

S 88°37'59" E 532.00'

8.735 ACRES

PT. PN. J120007000600

N 01°22'01" E 715.21'

S 01°22'01" W 715.21'

N 88°37'59" W 532.00'
R/W LINE

N 88°37'59" W 448.84'

S 89°13' 03" E
25.91'

Defiance Co. Commissioners
20' Permanent Sanitary Sewer Easement
OR VOL 320-PG 1116

R/W LINE

N 89°13'03" W 489.82' M
(489.81' R)

N 01°12' 32" E
40.00'

C/L ELLIOTT ROAD

SOUTH LINE, FRACTIONAL SW 1/4, SEC. 7

SOUTH QUARTER POST
FRACTIONAL SW 1/4, SECTION 7



I HEREBY CERTIFY THIS TO BE A SURVEY MADE UNDER MY SUPERVISION
AND THAT THE MONUMENTS ARE FOUND AND/OR SET AS INDICATED.

9-1-26
Date

Gregory A. Bockrath, P.S.
Registered Surveyor No. 8306.
115 S. Fair Avenue, Suite A
Ottawa, Ohio 45875
419-523-5789

SURVEY PLAT FOR:

FORT WINCHESTER INVESTMENT PARTNERS, LLC

PART OF THE S 1/2 OF THE
SOUTHWEST FRACTIONAL 1/4
OF SECTION 7, T4N - R5E,
RICHLAND TWP., CITY OF DEFIANCE,
DEFIANCE COUNTY, OHIO

BOCKRATH & ASSOCIATES
ENGINEERING and SURVEYING, LLC
115 S. FAIR AVENUE SUITE A - OTTAWA, OH 45875
PHONE: 419-523-5789 - FAX: 419-523-5799

1/1

FILENAME: 25-332_GAB_9-1-26.scj DATE: 9/1/26

FORT WINCHESTER INVESTMENT 2, LLC
OR VOL 468 - PG 1175
41.433 AC. (PER TAX RECORD)
PN. J120007000600

FORT WINCHESTER INVESTMENT PARTNERS, LLC

OR VOL 463 - PG 245

27.605 AC. (PER TAX RECORD)

PN. J120007000603

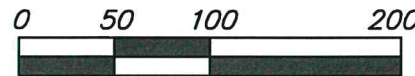
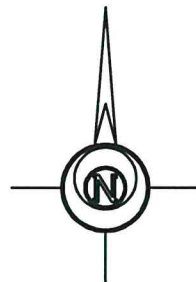
ANNEXED PB 14 - PG 330

LEGEND

- 5/8 INCH REBAR WITH ID CAP SET
- 5/8 INCH REBAR WITH ID CAP FOUND
- MONUMENT BOX FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RECORDED
- M MEASURED

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE EXAMINATION. BEYOND
THE DEED DOCUMENTS CITED ON THE SURVEY
DRAWING THERE MAY BE RECORDED OR UN-
RECORDED EASEMENTS AND/OR
ENCUMBRANCES BENEFITING OR ENCUMBERING
THE SURVEYED PROPERTY WHICH ARE NOT
SHOWN ON THIS DRAWING.

**NOTE: SURVEY BEARINGS BASED ON OHIO NORTH
ZONE STATE PLANE COORDINATES OBTAINED FROM
THE OHIO DOT VRS NETWORK**



GRAPHIC SCALE 1" = 100'

Toledo Edison Transmission Easement
DV 145-PG 341

CORPORATION LINE CITY OF DEFIANCE
RICHLAND TWP.

NORTH & SOUTH, 1/4 SECTION LINE, FRACTIONAL, SEC. 7
(EAST LINE, FRACTIONAL SW 1/4, SEC. 7)
(ASSUMED BEARING)