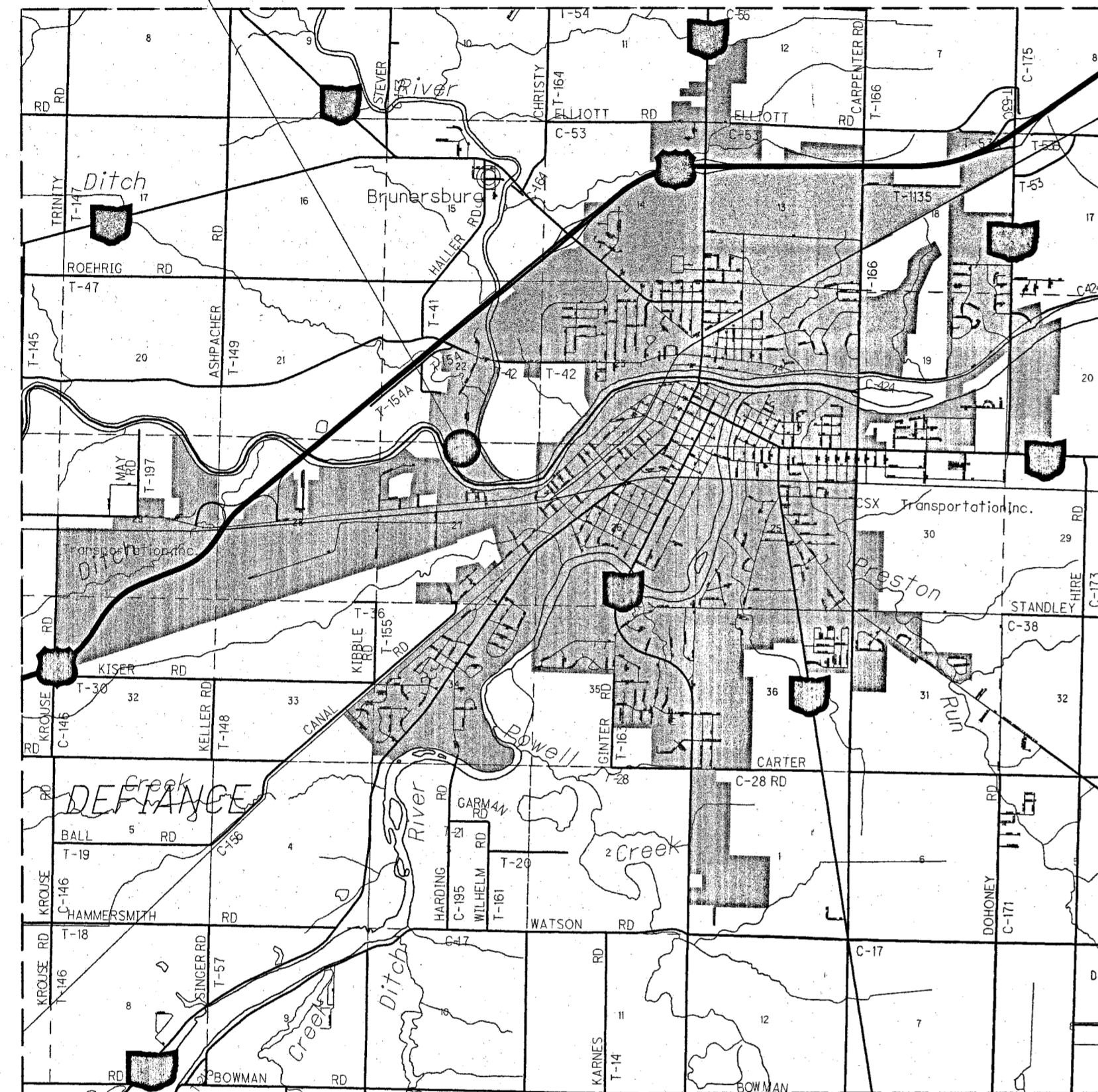


**REVISION OF MINOR SUBDIVISION PLAT RECORDED IN PLAT VOLUME 14, PAGE 379-380
OF LOTS 67, 67A, 68 AND 69 OF MAUMEE RIVER CROSSING BEING PART OF LOTS
65 AND 65A OF MAUMEE RIVER CROSSING, OF THE ORIGINAL PLAT VOLUME 14,
PAGE 148-157, LOCATED IN THE CITY OF DEFIANCE, COUNTY OF DEFIANCE AND
STATE OF OHIO IN SECTIONS 22 AND 27, TOWNSHIP 4 NORTH, RANGE 4 EAST**

SITE LOCATION



N.T.S.

"DESCRIPTION"

Situated in the City of Defiance, Defiance County, Ohio, and being part of Lot 65 and Lot 65A of Maumee River Crossing, on record in Plat Volume 14, Pages 148-157, and located in Sections 22 and 27 of Township 4 North, Range 4 East, and more particularly described as follows:

COMMENCING on the southerly right-of-way line of River Front Drive at an iron pin found marking the most westerly corner of Lot 13 of said Maumee River Crossing and a northeasterly corner of said Lot 65;

Thence 43.01 feet on and along a curve to the right and said southerly right-of-way line of River Front Drive, and the northerly line of said Lot 65 to an iron set, said curve having Delta of 8° 48' 06", a Radius of 280.00 feet, a Chord Bearing of S 49° 08' 29" W, and a Chord Length of 42.97 feet, said pin set marking the TRUE POINT OF BEGINNING;

Thence S 27° 22' 16" E, a distance 300.00 feet to an iron pin set;

Thence S 69° 47' 04" W, a distance 170.00 feet to an iron pin set;

Thence S 81° 56' 27" W, a distance 170.00 feet to an iron pin set;

Thence S 62° 21' 01" W, a distance 452.75 feet to a point on the southwesterly line of Lot 65A of said Maumee River Crossing, passing an iron pin set at 200.00 feet;

Thence on and along the southwesterly line of said Lot 65A, N 26° 28' 04" W, a distance 184.12 feet to the most southerly corner of land described in Deed Book 412, Page 1027, as conveyed to Kamren James, LLC, an Ohio limited liability company;

Thence on and along a southeasterly line of said Kamren James, LLC, N 67° 43' 45" E, a distance 260.40 feet to an iron pin found;

Thence on and along a southeasterly line of said Kamren James, LLC, N 40° 10' 42" E, a distance 315.95 feet to an iron pin set at the northeasterly corner of Kamren James, LLC, and on said southerly right-of-way line of River Front Drive, and on the northerly line of Lot 65;

Thence on and along said southerly right-of-way line of River Front Drive and the northerly line of said Lot 65, S 89° 25' 28" E, a distance 59.02 feet to an iron pin set marking the beginning of a curve to the left;

Thence 180.98 feet on and along a curve to the left and said southerly right-of-way line of River Front Drive, and the northerly line of said Lot 65 returning to the TRUE POINT OF BEGINNING, said curve having a Delta of 37° 02' 01", a Radius of 280.00 feet, a Chord Bearing of N 72° 03' 32" E, and a Chord Length of 177.85 feet.

Containing in all 4.096 acres, of which 0.000 acres is road right-of-way, and all of the above described land is part of Defiance County Auditor's Parcel 106-0022-B- 65-00.

Iron pins set are 5/8" diameter by 30" long re-enforcing rod with a yellow plastic cap stamped "POGGEMEYER DESIGN GROUP SURVEY MARKER".

Bearings are based on the Ohio State Plane Coordinate System, North Zone 3401, NAD 83, 2011 adjustment, and derived from GPS and the O.D.O.T. V.R.S. network.

This description is based on an actual field survey done by Poggemeyer Design Group in September of 2020, and was prepared by Kevin Canavan P.S., surveyor number S-7448.

OWNERS STATEMENT:

Owner's acknowledgment: I, the undersigned, being the sole member of MAUMEE RIVER CROSSING, LLC, an Ohio limited liability company, do hereby certify MAUMEE RIVER CROSSING, LLC is the owner of the herein-described property and I have caused the same property to be surveyed as shown on this plat, do hereby voluntarily consent to the execution of this plat.

Executed this 30th day of September, 2021.

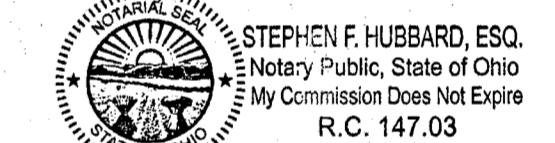
MAUMEE RIVER CROSSING, LLC,
an Ohio limited liability company

Julianne Smith
JULIANNE SMITH, Sole Member

**STATE OF OHIO
COUNTY OF DEFIANCE, ss:**

The foregoing instrument was acknowledged before me this 30th day of September, 2021, by MAUMEE RIVER CROSSING, LLC, an Ohio limited liability company, by JULIANNE SMITH, its Sole Member. This is an acknowledgment clause; no oath or affirmation was administered to the signer with regard to the notarial act.

Stephen F. Hubbard
Notary Public



CITY OF DEFIANCE PLANNING COMMISSION

This plat meets the requirements of the Defiance Planning Commission for a minor subdivision and has been approved this

7th day of September, 2021

Melinda Spraw
Melinda Spraw, P.E., City of Defiance Engineer *VARIANCES APPROVED AT 9/20/2020 Planning Commission Meeting

DEFIANCE COUNTY AUDITOR

THIS PLAT HAS BEEN SUBMITTED TO ME FOR THE PURPOSE OF APPRAISEMENT

THIS 8 DAY OF September, 2021.

Jill Little
JILL LITTLE, DEFIANCE COUNTY AUDITOR

DEFIANCE COUNTY RECORDER #4985

THIS PLAT WAS RECEIVED FOR RECORD THIS

8th DAY OF September, 2021, AT

9:41 A.M. AND RECORDED PLAT VOLUME 14

PAGE 389 - 390

Cecilia A. Parsons
CECILIA A. PARSONS, DEFIANCE COUNTY RECORDER #8640

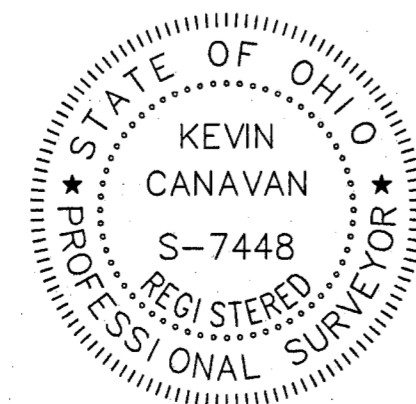
SURVEYOR CERTIFICATION

The fieldwork performed is based on the State Plane Coordinate System, Ohio North Zone, NAD 83, 2011 adjustment, and derived from GPS and the O.D.O.T. V.R.S. Network.

This plat is based on an actual field performed by Poggemeyer Design Group in September of 2020.

I hereby certify that the survey shown hereon is true and accurate to the best of my knowledge and was performed by me or under my supervision.

Kevin Canavan
Kevin Canavan, P.S.
Ohio Professional Surveyor S-7448
Date April 29, 2021



ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIVE BASIS. THE USER SHALL BE RESPONSIBLE FOR THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE. INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

I:\622800\00006\Survey\Maumee River Crossing_Minor_Subdivision_Plat_1_OF_2.dgn 4/29/2021 2:52:40 PM

POGGEMEYER DESIGN GROUP, INC.
PLANNERS
ENGINEERS
ARCHITECTS
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO 43402
(419) 352-7537

**MAUMEE RIVER CROSSING
LOTS 67, 67A, 68, & 69**

**MINOR
SUBDIVISION
PLAT**

DRAWN BY / CHECKED BY
KCC
REVISION

1
OF
2
JOB NUMBER
6228-006