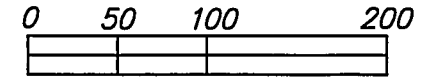
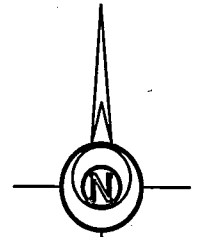


WILDWOOD LANE - DEDICATION PLAT

PART OF THE S1/2 OF THE NE1/4 AND PART OF THE N1/2 OF THE SE1/4 OF SECTION 8, T4N-R1E, HICKSVILLE TOWNSHIP, DEFIANCE COUNTY, OHIO



GRAPHIC SCALE 1" = 100'

LEGEND

- ⊙ 5/8" REBAR WITH ID CAP SET
- ⊗ RAILROAD SPIKE FOUND
- [MAGS] MAG NAIL SET
- ⊙ 1 INCH REBAR FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

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

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 UNRECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.

FILENAME: 24-120_RW DED PLAT-BDL-6-14-24.scj DATE: 5/10/24

DESCRIPTION:
Sited as part of the Northeast Quarter and part of the Southeast Quarter of Section 8, Hicksville Township, Town 4 North, Range 1 East, Defiance County, Ohio, also being part of a 100 acre tract of land as recorded in Official Record Book 458, Page 386 of the Defiance County Deed Records and more particularly described as follows:

Commencing at a Railroad spike found marking the Northeast corner of the Southeast Quarter;

Thence South 01°33'33" West along the East line of the Southeast Quarter (C/L Hicksville Edgerton Road) a distance of 73.33 feet to a Mag nail set and the POINT OF BEGINNING;

Thence South 01°33'33" West a distance of 60.00 feet to a Mag nail set;

Thence North 88°26'27" West a distance of 60.15 feet to a 5/8 inch rebar with ID cap set;

Thence North 46°05'03" West a distance of 122.88 feet to a 5/8 inch rebar with ID cap set;

Thence North 88°14'44" West a distance of 318.35 feet to a 5/8 inch rebar with ID cap set;

Thence North 53°23'24" West a distance of 440.17 feet to a 5/8 inch rebar with ID cap set;

Thence North 04°20'48" West a distance of 184.21 feet to a 5/8 inch rebar with ID cap set;

Thence North 88°27'18" West a distance of 195.87 feet to a 5/8 inch rebar with ID cap set;

Thence North 01°32'42" East a distance of 60.00 feet to a 5/8 inch rebar with ID cap set;

Thence following a line of new division the following six courses;

South 88°27'18" East a distance of 250.00 feet to a 5/8 inch rebar with ID cap set;

South 04°20'48" East a distance of 210.96 feet to a 5/8 inch rebar with ID cap set;

South S 53°23'24" East a distance of 393.97 feet to a 5/8 inch rebar with ID cap set;

South 88°14'44" East a distance of 322.64 feet to a 5/8 inch rebar with ID cap set;

South 46°05'03" East a distance of 122.76 feet to a 5/8 inch rebar with ID cap set;

South 88°26'27" East a distance of 36.91 feet to the POINT OF BEGINNING, said Right-of-way containing 1.831 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in May, 2024, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

Note: The bearings used in this description are on an assumed meridian assuming the East line of the Northeast Quarter of Section 8 to be North 01°32'42" East and are for the purpose of angle determination only.

DEDICATION:
The undersigned owner, Shawn P. Klepper, hereby certifies that the attached plat correctly represents a plat of dedication of privately maintained public right-of-way. We hereby assent to and adopt this plat and acknowledge the same as our free act and deed and hereby dedicate the streets and easements thereon shown to the use of the public forever.

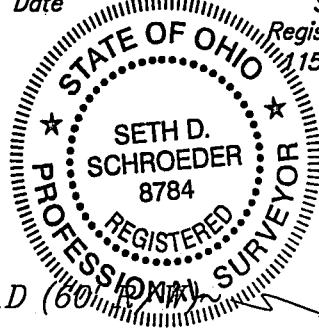
The undersigned, being all the owners and lien holders of the lands herein platted further agree that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking title from under or through the undersigned.

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

7.10.24

Seth D. Schroeder

Seth D. Schroeder, P.S.
Registered Surveyor No. 8784
115 S. Fair Avenue, Suite A
Ottawa, Ohio 45875
419-523-5789



~HICKSVILLE-EDGERTON ROAD (60' R/W)

KLEPPER FAMILY PROPERTIES, LLC
OR BK 458 - PG 386
100 AC. (RECORDED)
P.N.: E20-0008-0-010-00

1.831 ACRES

EXECUTED THIS 11th DAY OF July 2024.

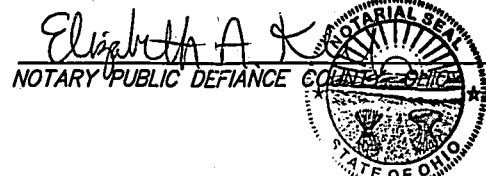
SIGNED *Shawn P. Klepper* OWNER

STATE OF OHIO, COUNTY OF DEFIANCE S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE OWNERS WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF July, 2024.

June 20, 2027
MY COMMISSION EXPIRES



Elizabeth A. Keel
Notary Public, State of Ohio
My Commission Expires:
June 20, 2027

APPROVALS

WE, THE DEFIANCE COUNTY PLANNING COMMISSION, DEFIANCE, OHIO, DO HEREBY APPROVE THIS PLAT.

7-11-2024
DATE

Dennis Muth
PLANNING COMMISSION

I THE DEFIANCE COUNTY ENGINEER HEREBY APPROVES THIS PLAT

July 11, 2024
DATE

Warren Schlatter
WARREN SCHLATTER, P.E., P.S.
DEFIANCE COUNTY ENGINEER

ACCEPTANCE

WE, THE DEFIANCE COUNTY COMMISSIONERS DO HEREBY APPROVE THIS PLAT AND ACCEPT THE STREETS AND UTILITY RIGHT-OF-WAYS FOR THE PUBLIC USE.

RESOLUTION NO. 24-07-275 DATE July 15, 2024.

DEFIANCE COUNTY COMMISSIONER: *[Signature]*

DEFIANCE COUNTY COMMISSIONER: *[Signature]*

DEFIANCE COUNTY COMMISSIONER: *[Signature]*

TRANSFERRED THIS 16 DAY OF July, 2024

[Signature]
DEFIANCE COUNTY AUDITOR #2306

FILED FOR RECORD THIS 16th DAY OF July, 2024

IN VOLUME 15 OF THE PLAT RECORDS OF DEFIANCE COUNTY, OHIO
PAGE 22
Cecilia Parsons
DEFIANCE COUNTY RECORDER FEE B 40.00

SURVEY PLAT FOR: TAYLOR KLEPPER

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789