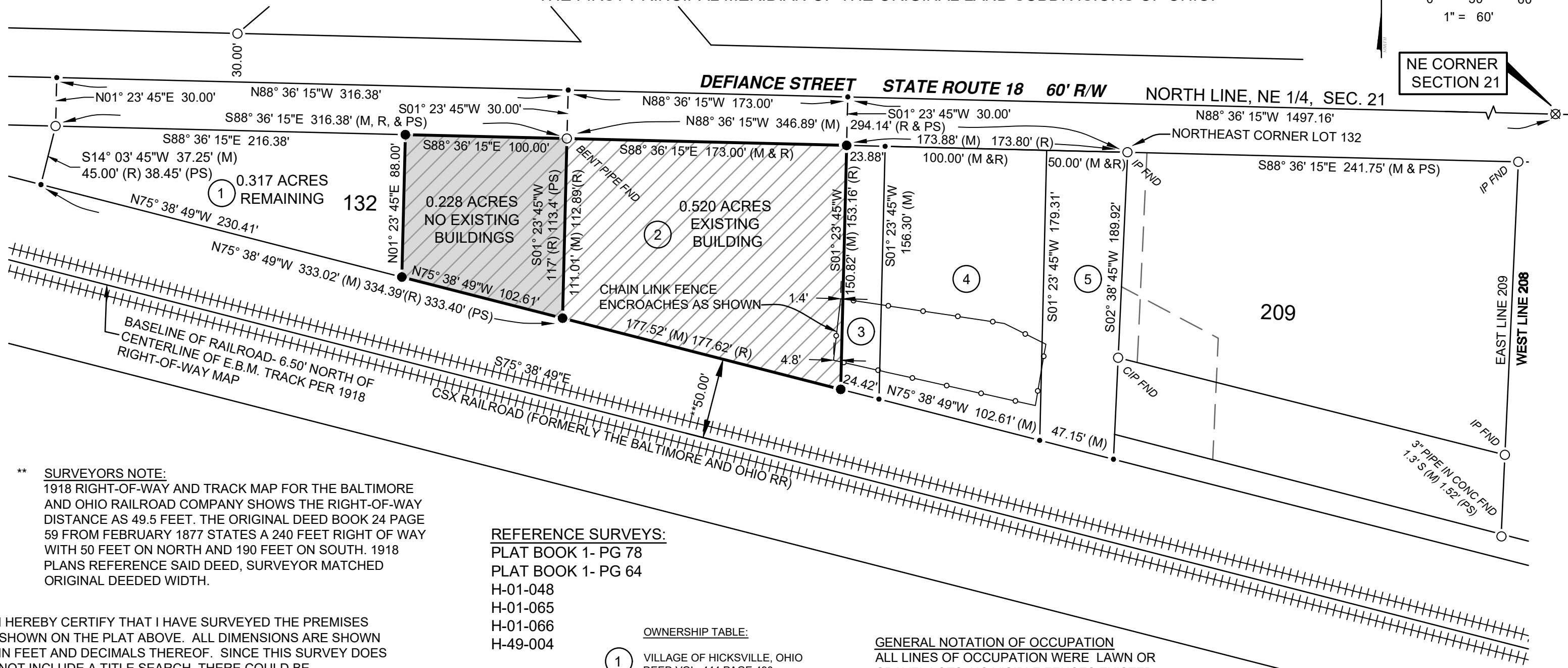
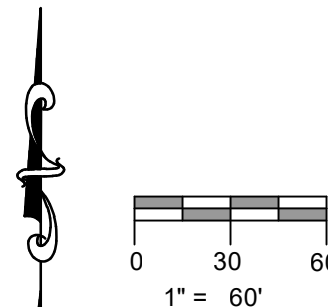


PLAT OF SURVEY

A PARCEL OF LAND BEING KNOWN AS PART OF LOT 132 OF THE AUDITOR'S PLAT OF 1910 AS RECORDED IN PLAT BOOK 1, PAGE 78 OF THE DEFIANCE COUNTY RECORDER'S OFFICE PLAT BOOK. BEING FURTHER SITUATED IN THE NORTHEAST QUARTER, SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 EAST, HICKSVILLE TOWNSHIP, VILLAGE OF HICKSVILLE, DEFIANCE COUNTY, OHIO. LOCATED WITHIN THE NORTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN OF THE ORIGINAL LAND SUBDIVISIONS OF OHIO.



** SURVEYORS NOTE:
1918 RIGHT-OF-WAY AND TRACK MAP FOR THE BALTIMORE AND OHIO RAILROAD COMPANY SHOWS THE RIGHT-OF-WAY DISTANCE AS 49.5 FEET. THE ORIGINAL DEED BOOK 24 PAGE 59 FROM FEBRUARY 1877 STATES A 240 FEET RIGHT OF WAY WITH 50 FEET ON NORTH AND 190 FEET ON SOUTH. 1918 PLANS REFERENCE SAID DEED, SURVEYOR MATCHED ORIGINAL DEEDED WIDTH.

REFERENCE SURVEYS:
PLAT BOOK 1- PG 78
PLAT BOOK 1- PG 64
H-01-048
H-01-065
H-01-066
H-49-004

OWNERSHIP TABLE:

- ① VILLAGE OF HICKSVILLE, OHIO
DEED VOL. 444 PAGE 490
- ② BTP INVESTMENTS
DEED VOL. 477 PAGE 2147
- ③ HIATUS BETWEEN DEEDED AREAS
NO DEED RECORDS FOUND
- ④ UNITED OIL CORPORATION
DEED VOL. 446 PAGE 2508
- ⑤ JOHN N. & PENNY L. BATTERSHELL
DEED VOL. OR 194 PAGE 0623

GENERAL NOTATION OF OCCUPATION

ALL LINES OF OCCUPATION WERE LAWN OR GRAVEL LOTS. NO VISIBLE FENCES EXISTED ALONG ANY BOUNDARIES OF THIS PROPERTY.

LEGEND

- PLACED 5/8" REBAR W/CAP (COLES 8872)
- FOUND IRON PIN OR PIPE (CIP-CAPPED IRON PIN)
- ⊗ FOUND RAILROAD SPIKE
- × FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- (R) RECORDED DISTANCE FROM DEED.
- (M) MEASURED DISTANCE THIS SURVEY
- (PS) DISTANCE FROM PREVIOUS SURVEY

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN ON THE PLAT ABOVE. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. SINCE THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH, THERE COULD BE EASEMENTS OR OTHER ENCUMBRANCES UPON THE LAND WHICH ARE NOT SHOWN ON THIS SURVEY PLAT. IF THESE ARE REQUIRED, PLEASE FURNISH THE NECESSARY INFORMATION. THE BEARINGS SHOWN ON THE PLAT ABOVE ARE ASSUMED. THIS SURVEY HAS BEEN RECORDED IN THE DEFIANCE COUNTY SURVEY RECORDS.

Seth A. Coles



SETH A. COLES
REGISTERED SURVEYOR NO. 8872

SURVEYED FOR:
BTP INVESTMENTS

JOB NO: 26-021 DATE: 06-04-2026



2312 County Road 2L
Edon, OH 43518
(419) 633-2975
ontargetengr.com