PARCEL SW 1/4 SECTION 36 3,318,325 SQ. FT. OR 76.178 AC. ±
GROSS (NORTH PARCEL) 8,279,743 SQ. FT. OR 190.077 AC. ±
PRO (ASHWOOD ROAD) 28,267 SQ. FT. OR 0.649 AC. ±
PRO (D-P COUNTY LINE RD.) 377 SQ. FT. OR 0.009 AC. ±
GROSS (SOUTH PARCEL) 973,704 SQ. FT. OR 22.353 AC. ±
PRO (ASHWOOD ROAD) 4,811 SQ. FT. OR 0.110 AC. ±
PRO (DEF. COUNTY LINE RD.) 45,319 SQ. FT. OR 1.040 AC. ±
NET 9,174,673 SQ. FT. OR 210.622 AC. ±

PARCEL 1

PARCEL AREA SUMMARY:

GROSS (NORTH PARCEL) 8,279,743 SQ. FT. OR 190.077 AC. ±
PRO (ASHWOOD ROAD) 28,267 SQ. FT. OR 0.649 AC. ±
PRO (D-P COUNTY LINE RD.) 377 SQ. FT. OR 0.009 AC. ±
GROSS (SOUTH PARCEL) 973,704 SQ. FT. OR 22.353 AC. ±
PRO (ASHWOOD ROAD) 4,811 SQ. FT. OR 0.110 AC. ±
PRO (DEF. COUNTY LINE RD.) 45,319 SQ. FT. OR 1.040 AC. ±
NET 9,174,673 SQ. FT. OR 210.622 AC. ±

SAMUEL A. BOK, TRUSTEE
DEED VOLUME 92, PAGE 612, DEFIANCE COUNTY DEED RECORDS
TAX PARCEL: C17-0036-0-003-00

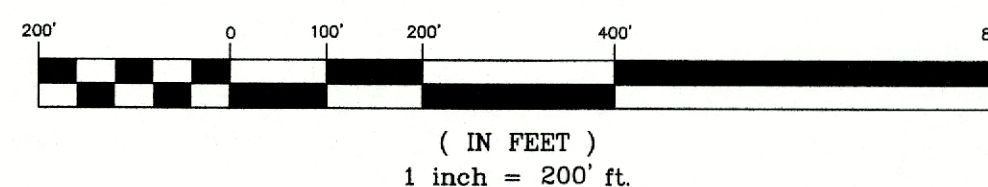
PARCEL 286-WL
OFFICIAL RECORD 325, PAGE 1995, DEFIANCE COUNTY DEED RECORDS

U.S. ROUTE 24
(AS IT NOW EXISTS)

MAUMEE & WESTERN RAILROAD
(AS IT NOW EXISTS)

DEFIANCE PAULDING COUNTY LINE ROAD
(A.K.A. COUNTY ROAD 8)
(AS IT NOW EXISTS)

GRAPHIC SCALE



1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA - FORT WAYNE

REVISION TABLE:

REV.	DESCRIPTION:	BY:	DATE:
1	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025
2	REVISION PER COUNTY COMMENTS	DCK	8/5/2025

JOB NUMBER:
254S06188

JOB NAME:
BOK C17-0036-000-300

CLIENT NAME:
FIRST QUALITY TISSUE, LLC

DESCRIPTION:
ALTA/NSPS LAND TITLE SURVEY

DRAWING NAME:
BOK C17-0036-000-300 FB00A1

DRAWN BY:
TAG

CHECKED BY:
DCK

SURVEYED BY:
CL

OUPS TICKET NUMBER:
SEE SHEET 2 OF 3
SEE SHEET 2 OF 3

SCALE:
1" = 200'

DATE:
8/5/2025

SHEET
1 of 3

TO STEWART TITLE GUARANTY COMPANY AND FIRST QUALITY TISSUE, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 5, 6a, 6b, 8, 9, 10, 11a, 11b AND 19 OF OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 4, 2025.

DATE OF PLAT OR MAP: APRIL 9, 2025

DANIEL C. KAISER
PROFESSIONAL SURVEYOR NO. 7973

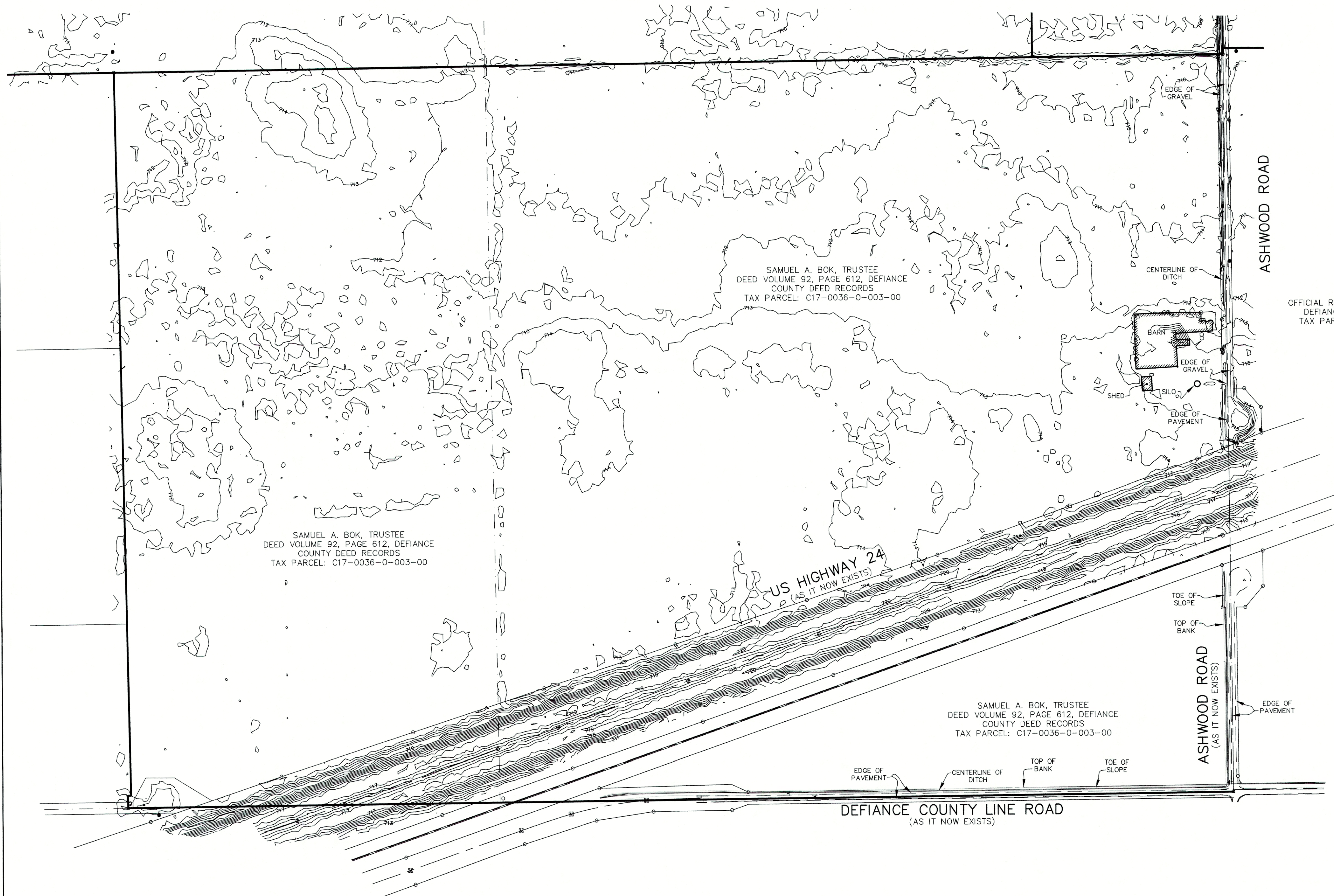


ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND BEING PART OF THE NE 1/4 AND PART OF THE NW 1/4, ALL BEING IN SECTION 36, TOWN 4 NORTH, RANGE 3 EAST, IN DELAWARE TOWNSHIP, DEFIANCE COUNTY, OHIO.
PREPARED FOR FIRST QUALITY TISSUE, LLC AT THE REQUEST OF MR. PATRICK J. MCDONOUGH

NOTE:

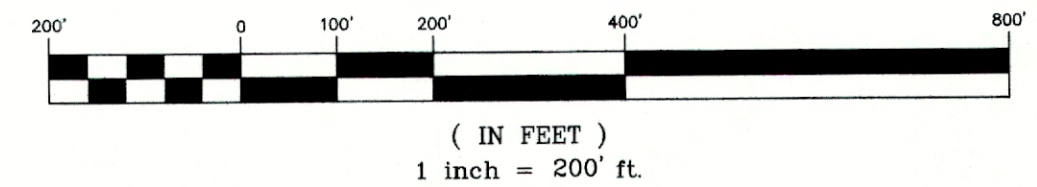
THIS DRAWING IS THE TOPOGRAPHIC SURVEY, THE CONTOURS WILL BE ADDED SOON.



LEGEND

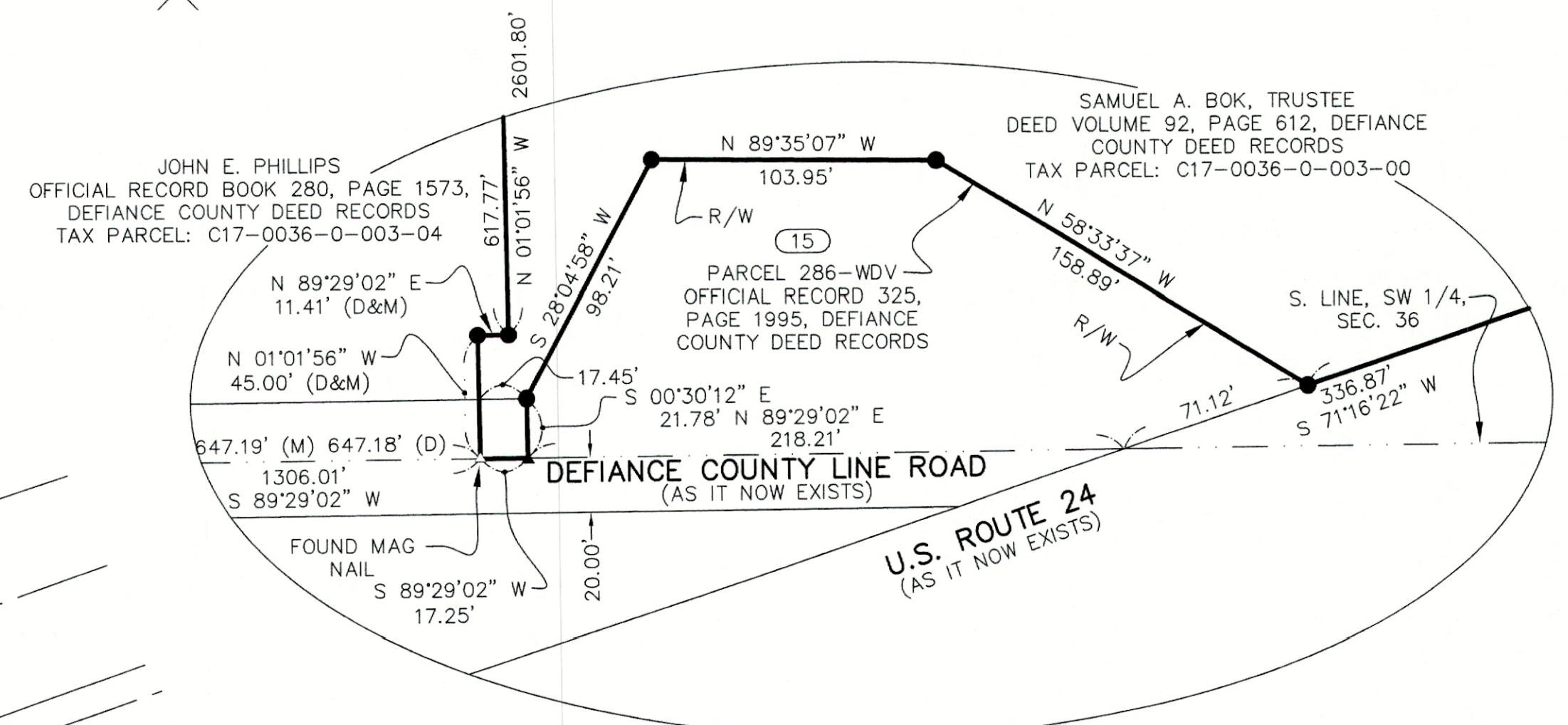
- POWER POLE
- LIGHT AND POWER POLE
- GUY WIRE
- CATCH BASIN
- MAILBOX
- POST
- ROCK
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT

GRAPHIC SCALE



LEGEND

- SET MAG NAIL
- SET CAPPED IRON
- REBAR STAMPED "PS 7973"
- FOUND MAG NAIL



DETAIL "A"
NOT TO SCALE

TO STEWART TITLE GUARANTY COMPANY AND FIRST QUALITY TISSUE, LLC:

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DATE OF PLAT OR MAP: APRIL 7, 2025
REVISED: APRIL 18, 2025

DANIEL C. KAISER
PROFESSIONAL SURVEYOR NO. 7973

Date



VERTICAL DATUM:

VERTICAL DATUM IS NAVD 88.

OUPS NOTE

ASHWOOD ROAD

OUPS REFERENCE # MARKINGS : A 507 003 917
OUPS REFERENCE # PLANS : A 507 003 921

POWERS ROAD

OUPS REFERENCE # MARKINGS : A 507 203 979
OUPS REFERENCE # PLANS : A 507 203 990

REVISION TABLE:

REV.	DESCRIPTION:	BY:	DATE:
1	ADDED CONTOURS	RMG	04/18/2025
2	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025

1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.

TOLEDO - COLUMBUS - CLEVELAND - LIMA - FORT WAYNE

JOB NUMBER:
244S06188

JOB NAME:
FQT-C-9000 PROJECT FALCON

CLIENT NAME:
FIRST QUALITY TISSUE, LLC

DESCRIPTION:
ALTA/NSPS LAND TITLE SURVEY

DRAWING NAME:
254-06188FT00A2

DRAWN BY:
RMG

CHECKED BY:
TAG

SURVEYED BY:
MTK

OUPS TICKET NUMBER:
SEE OUPS NOTE

SCALE:
1" = 200'

DATE:
04/09/2025

SHEET
2 of 3

OHIO UTILITIES PROTECTION SERVICE
REMINDER: Call 1-800-362-2764
TWO (2) DAYS BEFORE YOU DIG