

TOLEDO EDISON UNDERGROUND UTILITY EASEMENT

We, 20A, LLC, an Ohio Limited Liability Company 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 herein; said easement being described as parallel with and contiguous to all street lines, or other easement 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 Grantee for distributing and transmitting electricity, for public and private use of such locations as Grantee 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.

SIDEWALK NOTE:

The owner of each lot shall provide four (4) foot sidewalks along Maumee-Western Road where required. The sidewalks will be four (4) inches in depth except at drives where six (6) inch depth will be provided for the full width of the drive. It is the duty of each lot owner, at his/her own expense, to keep and maintain the sidewalks adjacent to his/her lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold Monclova Township and Lucas County harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.

MAUMEE WESTERN ESTATES

A PARCEL OF LAND BEING PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 32, AND PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 33, TOWN TWO (2), UNITED STATES RESERVE OF THE TWELVE MILE SQUARE AT THE FOOT OF RAPIDS OF THE MIAMI OF LAKE ERIE, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

20251205-0043829
2/17/2025 11:02 AM
17820003441
Richard E. Ashford
Lucas County Recorder
PLAT LABEL

20251202-0043150
12/2/2025 2:18 PM
17820004871
Richard E. Ashford
Lucas County Recorder
PLAT LABEL

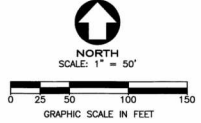
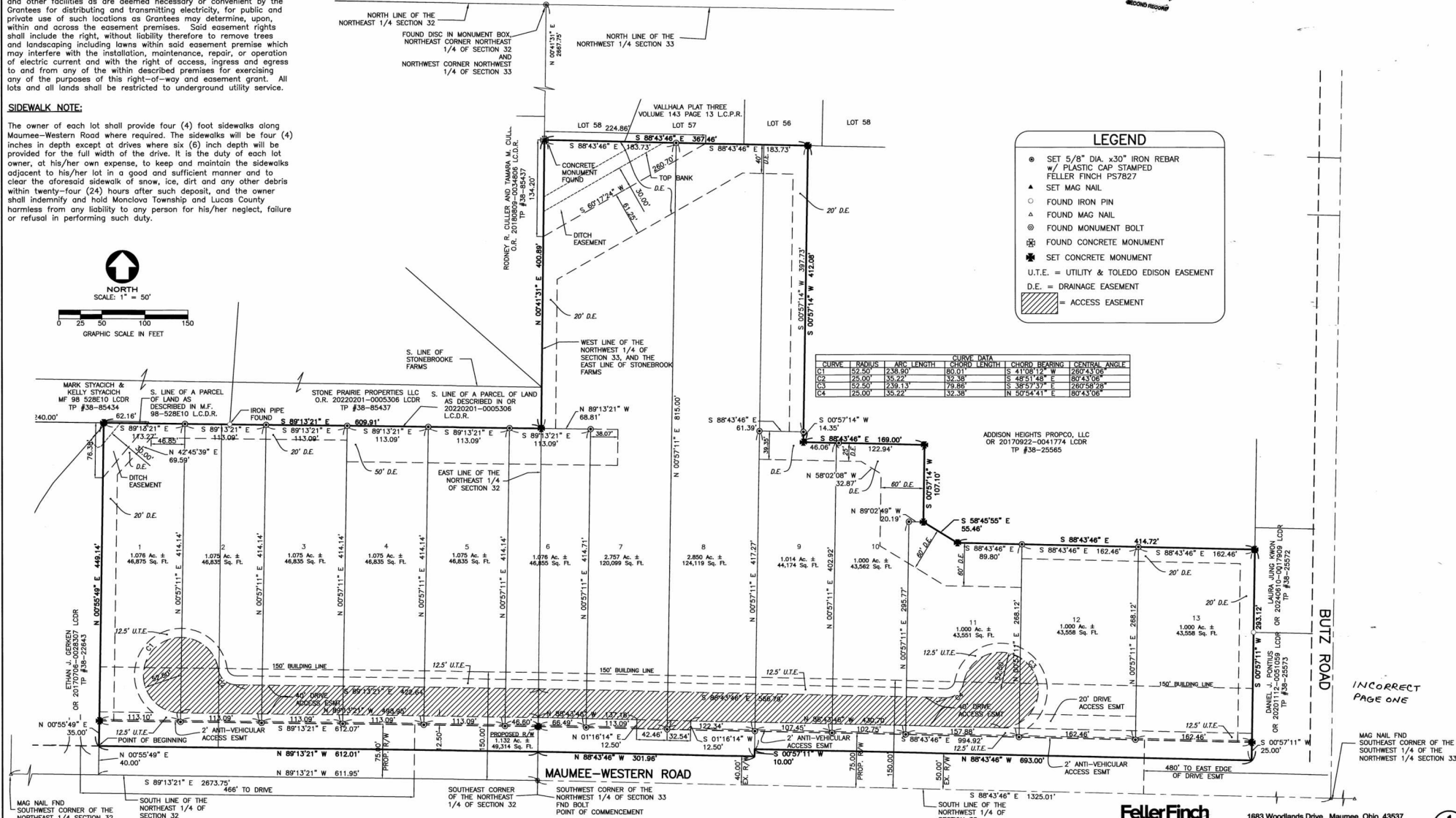
BEING RE-RECORDED
TO FIX PAGE ONE

RECORD RECORD

LEGEND

- SET 5/8" DIA. x30" IRON REBAR w/ PLASTIC CAP STAMPED FELLER FINCH PS7827
- ▲ SET MAG NAIL
- FOUND IRON PIN
- △ FOUND MAG NAIL
- ⊗ FOUND MONUMENT BOLT
- ⊕ FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- U.T.E. = UTILITY & TOLEDO EDISON EASEMENT
- - - D.E. = DRAINAGE EASEMENT
- ▨ ACCESS EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	52.50'	236.30'	80.01'	S 41°08'12" W	260°43'06"
C2	75.00'	356.74'	132.38'	S 45°1'45" W	80°43'06"
C3	52.50'	239.13'	79.86'	S 38°57'37" E	260°58'28"
C4	25.00'	35.72'	32.38'	N 50°54'41" E	80°43'06"



ADDITION HEIGHTS PROPCO, LLC
OR 20170922-0041774 LCDR
TP #38-25565

LAURA JUNG KWON
OR 20250105-007809 LCDR
TP #38-25572

BUTZ ROAD

INCORRECT PAGE ONE

MAG NAIL FND
SOUTHWEST CORNER OF THE
NORTHWEST 1/4 OF SECTION 33

FellerFinch
ASSOCIATES, INC.
Engineers - Surveyors
1883 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3860
Fax: (419) 893-2982
www.fellerfinch.com

County Engineer

TOLEDO EDISON UNDERGROUND UTILITY EASEMENT

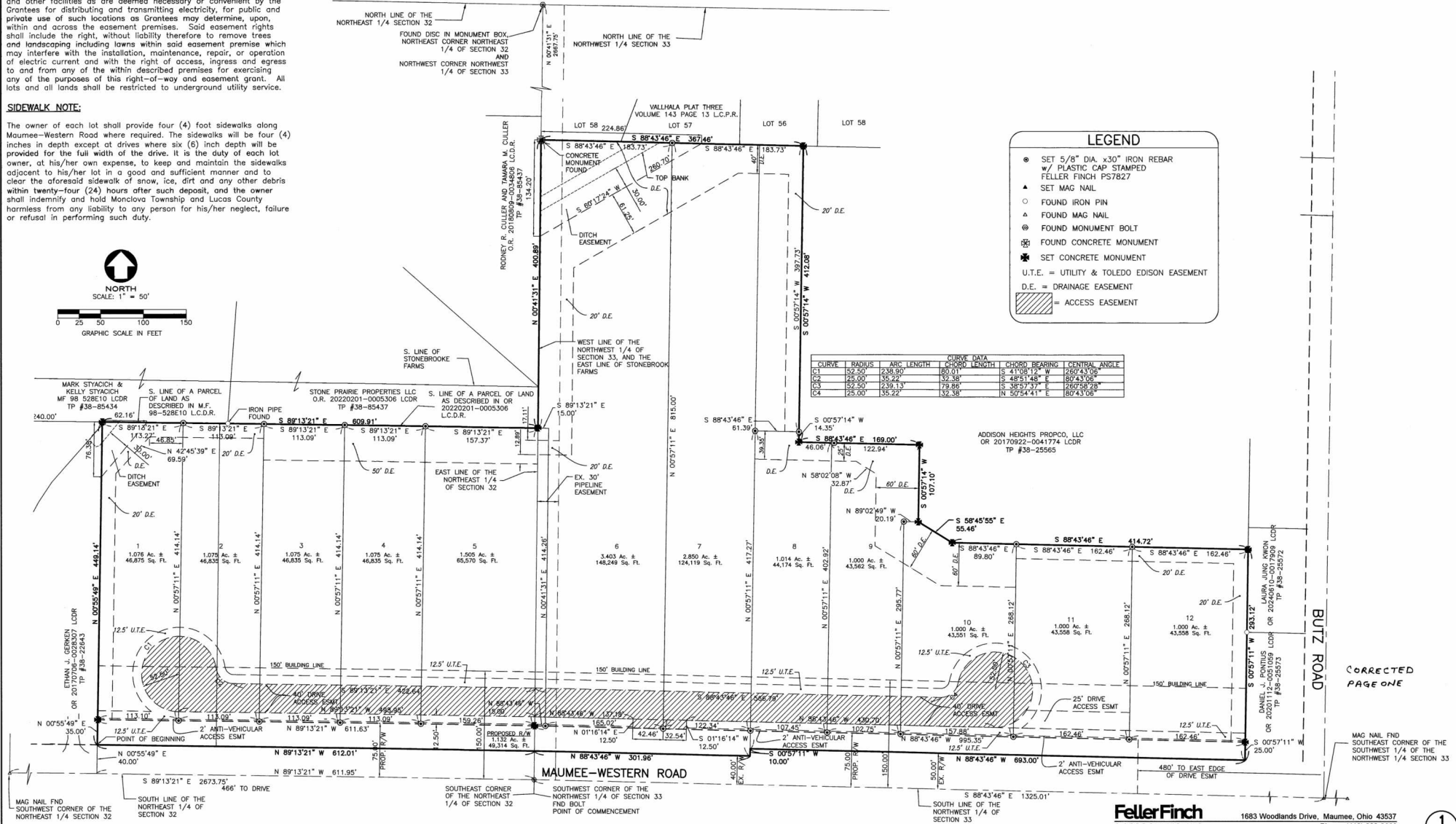
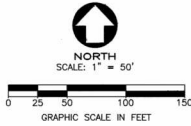
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	52.50	238.90	80.01	S 41°08'12" W	280°43'06"
C2	25.00	35.22	32.38	S 48°51'48" E	80°43'06"
C3	52.50	238.13	79.86	S 35°57'47" E	125°56'06"
C4	25.00	35.22	32.38	N 50°54'41" E	80°43'06"

LEGEND

- SET 5/8" DIA. x30" IRON REBAR w/ PLASTIC CAP STAMPED FELLER FINCH PS7827
- ▲ SET MAG NAIL
- FOUND IRON PIN
- △ FOUND MAG NAIL
- ⊕ FOUND MONUMENT BOLT
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- D.E. = DRAINAGE EASEMENT
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BUTZ ROAD

CORRECTED PAGE ONE

MAC NAIL FND
SOUTHWEST CORNER OF THE
NORTHWEST 1/4 OF SECTION 33

LEGAL DESCRIPTION:

- 1. A parcel of land being part of the Northeast quarter (1/4) of Section Thirty-two (32), and part of the Northwest quarter (1/4) of Section Thirty-three (33), Town Two (2), United State Reserve of the Twelve Mile Square at the Foot of the Rapids of the Miami of Lake Erie, Monclova Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:
2. Commencing at the intersection of the East line of the Northeast quarter (1/4) of Section Thirty-two (32) with the South line of the Northeast quarter (1/4) of Section Thirty-two (32), said South line of the Northeast quarter (1/4) of Section Thirty-two (32) also being the centerline of Maumee-Western Road (also known as US 20A), said point of intersection being marked with a found bolt;
3. thence in a westerly direction along the South line of the Northeast quarter (1/4) of Section Thirty-two (32), having a bearing of North eighty-nine (89) degrees, thirteen (13) minutes, twenty-one (21) seconds West, a distance of six hundred eleven and ninety-five hundredths (611.95) feet to a point;
4. thence North zero (00) degrees, fifty-five (55) minutes, forty-nine (49) seconds East along a line, a distance of forty and zero hundredths (40.00) feet to the intersection of the North Right-of-Way line of Maumee Western Road, said point of intersection being marked with a set capped iron rebar, said point of intersection also being the Point of Beginning;
5. thence North zero (00) degrees, fifty-five (55) minutes, forty-nine (49) seconds East along the East line of a parcel of land as described in Official Record 20170706-0028307, Lucas County Deed Records, a distance of four hundred forty-nine and fourteen hundredths (449.14) feet to the intersection of the South line of a parcel of land as described in Microfiche 98-528E10, Lucas County Deed Records, said point of intersection being marked with a set concrete monument;
6. thence South eighty-nine (89) degrees, thirteen (13) minutes, twenty-one (21) seconds East along the South line of a parcel of land as described in Microfiche 98-528E10, Lucas County Deed Records, and also along the South line of a parcel of land as described in Official Record 20220201-0005306 Lucas County Deed Records, a distance of six hundred nine and ninety-one hundredths (609.91) feet to the intersection of the West line of the Northwest quarter (1/4) of Section Thirty-three (33) and the East line of Stonebrook Farms extended southerly, said point of intersection being marked with a set concrete monument;
7. thence North zero (00) degrees, forty-one (41) minutes, thirty-one (31) seconds East along the West line of the Northwest quarter (1/4) of Section Thirty-three (33) and the East line of Stonebrook Farms, a distance of four hundred and eighty-nine hundredths (400.89) feet to the intersection of the South line of Vahalla Plat Three as recorded in Volume 143, Page 13, Lucas County Plat Records, said point of intersection being marked with a found concrete monument;
8. thence South eighty-eight (88) degrees, forty-three (43) minutes, forty-six (46) seconds East along the South line of Vahalla Plat Three as recorded in Volume 143, Page 13, Lucas County Plat Records, a distance of three hundred sixty-seven and forty-six hundredths (367.46) feet to the intersection of the West line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, said point of intersection being marked with a set concrete monument;
9. thence South zero (00) degrees, fifty-seven (57) minutes, fourteen (14) seconds West along the West line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, a distance of four hundred twelve and eight hundredths (412.08) feet to the intersection of the South line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, said point of intersection being marked with a set concrete monument;
10. thence South eighty-eight (88) degrees, forty-three (43) minutes, forty-six (46) seconds East along the South line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, a distance of one hundred sixty-nine and zero hundredths (169.00) feet to the intersection of the West line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, said point of intersection being marked with a set concrete monument;
11. thence South zero (00) degrees, fifty-seven (57) minutes, fourteen (14) seconds West along the West line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, a distance of one hundred seven and ten hundredths (107.10) feet to an angle point in the West line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, said angle point being marked with a set concrete monument;
12. thence South fifty-eight (58) degrees, forty-five (45) minutes, fifty-five (55) seconds East along the Westerly line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, a distance of fifty-five and forty-six hundredths (55.46) feet to the intersection of the South line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, said point of intersection being marked with a set concrete monument;
13. thence South eighty-eight (88) degrees, forty-three (43) minutes, forty-six (46) seconds East along the South line of a parcel of land as described in Official Record 20170922-0041774, Lucas County Deed Records, a distance of four hundred fourteen and seventy-two hundredths (414.72) feet to the West line of a parcel of land as described in Official Record 20240610-0017909, Lucas County Deed Records, said point of intersection being marked with a set concrete monument;
14. thence South zero (00) degrees, fifty-seven (57) minutes, eleven (11) seconds West along the West line of a parcel of land as described in Official Record 20240610-0017909, Lucas County Deed Records and the West line of a parcel of land as described in Official Record 20201112-0051059, Lucas County Deed Records, a distance of two hundred ninety-three and twelve hundredths (293.12) feet to the intersection of the North Right-of-Way line of Maumee Western Road;
15. thence North eighty-eight (88) degrees, forty-three (43) minutes, forty-six (46) seconds West along the North Right-of-Way line of Maumee Western Road, a distance of three hundred ninety-three and zero hundredths (393.00) feet to a point;
16. thence South zero (00) degrees, fifty-seven (57) minutes, eleven (11) seconds West along the North Right-of-Way line of Maumee Western Road, a distance of ten and zero hundredths (10.00) feet to a point;
17. thence North eighty-eight (88) degrees, forty-three (43) minutes, forty-six (46) seconds West along the North Right-of-Way line of Maumee Western Road, a distance of three hundred one and ninety-six hundredths (301.96) feet to a point, said point being marked with set concrete monument;
18. thence North eighty-nine (89) degrees, thirteen (13) minutes, twenty-one (21) seconds West along a line, a distance of six hundred twelve and one hundredths (612.01) feet to the Point of Beginning.

MAUMEE WESTERN ESTATES

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Said parcel of land containing an area of 793,005 square feet, 18.205 acres of land, more or less. Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

The above described parcel of land consists of:
74,254 square feet or 1.705 acres of land within Tax Parcel No. 38-22641
200,101 square feet or 4.594 acres of land within Tax Parcel No. 38-22607
258,505 square feet or 5.934 acres of land within Tax Parcel No. 38-25566
260,145 square feet or 5.972 acres of land within Tax Parcel No. 38-25568

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Said set concrete monuments being 6" in diameter and 30" in length with a 2" aluminum cap, the aluminum cap being stamped Feller, Finch & Assoc., Inc.

The above description is based on a survey performed under my supervision during April 2020.

Prior Deed Reference is Official Record 20110509-0018122, Lucas County Deed Records.

OWNERS CERTIFICATION:

The undersigned, as owner of a portion of the property hereon described which includes Lots 1 to 12, the right-of-way which fronts the lots, hereby adopt this subdivision as shown on this plat, and dedicate to public rights-of-way as shown. We do hereby establish easements as shown hereon and designated for the purpose of permitting the construction, installation, relocation and maintenance of public and quasi-public utility facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, maintenance or safe operation of utility lines, sewer lines or drainage facilities. The 2' Anti-Vehicular Access Easement on the Lots shall be subject to use and administration by the Lucas County Board of Commissioners for the sole express purpose of preventing and eliminating vehicular access to adjacent streets.

IN WITNESS WHEREOF, the undersigned has caused this Plat to be executed on its behalf by its duly authorized representatives this 2nd day of JULY, 2025.

20A, LLC, an Ohio Limited Liability Company

STATE OF OHIO
COUNTY OF LUCAS
Member KEVIN J. GRAY

On this 2nd day of JULY, 2025, before me personally appeared 20A, LLC, an Ohio Limited Liability Company by KEVIN J. GRAY, Member, and acknowledged the signing of this plat to be of his free act and deed for the purpose hereon mentioned. Witness my hand and seal the day and year written above.



Sharon M. Turner
Notary Public in and for Lucas County, Ohio
10-26-25
My commission expires on



SURVEYORS CERTIFICATE:

I hereby certify that during April 2020, we surveyed the property hereon described, subdividing the same into lots numbered consecutively 1 to 13, inclusive. Distances are given in feet and decimal parts thereof. Concrete monuments marked thus * shall be set either at each change in direction of the boundary of the plot or on offsets and referenced thereto. Iron rebar shall be set at all points marked thus o. Monuments marked thus B represent existing concrete monuments per plat of record.



FELLER, FINCH & ASSOCIATES, INC.
D. Edward Thornton
Professional Surveyor No. 7827
5-27-2025
Date

LUCAS COUNTY PLANNING COMMISSION APPROVAL:

We hereby certify that this plat is approved by the Lucas County Planning Commission in accordance with the Subdivision Rules & Regulations for Lucas County, Ohio.

Signed this 28th day of MAY, 2025.

Chairperson, DONALD M. NEWPORT, II
Secretary, LISA COY TRELLE

OFFICE OF THE LUCAS COUNTY TAX MAP DEPARTMENT APPROVAL

Ownership of the property comprising this plat is correctly shown.

Lucas County Tax Map Department

OFFICE OF THE LUCAS COUNTY AUDITOR APPROVAL

This plat has been submitted for the purpose of appraisalment this 2nd day of Dec, 2025.

Lucas County Auditor

OFFICE OF THE LUCAS COUNTY RECORDER APPROVAL

Received for record this 2nd day of Dec, 2025.

Lucas County Recorder

ZONING INSPECTOR OF MONCLOVA TOWNSHIP:

I have examined this plat and find it in compliance with the provisions of the Monclova Township Zoning Resolution.

Township Zoning Inspector, ERIC WAGNER

LUCAS COUNTY ENGINEER, OHIO APPROVAL:

I find that the streets shown on this plat have been constructed or adequate financial guarantees have been approved in accordance with the specifications shown hereon.

We hereby approve and accept this plat this 2nd day of December, 2025.

Lucas County Engineer, MICHAEL B. FROSTICK, PE, BS

LUCAS COUNTY BOARD OF COMMISSIONERS, OHIO APPROVAL:

We hereby approve and accept this plat this 2nd day of December, 2025.

President of Lucas County Board of Commissioners

FellerFinch & ASSOCIATES, INC.
Engineers - Surveyors
1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com

