

OWNER'S CERTIFICATION

HARMON BUSINESS PARK

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 3 TOWN 4, UNITED STATES RESERVE CITY OF ROSSFORD, WOOD COUNTY, OHIO

We, the undersigned, Harmon Land Development, L.L.C., owners of the property hereon described, do hereby adopt the subdivision into 3 Lots numbered 1 through 3, both inclusive and lots "A" and "B" which shall be for storm water retention/detention as shown on this plat, establish building setback lines as shown, dedicate to public use the streets and rights-of-way as shown and 2' wide buffer lots lettered "A" through "C".

Lots "A" and "B" are to be used exclusively as storm water detention and/or retention areas. The owner of Harmon Business Park, Harmon Land Development, L.L.C., will address any maintenance issues with Lots "A" and "B" and retain the ownership of said lots.

Buffer Lots "A", "B", and "C" are hereby conditionally dedicated to the City of Rossford for the express purpose of prohibiting access across said Buffer Lots to the adjoining public rights-of-way.

The undersigned hereby establishes easements as shown hereon and designated as "Utility", and "Drainage" for the purpose of permitting the construction, installation, relocation, repair and maintenance of public or quasi-public utilities and/or drainage facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions within such easements that might interfere with the construction, maintenance or safe operation of utility lines or drainage facilities. All easements for "Drainage" as shown hereon are hereby dedicated to the City of Rossford, Ohio. Water main taps and services shall be installed at time of construction by the Northwestern Water and Sewer District and shall meet their standards and specifications. All pre-taps shall be made by the Northwestern Water and Sewer District at the developer's expense.

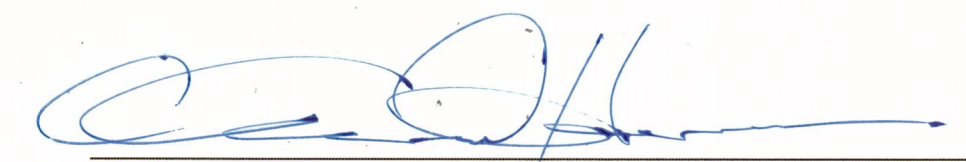
The undersigned further certifies that they will improve this subdivision with the following installations: pavement, storm drainage, sanitary sewers, water mains, and street lighting as shown on the approved plans of this subdivision.

TOLEDO EDISON UNDERGROUND UTILITY EASEMENT

We, Harmon Land Development, L.L.C., Owners of the hereon platted land, do hereby grant unto the Toledo Edison Company, their successors and assigns (hereinafter referred to as the Grantee) a non-exclusive, permanent right-of-way and easement twelve (12) feet in width under, over and through all lots and all land shown hereon; said easement being described as parallel with and contiguous to all street lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing and transmitting electricity, for public and private use of such locations as Grantees may determine, upon, within and across the easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping including lawns within said easement premise which may interfere with the installation, maintenance, repair or operation of electric current and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant. All lots and all lands shall be restricted to underground utility service.

OWNER:
HARMON LAND DEVELOPMENT, L.L.C.

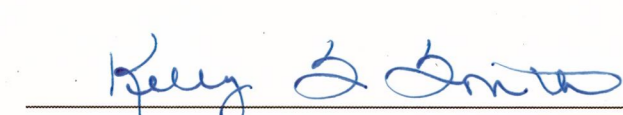
Executed this 5th day of March, 2017. 2018


E. EDWARD HARMON
MANAGING MEMBER

STATE OF OHIO)
) SS
COUNTY OF LUCAS)



On this 5th day of MARCH, 2018, before me personally appeared E. Edward Harmon, Managing member of Harmon Land Development, L.L.C., who acknowledged the signing of this plat to be the free act and deed of the hereon described entity for the purposes hereon mentioned. Witness my hand and seal the day and year above written.


Notary Public, State of Ohio
2/23/22
My Commission Expires

LEGAL DESCRIPTION

A parcel of land being part of the Southeast 1/4 of Section 3, Town 4, USR, City of Rossford, Wood County, Ohio more particularly described as follows:
Commencing at the East 1/4 corner of said Section 3, currently defined by a found PK nail (Wood County Records); thence South 00 degrees 01 minutes 28 seconds West 436.00 feet on and along the East line of said Southeast 1/4, also being the centerline of Lime City Road to a set railroad spike and the POINT OF BEGINNING for the tract of land herein described;
thence continuing South 00 degrees 01 minutes 28 seconds West 1796.08 feet (record 1796.00) to the Northeast corner of a tract of land owned by William J. Wolf and recorded in Volume 547 page 314, Wood County Records, to a set railroad spike;
thence North 89 degrees 36 minutes 24 seconds West 2194.05 feet along the North line of said tract recorded in Volume 547 page 314, to a set 6 diameter concrete monument, passing a set 6 diameter concrete monument at 30.00 feet;
thence North 00 degrees 01 minutes 28 seconds East 1689.46 feet (1689.37 deed) along the East line of a parcel as recorded in Volume 2693 Page 261, and parallel with the East line of said Southeast 1/4 to the South line of a tract of land conveyed to Rossford, Ohio Transportation District as recorded in Volume 739 Page 399; to a set 6 diameter concrete monument;
thence the following 8 courses being part the of document recorded in Volume 739, Page 399;
thence South 73 degrees 42 minutes 35 seconds East 111.53 feet (deed and measured) along said South line to a set 6 diameter concrete monument;

North 82 degrees 28 minutes 55 seconds East 439.85 feet to a set 6 diameter concrete monument;
South 59 degrees 26 minutes 10 seconds East 51.38 feet to a set 6 diameter concrete monument;
South 25 degrees 34 minutes 43 seconds East 103.73 feet to a set 6 diameter concrete monument;
South 49 degrees 19 minutes 22 seconds East 62.48 feet to a set 6 diameter concrete monument;
South 84 degrees 16 minutes 19 seconds East 79.61 feet to a set 6 diameter concrete monument;
North 50 degrees 44 minutes 18 seconds East 87.06 feet to a set 6 diameter concrete monument;
North 13 degrees 04 minutes 23 seconds East 189.32 feet to a set 6 diameter concrete monument on the South Right of Way of Bass Pro Boulevard;
thence South 89 degrees 44 minutes 47 seconds East 1325.08 feet along said Right of Way to the POINT OF BEGINNING, passing a set 6 diameter concrete monument at 1295.08 feet;

Containing 87.702 acres more or less which consists of Parcel # T68-400-30000040500.]

The Bearings referred to herein are based on the East line of said Southeast 1/4 and centerline of Lime City Road and are assumed.

Amends Plat 23/681
Amends Plat 23/688

OFFICE OF THE ADMINISTRATOR, ROSSFORD, OHIO

THIS PLAT IS APPROVED BY THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF ROSSFORD, OHIO, WOOD COUNTY, OHIO

ON THIS 5 DAY OF March, 2018.


DIRECTOR OF PUBLIC SERVICE
MICHAEL A. SCOTT

OFFICE OF THE MUNICIPAL PLANNING COMMISSION, ROSSFORD, OHIO.

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION RULES AND REGULATIONS FOR THE CITY OF

ROSSFORD, OHIO, THIS 5 DAY OF March, 2018


CHAIRMAN (MAYOR) NEIL A. MACKINNON III

OFFICE OF THE WOOD COUNTY AUDITOR, BOWLING GREEN, OHIO

THIS PLAT WAS SUBMITTED FOR APPRAISEMENT AND IS HEREBY TRANSFERRED ON THIS 12th day of

March, 2018.


MATTHEW OESTRICH, WOOD COUNTY AUDITOR
Matthew Oestrich

OFFICE OF THE WOOD COUNTY RECORDER:

THIS PLAT WAS FILED FOR RECORD ON THIS 13th DAY OF March, 2018 AT 1:09:26 A.M./P.M.

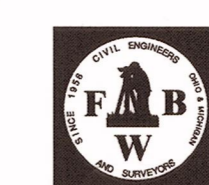
RECORDED IN VOLUME 23, PAGE(S) 128 thru 129, BOOK OF PLATS ON THIS 13th DAY OF

March, 2018.


JULIE BAUMGARDNER
#169.00

2018032713

FWB, INC.


CIVIL ENGINEERS ~ SURVEYORS
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