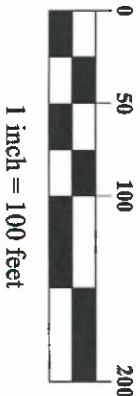


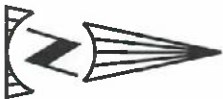
Boundary Survey
For: Defiance Harmon, LLC
Part of the Southeast Quarter (1/4)
of Section Eighteen (18), Town
Four (4) North, Range Five (5) East,
Richland Township, City of Defiance,
Defiance County, Ohio

Found 3/4" Iron Pin in Mon. Box,
Northeast Corner,
Southeast 1/4,
Section 18, T4N, R5E

GRAPHIC SCALE



LEGEND	
⊙	Set 5/8" Dia. X 30" Long Iron Pin w/Cap
⊙	Iron Pin Found
⊙	Mag Nail Set / found
R	Recorded
M	Measured
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement



Survey References

MSG Projects No. DEFC001 & L1220010 (2023), Silva Surveying, LTD
Survey No. 21-1024, and Poggenmeyer Design Group Commerce Drive
Dedication Plat.

Coordinate System/Basis of Bearings:

Ohio State Plane Coordinate System North Zone (3401) obtained
using GPS equipment and the Ohio Real Time Network (ORTN).
bearings are for the express purpose of showing angular
measurement only.

Easements depicted

Per Schedule B, Section II Exceptions
Old Republic Title Insurance Company
Commitment No.: 838543
Effective Date: February 02, 2023, at 7:30 am

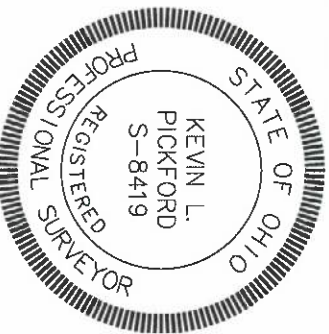
Ohio Gas Co. Esmt.
calls out R/W as 50' West of Centerline,
other surveys show this as 30'.
Placed Gas Easement at the 50' line.

This survey and plat were prepared from an actual land survey made under my direct
supervision in August of 2025 pursuant to chapter 4733-37 of the Ohio Administrative
Code and to the best of my knowledge and belief is true and accurate.

Kevin L. Pickford P.S.
Professional Surveyor No. 8419

Date

12-4-2025



Surveyor Note:
Surveyor has made no investigation or independent search for
easements of record, encumbrances, restrictive covenants,
ownership title evidence, or any other facts that an accurate and
current title search may disclose.

PARCEL SPLIT
Gross Area: 365,728 S.F. ~ 8.396 Acres
Present Road Right of Way Area: 14,810 S.F. ~ 0.340 Acres
Net Area: 350,918 S.F. ~ 8.056 Acres

70' Toledo Edison Easement #18
Deed V. 184, Pg. 492
(Part No. 1)
20' Ohio Gas Co. Easement #21
Deed V. 435, Pg. 642

Part of Parcel Number: J05-0018-0-002-03
Owner: CAPSIZE LLC
Address: Domersville Road
Deed Book 459, Pg. 2091

Parcel Number: J05-0018-0-002-02
Owner: Defiance Harmon LLC
Address: 25925 Commerce
Deed Book 444 Pg. 922

Part of Parcel Number: J050018000200
Owner: Defiance Harmon LLC
Address: Domersville Road
Deed Book 421, Pg. 2618

