

**LEGAL DESCRIPTION:**

**FINAL PLAT FOR**

**WHISPERING PINES**

**BEING ALL OF VACATED EXECUTIVE DRIVE,  
LOTS 4 AND 5 OF SHERWOOD FOREST  
NORTHEAST, AND PART OF THE SE 1/4  
OF SECTION 35, T4N-R4E, CITY OF  
DEFIANCE, DEFIANCE COUNTY, OHIO**

Situated as being part of the Southeast Quarter of Section 35, Township 4 North, Range 4 East, City of Defiance, Defiance County, Ohio, and being all of a 0.279 acre tract of Vacated Public Right-of-Way as recorded in Plat Book 15, Page 36, all of Lot 4, and all of Lot 5 in Sherwood Forest Northeast subdivision as recorded in Plat Book 8, Page 25 and all of a 6.548 acre tract of land as recorded in Official Record Volume 428, Page 484, and more particularly described as follows:

Beginning at a 3/4 inch iron pipe found marking the Southwest corner of said Lot 5 and the Southeast corner of Lot 72 in Sherwood Forest Subdivision Second Addition as recorded in Plat Book 9, Page 2 and the POINT OF BEGINNING;

Thence North 31°57' 12" East along the West line of said Lot 5 and said 6.548 acre tract and the East line of said Sherwood Forest Subdivision Second Addition a distance of 450.75 feet to a point (said point falls on an existing catch basin);

Thence along the perimeter of said 6.548 acre tract the following eight (8) courses:

North 01°30' 52" East along the East line of said Sherwood Forest Subdivision Second Addition a distance of 405.00 feet to a 5/8 inch rebar with ID cap set;

North 26°27' 35" West along the East line of said Sherwood Forest Subdivision Second Addition a distance of 23.99 feet to a 5/8 inch rebar with ID cap found marking the Southwest corner of a 8.756 acre tract of land as recorded in Official Record Volume 404, Page 1270;

South 89°11' 33" East along the South line of a 8.756 acre tract as recorded in Official Record Volume 404, Page 1270 a distance of 505.11 feet to a point, referenced by a 5/8 inch rebar found 0.20 feet south of said point, marking the Southeast corner of said 8.756 acre tract and marking a point on the West right-of-way line of Jefferson Avenue (State Route 66);

Along a curve to the right along said West right-of-way line having a radius of 1,362.39 feet, a delta of 10°57' 34", an arc length of 260.60 feet, and a chord which bears South 12°15' 59" East having a chord distance of 260.20 feet to a 5/8 inch rebar with ID cap found;

South 04°58' 51" East along said West right-of-way line a distance of 77.28 feet to a 1/2 rebar with ID cap found marking the Northeast corner of a 0.852 acre tract as recorded in Official Record Volume 450, Page 2772;

North 88°36' 17" West along the North line of said 0.852 acre tract a distance of 238.44 feet to a point, referenced by a 5/8 inch rebar found 0.57 feet West of said point marking the Northwest corner of said 0.852 acre tract;

South 01°23' 43" West along the West line of said 0.852 acre tract a distance of 150.00 feet to a 5/8 inch rebar found marking the Northwest corner of a 0.909 acre tract as recorded in Official Record Volume 405, Page 127;

South 01°43' 49" West along the West line of said 0.909 acre tract a distance of 150.00 feet to a 5/8 inch rebar found marking the Southwest corner of said 0.909 acre tract and the Southeast corner of said 6.548 acre tract;

Thence along the East line of said Vacated Public Right-of-Way and the West line of Lot 3 of Sherwood Forest Northeast subdivision the following two (2) courses:

South 01°23' 43" West a distance of 180.00 feet to a 5/8 inch rebar with ID cap found;

Along a curve to the left having a radius of 20.00 feet, a delta of 90°00' 00", an arc length of 31.42 feet, and a chord which bears South 43°36' 17" East having a chord distance of 28.28 feet to a 5/8 inch rebar found marking the Southwest corner of said Lot 3 and marking a point on the North right-of-way line of Rosewood Avenue;

Thence North 88°36' 17" West along the South lines of said Lot 4 and Lot 5 and the North right-of-way line of said Rosewood Avenue a distance of 504.27 feet to a 5/8 inch rebar with ID cap set;

Thence along the South line of said Lot 5 and the North right-of-way line of said Rosewood Avenue along a curve to the right having a radius of 275.00 feet, a delta of 14°50' 44", an arc length of 71.25 feet, and a chord which bears North 80°26' 04" West having a chord distance of 71.05 feet to the POINT OF BEGINNING, said tract containing 8.843 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 field survey performed in September, 2025, under the supervision of Ohio Professional Surveyor Gregory A. Bockrath, Ohio Surveyor No. 8306.

Note: The bearings used in this description are on an assumed meridian assuming the centerline of W. Rosewood Avenue to be South 88°36' 17" East and are for the purpose of angle determination only.

ACCEPTANCE

WE, THE COUNCIL OF THE CITY OF DEFIANCE, OHIO, DO HEREBY APPROVE THIS PLAT.

BY ORDINANCE NO. 8683

DATE October 7, 2025.

Lisa Elders  
NAME

Lisa Elders  
SIGNATURE  
CLERK OF COUNCIL

APPROVALS

I, THE DEFIANCE CITY ENGINEER, DO HEREBY APPROVE THIS PLAT.

DATE: October 10, 2025

Melinda Sprow  
NAME

Melinda Sprow  
SIGNATURE  
MELINDA R. SPROW P.E.  
DEFIANCE CITY ENGINEER

CERTIFICATION #4986

I, THE DEFIANCE COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN VOLUME 15, PAGE 41-42 OF THE PLAT RECORDS OF THE COUNTY OF DEFIANCE, OHIO.

DATE: October 10, 2025, 2025

Cecilia A. Parsons  
NAME

Cecilia Parsons  
SIGNATURE  
DEFIANCE COUNTY RECORDER  
#8640

CERTIFICATION

I, THE DEFIANCE COUNTY AUDITOR, ACKNOWLEDGE RECEIPT OF THIS PLAT FOR RECORD PURPOSES.

DATE: October 10, 2025

Jill Little  
NAME

Jill Little  
SIGNATURE  
DEFIANCE COUNTY AUDITOR

SURVEY PLAT FOR:  
JEFFERSON SOUTH HOLDINGS LLC

ALL OF VACATED EXECUTIVE DRIVE,  
LOTS 4 AND 5 OF SHERWOOD FOREST  
NORTHEAST, AND PART OF THE SE 1/4  
OF SECTION 35, T4N-R4E, CITY OF  
DEFIANCE, DEFIANCE COUNTY, OHIO

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

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