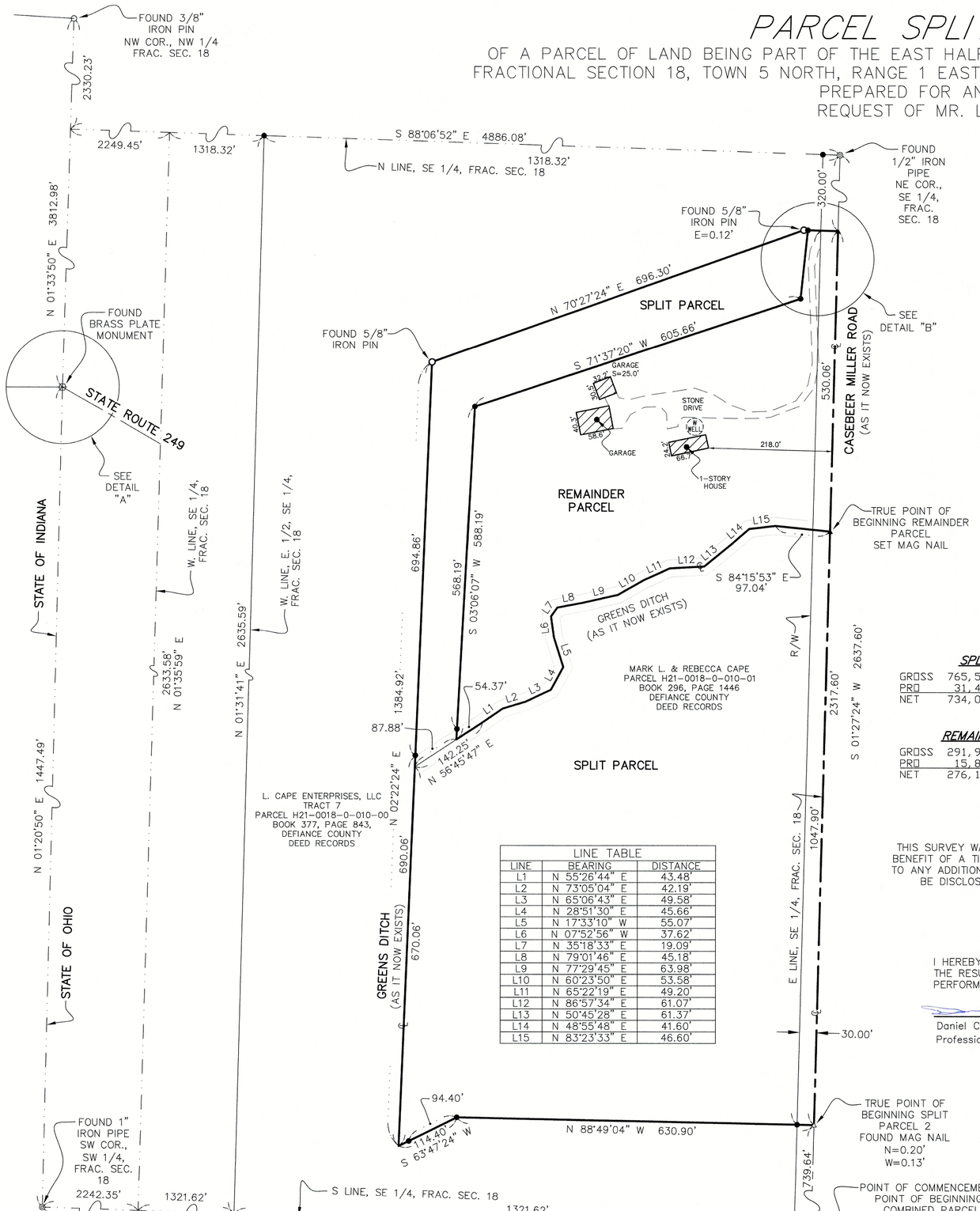
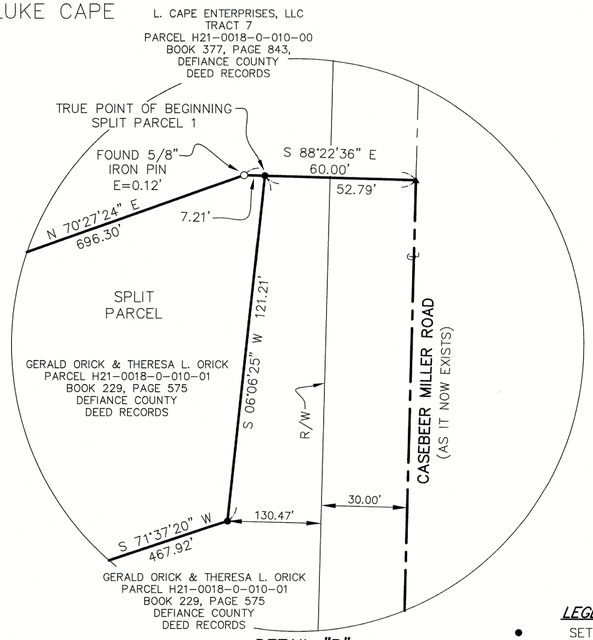
PARCEL SPLIT SURVEY

OF A PARCEL OF LAND BEING PART OF THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF FRACTIONAL SECTION 18, TOWN 5 NORTH, RANGE 1 EAST, IN MILFORD TOWNSHIP, DEFIANCE COUNTY, OHIO

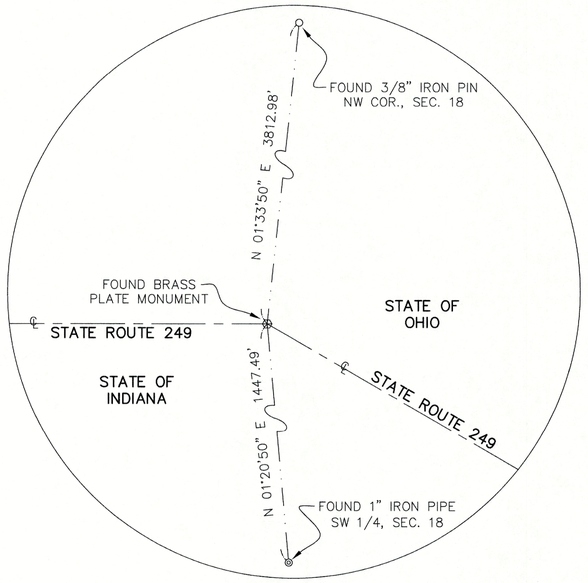
PREPARED FOR AND AT THE REQUEST OF MR. LUKE CAPE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 55°26'44" E	43.48'
L2	N 73°05'04" E	42.19'
L3	N 65°06'43" E	49.58'
L4	N 28°51'30" E	45.66'
L5	N 17°33'10" W	55.07'
L6	N 07°52'56" W	37.62'
L7	N 35°18'33" E	19.09'
L8	N 79°01'46" E	45.18'
L9	N 77°29'45" E	63.98'
L10	N 60°23'50" E	53.58'
L11	N 65°22'19" E	49.20'
L12	N 86°57'34" E	61.07'
L13	N 50°45'28" E	61.37'
L14	N 48°55'48" E	41.60'
L15	N 83°23'33" E	46.60'



DETAIL "B"
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

SPLIT PARCEL AREA:

GROSS	765,510	SQ. FT.	OR 17.574 AC. ±
PRO	31,473	SQ. FT.	OR 0.723 AC. ±
NET	734,037	SQ. FT.	OR 16.851 AC. ±

REMAINDER PARCEL AREA:

GROSS	291,991	SQ. FT.	OR 6.703 AC. ±
PRO	15,869	SQ. FT.	OR 0.364 AC. ±
NET	276,122	SQ. FT.	OR 6.339 AC. ±

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT.

LEGEND

●	SET CAPPED IRON -REBAR STAMPED "PS 7973"
▲	SET MAG NAIL
◎	FOUND IRON PIPE
▲	FOUND MAG NAIL
○	FOUND IRON REBAR
⊕	FOUND CONCRETE MONUMENT
D	DEED DISTANCE
M	MEASURE DISTANCE
R	RECORD DISTANCE

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

(IN FEET)
1 inch = 100' ft.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), U.S. SURVEY FEET.

SURVEY REFERENCES:

1.) SURVEY TITLED, " PLAT OF SURVEY BEING A PART OF THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 18, TOWN 5 NORTH, RANGE 1 EAST, MILFORD TOWNSHIP, DEFIANCE COUNTY, OHIO" PREPARED BY DOUGLAS W. EIS S-7758 APRIL 7, 2005 AND LOCATED IN FILE 11-18-06.PDF

2.) SURVEY TITLED, "PLAT OF SURVEY BEING A PART OF THE SW FRACTIONAL QUARTER (1/4) OF SECTION 18, T-5-N, R-1-E, MILFORD TWP., DEFIANCE COUNTY, OHIO" PREPARED BY PAUL J. WESTHOVEN S-5602 MARCH 17, 1989 AND LOCATED IN FILE 11-18-04.PDF

3.) SURVEY TITLED, "PLAT OF SURVEY BEING A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER, SECTION 18, TOWN 5 NORTH, RANGE 1 EAST, MILFORD TOWNSHIP, DEFIANCE COUNTY, OHIO" PREPARED BY DENNIS M. BELL S-6717 FEBRUARY 15, 1996 AND LOCATED IN FILE 11-18-05.PDF

4.) SURVEY TITLED, "PLAT OF SURVEY BEING A PART OF THE SOUTHWEST QUARTER (1/4) AND A PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 EAST, MILFORD TOWNSHIP, DEFIANCE COUNTY, OHIO" PREPARED BY THOMAS J. HENRY S-6787 OCTOBER 16, 2013 AND LOCATED IN FILE 11-18-08.PDF

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING FEBRUARY, 2025.

02/16/2026

Daniel C. Kaiser — Date:
Professional Surveyor No. 7973

STATE OF OHIO · DANIEL C. KAISER 7973 · REGISTERED SURVEYOR

REVISION TABLE:

REV.	DESCRIPTION:	BY:	DATE:
1	ADD COMBINED PARCEL	DCK	09/25/2025
2	CORRECT BEARING	DCK	09/26/2025
3	ADD COMBINED PARCEL 2	DCK	11/19/2025
4	REVISED SPLIT PARCEL	DCK	12/04/2025
5	REVISED SPLIT PARCEL	DCK	02/02/2026

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

GARCIA SURVEYORS, INC.
TOLEDO – COLUMBUS – CLEVELAND – LIMA

JOB NUMBER: 244S05980	DRAWING NAME: 244-05980FB00A1
JOB NAME: 3640 CASEBEER MILLER RD	DRAWN BY: CJB
CLIENT NAME: LUKE CAPE	CHECKED BY: DCK
DESCRIPTION: SPLIT SURVEY	SURVEYED BY: CJB
OUPS TICKET NUMBER: --------- ---------	
SCALE: 1" = 100'	DATE: 03/03/2025

SHEET 1 of 1