

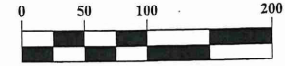
**Boundary Survey**  
 For: Defiance Harmon, LLC  
 Part of the Southeast Quarter (1/4)  
 of Section Eighteen (18), Town  
 Four (4) North, Range Five (5) East,  
 Richland Township, City of Defiance,  
 Defiance County, Ohio

Parcel Number: J050018000200  
 Owner: Defiance Harmon LLC  
 Address: Domersville Road

Parcel Number: J050018000200  
 Owner: Defiance Harmon LLC  
 Address: Domersville Road

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

GRAPHIC SCALE



1 inch = 100 feet



**LEGEND**

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

**PARCEL SPLIT**

Gross Area: 369,997 S.F. ~ 8.494 Acres  
 Present Road Right of Way Area: 15,000 S.F. ~ 0.344 Acres  
 Net Area: 354,997 S.F. ~ 8.150 Acres

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

70' Toledo Edison Easement #18  
 Deed V. 184, Pg. 492  
 (Part No. 1)

20' Ohio Gas Co. Easement #21  
 Deed V. 435, Pg. 642

100'x100' Ohio Gas Co. Easement #22  
 Deed V. 435, Pg. 648

N88° 50' 03" W 740.00'  
 N. Line, Kettering Hills Sub.

Iron Pin Found  
 N: 0.58'  
 E: 1.03'

Kettering Hills Sub.  
 Vol. 205, Pg. 501

**Domersville Road**  
 (60' R/W)

**Eugene**

**Survey References**

MSG Project No. DEFC001, Silva Surveying, LTD Survey No. 21-1024,  
 and Poggemeyer Design Group Commerce Drive Dedication Plat.

**Coordinate System/Basis of Bearings:**

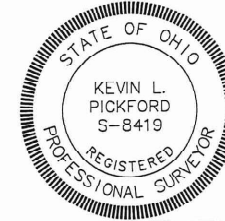
Ohio State Plane Coordinate System North Zone (3401) obtained  
 using GPS equipment and the Ohio Real Time Network (ORTN).  
 bearings are for the express purpose of showing angular  
 measurement only.

**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

This survey and plat were prepared from an actual land survey made under my direct  
 supervision in March of 2023 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* 9-14-2023  
 Kevin L. Pickford P.S. Date  
 Professional Surveyor No. 8419



**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.

 www.manniksmithgroup.com	
PREPARED FOR: Defiance Harmon, LLC 4427 Talmadge Rd. Suite E Toledo, Ohio 43623	PROJECT NO.: DEFC001 PROJECT DATE: 09/14/23 PROJECT NAME: BOUNDARY SURVEY FOR PARCEL SPLIT DRAWN BY: KLP CHECKED BY: KLP
Parcel Split Survey Domersville Road City of Defiance, Defiance County, Ohio	Parcel Split Survey
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