



DEPARTMENT OF PUBLIC SERVICE
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

December 1, 2025

To: Chairman and Members of the Board of Architectural Review
Re: Application Numbers 30-2025 Thru 31-2025, 35-2025, and 37-2025

Dear Chairman and Members,

Please see the link below for Connection to the Zoom Meeting to be held on Wednesday, December 10th at 5:30 PM

<https://us02web.zoom.us/j/85272775622?pwd=KMgOIuONRoSjMUUnOtHFcSkNCABcig.1>

Please see the link below for access to a PDF format of the Entire BAR packet for the below review items.

<https://www.cityofsylvania.com/government/boards-commissions/meeting-records-2021/>

The following applications have been received and are scheduled for review (Comments from the Zoning office are included for your reference):

1. **Fred Swade – Multi-Family Building 2, 6566 Brint Rd., (Application #30-2025)**
New Construction. Architectural Review Only.
2. **Fred Swade – Multi-Family Building 3, 6566 Brint Rd., (Application #31-2025)**
New Construction. Architectural Review Only.
3. **DW 28, 5801 Monroe St., (Application #35-2025)**
Exterior Renovation for review. Architectural Review only.
4. **The Kroger Company, 7545 Sylvania Ave., (Application #37-2025)**
Two (2) signs for review. Sign One (1) is a replacement monument sign. Sign two (2) is a replacement face to an existing pole sign. The signs meet the sign code. The Zoning Office recommends approval.

Sincerely,

Timothy S. Burns
Zoning Administrator
City of Sylvania

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 30.2025

4 Regulated District _____ Unregulated District _____ Sign _____

Name of Business: Daniel Swade

Address of Business: 6566 Bunk Rd BID, #2

Property Zoned: R-3

Description of structure to be constructed, erected, altered, enlarged, remodeled; or demolished and description of what is proposed:

New Multi Family Residential

Proposed or Estimated Cost of Project: \$ 250,000

This application must be accompanied by a line drawing indicating at a minimum, the lot dimensions, size, shape and dimensions of the structure, the location and orientation of the structure on the lot and the actual or proposed building setback lines. In addition, this application must be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping and orientation of the structure. Except in single-family residential zoning districts, applications for structures to be constructed or remodeled, which remodeling would increase or decrease the total gross building area by fifty percent (50%) or more, must be accompanied by a colored elevation showing at a minimum, the design, use of materials, finish grade line, landscaping and orientation of buildings. Attach additional sheets if there is insufficient room on this application.

Fred Swade
Printed Name: Applicant or Applicant's Agent

F. Swade 10/10/25
Signature: Applicant or Applicant's Agent (Date)

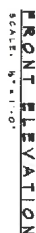
Complete Address: Applicant or Applicant's Agent:

Swade Fred@gmail.com 419-283-7920
Email: Applicant or Applicant's Agent Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid 2000 Date Paid 10/10/25 Paid by Check 1533 Cash 500

Received by: Tony S. B.



THE ARDEN COLLECTION

Arden is a collection of 100% natural stone tiles, each with its own unique character and texture. The tiles are available in a variety of sizes and finishes, making them perfect for any interior or exterior space.

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TrueDefinition®

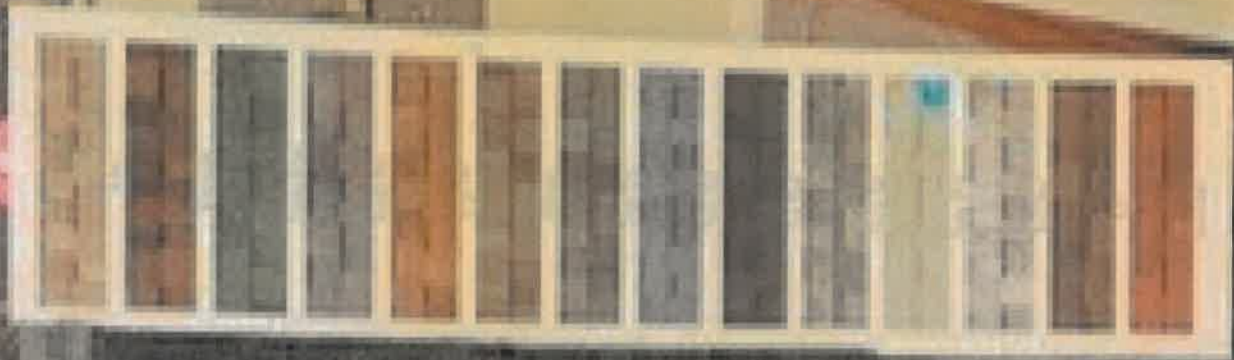
DURATION®

Shingles



Onyx Corrugated Shingles

Country Shingles



BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 31-2025

X Regulated District _____ Unregulated District _____ Sign _____

Name of Business: Daniel Swade

Address of Business: 6564 Briar Rd. Bld. 3

Property Zoned: R-3

Description of structure to be constructed, erected, altered, enlarged, remodeled; or demolished and description of what is proposed:

New Multi-Family Residential

Proposed or Estimated Cost of Project: \$ 350,000

This application must be accompanied by a line drawing indicating at a minimum, the lot dimensions, size, shape and dimensions of the structure, the location and orientation of the structure on the lot and the actual or proposed building setback lines. In addition, this application must be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping and orientation of the structure. Except in single-family residential zoning districts, applications for structures to be constructed or remodeled, which remodeling would increase or decrease the total gross building area by fifty percent (50%) or more, must be accompanied by a colored elevation showing at a minimum, the design, use of materials, finish grade line, landscaping and orientation of buildings. Attach additional sheets if there is insufficient room on this application.

Fred Swade

Printed Name: Applicant or Applicant's Agent

F. Swade 10/10/25

Signature: Applicant or Applicant's Agent

(Date)

Complete Address: Applicant or Applicant's Agent:

2040 AUSTIN BLUES

Email: Applicant or Applicant's Agent

419-283-7920

Telephone Number: Applicant or Applicant's Agent

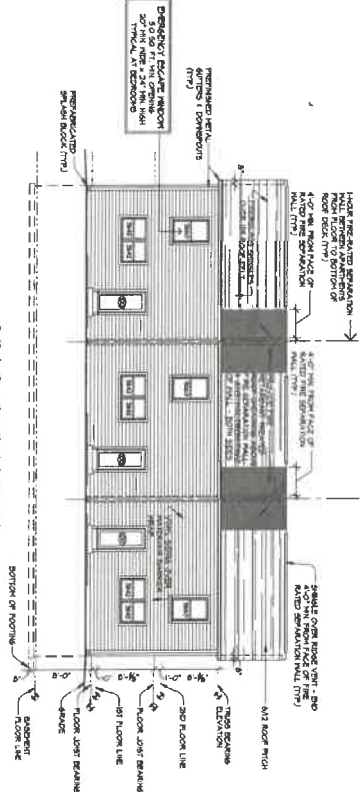
SwadeFred@gmail.com

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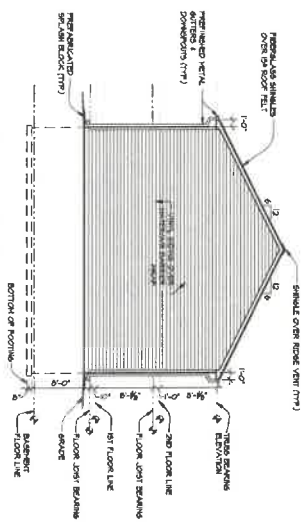
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Received by: Tom SK

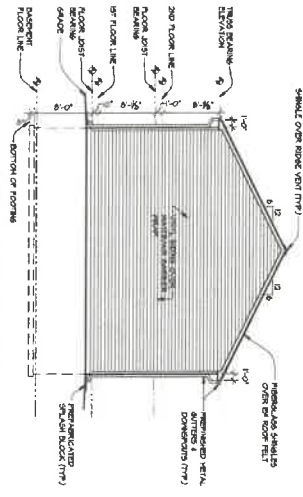
REAR ELEVATION
SCALE: 1/4" = 1'-0"



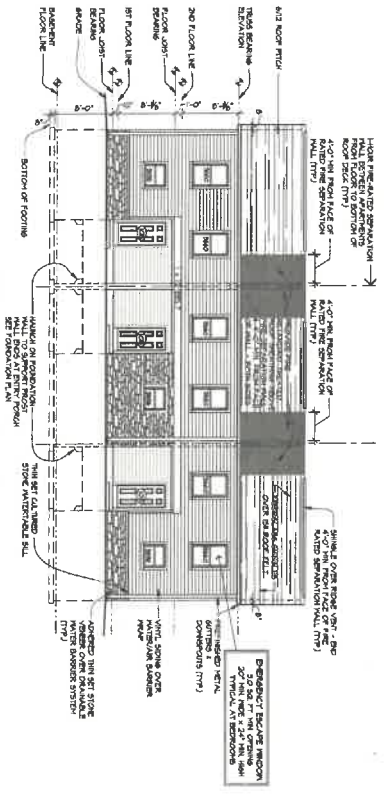
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION



THE FLOORING

When you're looking for a new floor, you want to make sure you're getting the best quality product for your money. That's why we've created this guide to help you choose the right flooring for your home.

UNDERSTANDING THE DIFFERENCES

There are many different types of flooring available, each with its own unique characteristics. Understanding the differences between them can help you make the best choice for your home.



MAINTAINING YOUR FLOORING

Proper maintenance is key to keeping your flooring looking its best. Here are some tips to help you keep your floors in top condition.

CHOOSING THE RIGHT PRODUCT

There are many factors to consider when choosing a flooring product. Here are some key considerations to help you make the right choice.

INSTALLATION TIPS

- 1. Make sure the floor is clean and dry before installation.
- 2. Follow the manufacturer's instructions carefully.
- 3. Use the right tools and techniques for the job.

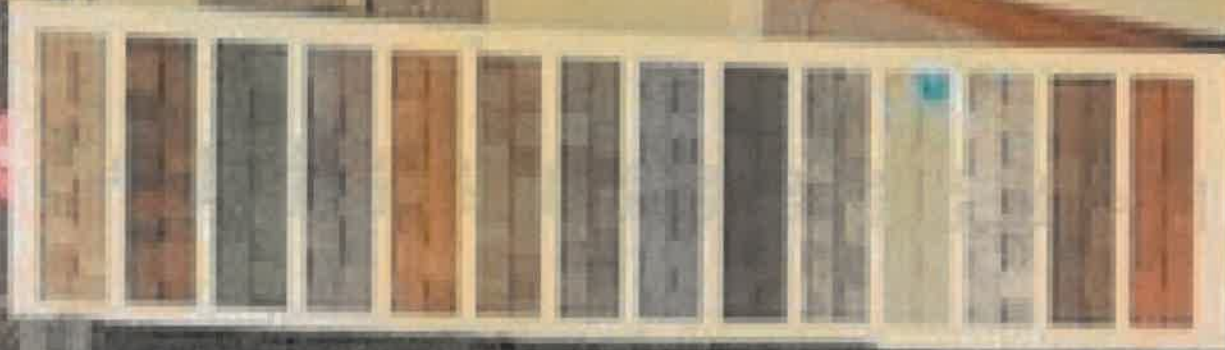




TrueDefinition
DURATION
Shingles

Onyx Corrugated Shingles

Country Shingles



BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 35-2025

X Regulated District _____ Unregulated District _____ Sign

Name of Business: DW28 Sylvania Square LLC

Address of Business: 5801 Monroe Street

Property Zoned: _____

Description of structure to be constructed, erected, altered, enlarged, remodeled; or demolished and description of what is proposed:

Existing shopping plaza building facade will be renovated and updated

Proposed or Estimated Cost of Project: \$ 500,000.00

This application must be accompanied by a line drawing indicating at a minimum, the lot dimensions, size, shape and dimensions of the structure, the location and orientation of the structure on the lot and the actual or proposed building setback lines. In addition, this application must be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping and orientation of the structure. Except in single-family residential zoning districts, applications for structures to be constructed or remodeled, which remodeling would increase or decrease the total gross building area by fifty percent (50%) or more, must be accompanied by a colored elevation showing at a minimum, the design, use of materials, finish grade line, landscaping and orientation of buildings. Attach additional sheets if there is insufficient room on this application.

Gene Wong

Printed Name: Applicant or Applicant's Agent

[Signature]

Signature: Applicant or Applicant's Agent

10/17/25
(Date)

5839 Monroe St. Sylvania, OH 43560

Complete Address: Applicant or Applicant's Agent:

GWong@DW28LLC@yahoo.com 419-517-8808

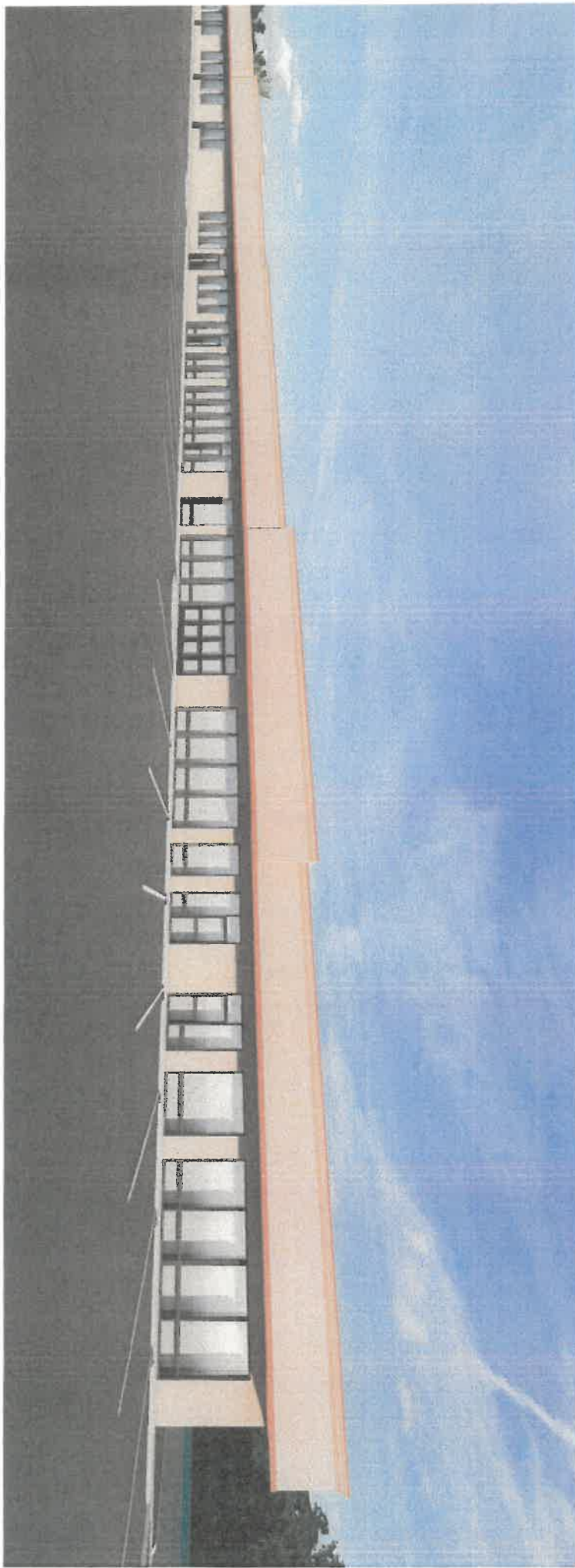
Email: Applicant or Applicant's Agent

Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid 10/17/2025 Date Paid 200 Paid by Check 1636 Cash —

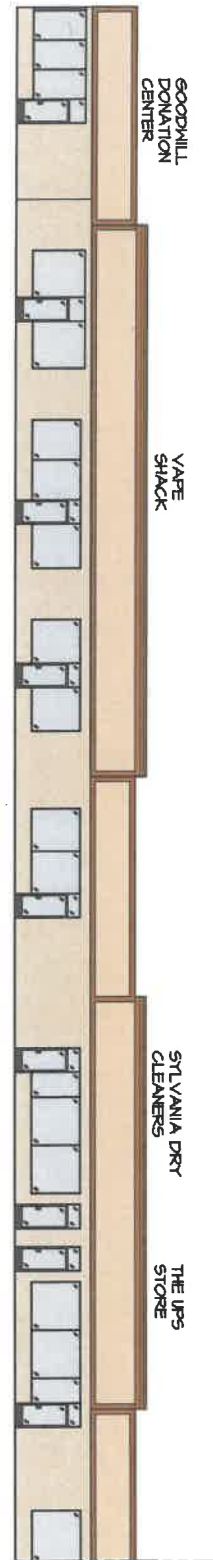
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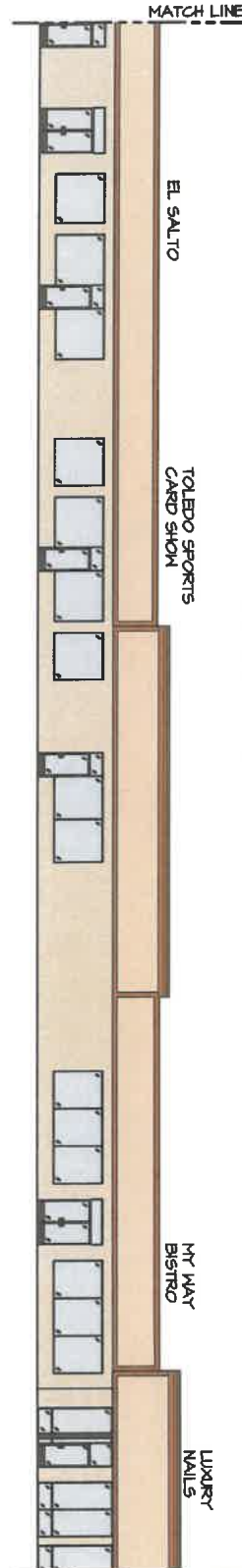






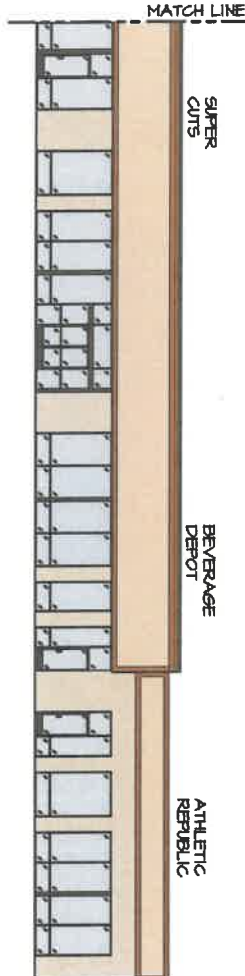
FACADE ELEVATION

SCALE: 1/16" = 1'-0"



FACADE ELEVATION

SCALE: 1/16" = 1'-0"



FACADE ELEVATION

SCALE: 1/16" = 1'-0"

DRAWING NOT TO SCALE

PROJECT NO: MAYE	25111	06/21/2025
DRAWN BY:	JKM	AJM
SK-4		
4 OF 4 DRAWINGS		

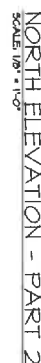
OPTION 3
FACADE RENOVATION FOR:
COUNTRY SQUIRE
5801 MONROE ST.
SYLVANIA, OH



Architecture by Design, Ltd.

5622 Mayberry Square, Sylvania, Ohio 43560
(419) 824-3311 | architecturebydesign.net

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- [illegible]

EXTERIOR ELEVATIONS

ALTERATIONS FOR:
SYLVANIA COUNTRY SQUIRE
5801 MONROE STREET
SYLVANIA, OHIO



Architecture by Design, Ltd.
5622 Mayberry Square, Sylvania, Ohio 43560
(419) 824-3311 | architecturebydesign.net

BOARD OF ARCHITECTURAL REVIEW APPLICATION

Application Number 31-2025

A Regulated District _____ Unregulated District ✓ Sign

Name of Business: Kroger Co

Address of Business: 7545 W. Sylvania Ave. Sylvania, OH 43560

Property Zoned: 31-B2

Description of structure to be constructed, erected, altered, enlarged, remodeled; or demolished and description of what is proposed:

Existing monument signs to be refaced to match
updated Kroger Branding.

Proposed or Estimated Cost of Project: \$ 2,000

This application must be accompanied by a line drawing indicating at a minimum, the lot dimensions, size, shape and dimensions of the structure, the location and orientation of the structure on the lot and the actual or proposed building setback lines. In addition, this application must be accompanied by a detailed narrative description of the proposed design or change of design, use of materials, finish grade line, landscaping and orientation of the structure. Except in single-family residential zoning districts, applications for structures to be constructed or remodeled, which remodeling would increase or decrease the total gross building area by fifty percent (50%) or more, must be accompanied by a colored elevation showing at a minimum, the design, use of materials, finish grade line, landscaping and orientation of buildings. Attach additional sheets if there is insufficient room on this application.

Ashley Lindeman

Printed Name: Applicant or Applicant's Agent

Ashley Lindeman

Signature: Applicant or Applicant's Agent

10/24/25

(Date)

1021 Claycraft Rd Columbus, OH 43230

Complete Address: Applicant or Applicant's Agent

Ashley@signvisionco.com

Email: Applicant or Applicant's Agent

(614)-475-5161

Telephone Number: Applicant or Applicant's Agent

For Office Use Only

Amount Paid 100.00 Date Paid 11/14/2024 Paid by Check 47648 Cash -

Received by: Tony Bo

OPTION 1



OPTION 2



NOTE: ARTWORK IS FOR REPRESENTATIONAL PURPOSES ONLY. A NEED TO CONFIRM ADEQUATE SPACE FOR PROPOSED SIGNAGE

STOP

NOSE INFORMATION REQUIRED

☐ DIMENSIC

☐ COLORS

☐ MATERIAL

☐ MOUNTIN

☐ OTHER

☐ WHITE

☐ WHITE

ARCH TO BE PAINTED TO MATCH FACE



PROPOSED M2

PROPOSED M2

MMIMES

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Rev. #1	DATE	BY	Rev. #4	DATE	BY
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

Kroger

KR 7545 W S

Sylvan

DRA 16403

DA

OPTION 1

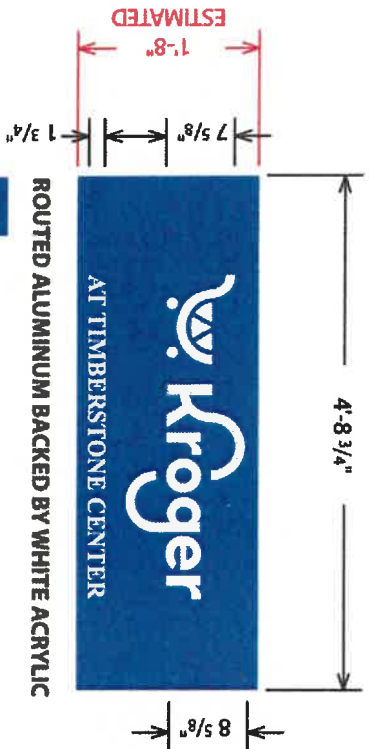


ROUTED ALUMINUM BACKED BY WHITE ACRYLIC

TONY TAUPÉ BEIGE

☐ WHITE

OPTION 2



ROUTED ALUMINUM BACKED BY WHITE ACRYLIC

3730-8537 KROGER BLUE

☐ WHITE

NOTE: ARTWORK IS FOR REPRESENTATIONAL PURPOSES ONLY. A
NEEDED TO CONFIRM ADEQUATE SPACE FOR PROPOSED SIGNAGE

STOP NOISE VIOLATION REQUIRED	<input type="checkbox"/> DIMENSION
	<input type="checkbox"/> COLORS
	<input type="checkbox"/> MATERIAL
	<input type="checkbox"/> MOUNTING
	<input type="checkbox"/> OTHER

ARCH TO BE PAINTED TO MATCH FACE



PROPOSED M1

PROPOSED M1

IMMINGS <small>through brand innovation</small> <small>REPRODUCING OR MODIFYING ANY PART OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION IS PROHIBITED</small>		THIS IS AN ORIGINAL, UNPUBLISHED DRAWING. PREPARED FOR APPROVAL. FOR YOUR REVIEW ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS PROHIBITED.	
DATE	BY	DATE	BY
Rev. #1		Rev. #4	
Rev. #2		Rev. #5	
Rev. #3		Rev. #6	



DEPARTMENT OF PUBLIC SERVICE
JOSEPH E. SHAW, P.E., P.S, DIRECTOR

6730 MONROE STREET
SYLVANIA, OH 43560

DATE:	December 4, 2025
PROJECT:	The Patriot (4713 King St)
PURPOSE:	Final Plat Review
PREPARED BY:	Eric M. Barnes, P.E., S.I, Deputy Service Director

The Department of Public Service received the Final Plat for The Patriot subdivision at the property of 4713 King Street.

The Service Department has completed its review of the subject plat and confirms it to be in compliance with all applicable City platting requirements and regulations. The Service Department, therefore, recommends approval of the plat as submitted.

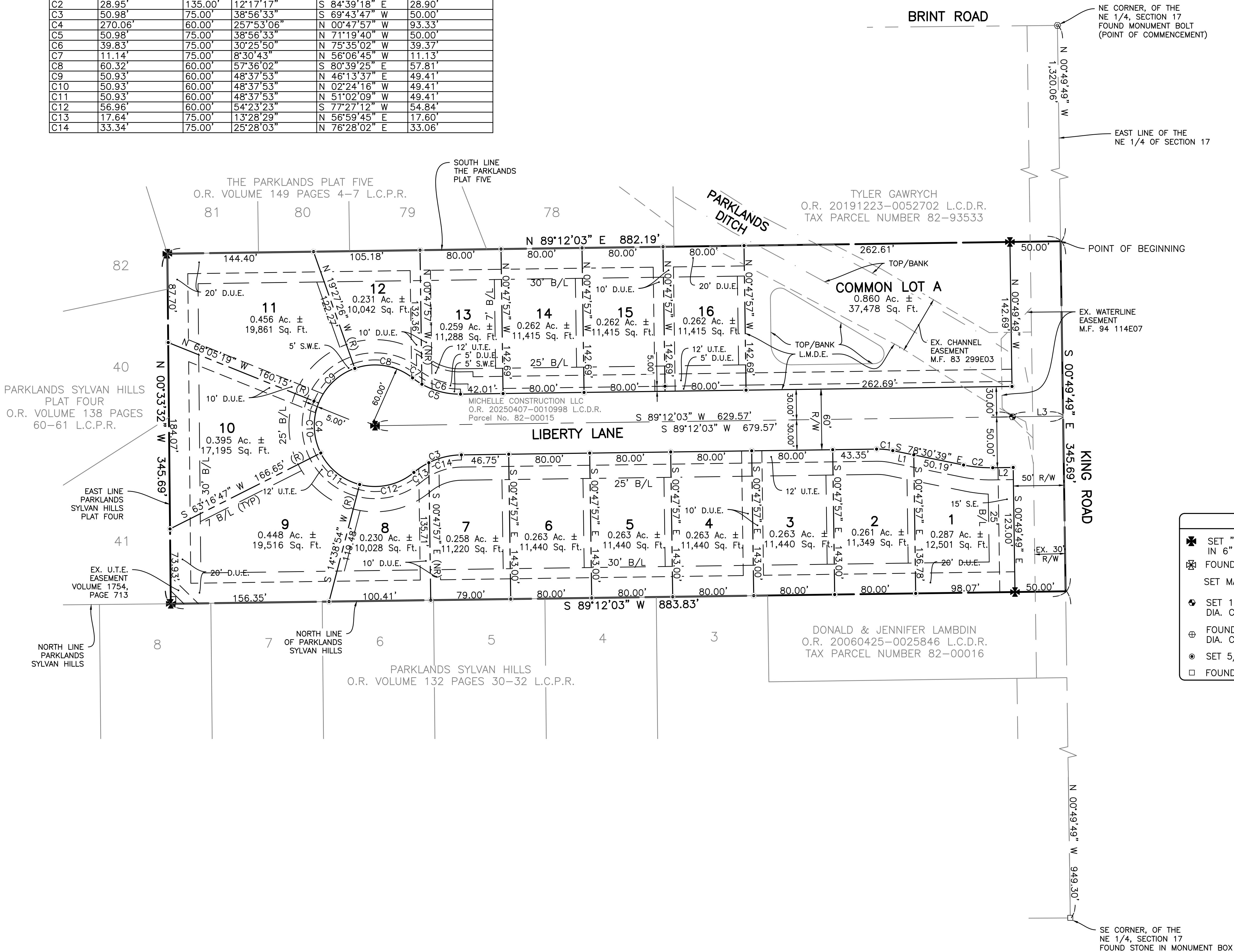
Eric M. Barnes, P.E., S.I,
Deputy Service Director

The Patriot

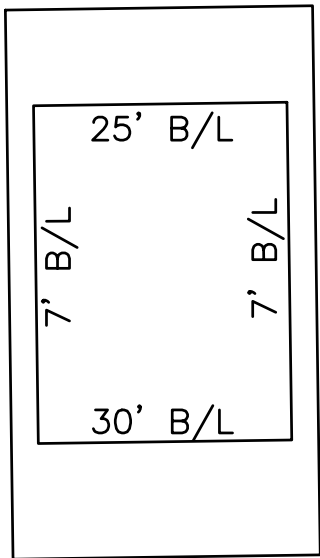
A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 17,
TOWN 9 SOUTH, RANGE 6 EAST, MICHIGAN MERIDIAN,
IN THE CITY OF SYLVANIA, LUCAS COUNTY, OHIO

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 78°30'39" E	21.18'
L2	N 89°12'03" E	20.23'
L3	S 89°12'03" W	50.00'

CURVE DATA					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.09'	75.00'	12°17'17"	N 84°39'18" W	16.05'
C2	28.95'	135.00'	12°17'17"	S 84°39'18" E	28.90'
C3	50.98'	75.00'	38°56'33"	S 69°43'47" W	50.00'
C4	270.06'	60.00'	257°53'06"	N 00°47'57" W	93.33'
C5	50.98'	75.00'	38°56'33"	N 71°19'40" W	50.00'
C6	39.83'	75.00'	30°25'50"	N 75°35'02" W	39.37'
C7	11.14'	75.00'	8°30'43"	N 56°06'45" W	11.13'
C8	60.32'	60.00'	57°36'02"	S 80°39'25" E	57.81'
C9	50.93'	60.00'	48°37'53"	N 46°13'37" E	49.41'
C10	50.93'	60.00'	48°37'53"	N 02°24'16" W	49.41'
C11	50.93'	60.00'	48°37'53"	N 51°02'09" W	49.41'
C12	56.96'	60.00'	54°23'23"	S 77°27'12" W	54.84'
C13	17.64'	75.00'	13°28'29"	N 56°59'45" E	17.60'
C14	33.34'	75.00'	25°28'03"	N 76°28'02" E	33.06'

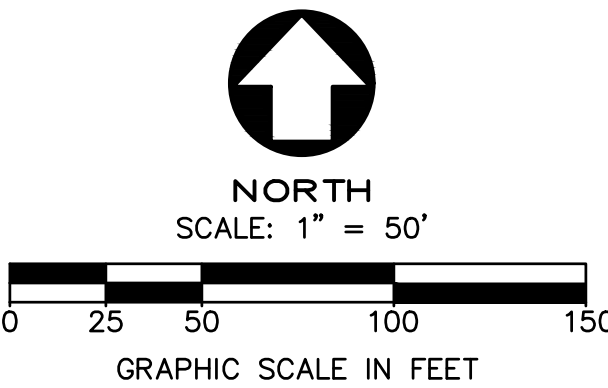


LIBERTY LANE



TYPICAL LOT SETBACKS

LEGEND		
✱	SET "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT	B/L BUILDING LINE
✱	FOUND CONCRETE MONUMENT	L.C.P.R. LUCAS COUNTY PLAT RECORDS
✱	SET MAG SPIKE	L.C.D.R. LUCAS COUNTY DEED RECORDS
✱	SET 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT	L.M.D.E. LAKE MAINTENANCE & DRAINAGE EASEMENT
✱	FOUND 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT	S.W.E. SIDEWALK EASEMENT
✱	SET 5/8" DIA. X 30" CAPPED IRON REBAR	S.E. SANITARY SEWER EASEMENT
✱	FOUND MONUMENT BOX	D.E. DRAINAGE EASEMENT
		U.T.E. UTILITY & TOLEDO EDISON EASEMENT
		O.R. OFFICIAL RECORD



PREPARED BY:

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com

The Patriot

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4
OF SECTION 17, TOWN 9 SOUTH, RANGE 6 EAST IN
CITY OF SYLVANIA, LUCAS COUNTY, OHIO

LEGAL DESCRIPTION:

- 1.A parcel of land being part of the Northeast quarter (¼) of Section seventeen (17), Town nine (9) South, Range six (6) East, Michigan Meridian, in the City of Sylvania, Lucas County, Ohio, said parcel of land being bounded and described as follows:
- 2.Commencing at the intersection of the North line of the Northeast quarter (¼) of Section 17 with the East line of the Northeast quarter (¼) of Section seventeen (17), said North line of the Northeast quarter (¼) of Section seventeen (17), also being the centerline of Brint Road, said the East line of the Northeast quarter (¼) of Section seventeen (17), also being the centerline of King Road, said point of intersection being marked with a found bolt;
- 3.thence in a southerly direction along the East line of the Northeast quarter (¼) of Section seventeen (17), having a bearing of South zero (00) degrees, forty-nine (49) minutes, forty-nine (49) seconds East, a distance of one thousand three hundred twenty and six hundredths (1,320.06') feet to the intersection of the South line of a parcel of land as described in Official Record 20191223-0052702 Lucas County Deed Records, said point of intersection also being the Point of Beginning;
- 4.thence continuing South zero (00) degrees, forty-nine (49) minutes, forty-nine (49) seconds East along the East line of the Northeast quarter (¼) of Section seventeen (17), a distance of three hundred forty-five and sixty-nine hundredths (345.69') feet to the intersection of the North line of a parcel of land as described in Official Record 20060425-0025846 Lucas County Deed Records;
- 5.thence South eighty-nine (89) degrees, twelve (12) minutes, three (03) seconds West along the North line of a parcel of land as described in Official Record 20060425-0025846 Lucas County Deed Records, and the North line of Parklands Sylan Hills, as recorded in Volume 132, Pages 30-32 Lucas County Plat Records, passing through a set concrete monument at a distance of fifty and zero hundredths (50.00') feet, a total distance of eight hundred eighty-eight and eighty-three hundredths (883.83') feet to the intersection of the East line of Parklands Sylan Hills Plat Four, as recorded in Volume 138, Pages 60-61 Lucas County Plat Records, said point of intersection being marked with set concrete monument;
- 6.thence North zero (00) degrees, thirty-three (33) minutes, thirty-two (32) seconds West along the East line of Parklands Sylan Hills Plat Four, as recorded in Volume 138, Pages 60-61 Lucas County Plat Record, a distance of three hundred forty-five and sixty-nine hundredths (345.69') feet to the intersection of the South line of The Parklands Plat Five, as recorded in Volume 149 Pages 4-7 Lucas County Plat Records, said point of intersection being marked with set concrete monument;
- 7.thence North eighty-nine (89) degrees, twelve (12) minutes, three (03) seconds East along the South line of The Parklands Plat Five, as recorded in Volume 149 Pages 4-7 Lucas County Plat Records, and the South line of a parcel of land as described in Official Record 20191223-0052702 Lucas County Deed Records, passing through a set concrete monument at a distance of eight hundred thirty-two and nineteen hundredths (832.19') feet, a total distance of (882.19') feet to the Point of Beginning.
- 8.Said parcel of land containing an area of 305,249 square feet, or 7.008 acres of land, more or less. All within Parcel No. 82-00015

Subject to legal highways.

Said parcel of land having a present right-of-way occupied area of 10,371 square feet or 0.238 acres of land, more, or less.

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

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

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 January 2021.

Prior Deed Reference is Official Record 20250407-0010998, Lucas County Deed Records.

PREPARED BY:

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537

Phone: (419) 893-3680

Fax: (419) 893-2982

www.fellerfinch.com

The Patriot

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4
OF SECTION 17, TOWN 9 SOUTH, RANGE 6 EAST IN
CITY OF SYLVANIA, LUCAS COUNTY, OHIO

DRAINAGE EASEMENT NOTE:

For Any Easement Shown On This Plat That Contains A Storm Sewer, Culvert, Over Land Open Ditch, Flood Route, Detention Basin, Retention Basin, And/Or Other Storm Water Structure (Herein Referred To as Storm Sewer) The Storm Sewer Rights are Senior to the Rights of Any Other Public or Private Utility Or Interest Utilizing the Easement, Except for Overlap Areas with a Sanitary Easement. Any Costs Associated with the Damage, Repair, Replacement or Relocation of Any Buried or Above Ground Facility or Structure That is Necessary to Allow the Maintenance, Repair or Replacement of the Storm Sewer Shall Be the Responsibility of the Owner of Said Utility, Facility or Structure. When Maintenance, Repair or Replacement of a Storm Sewer Causes the Removal of Any Trees, Plantings, Landscaping, Fence, Driveway or Any other feature located within the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or Homeowner's Association if applicable.

SIDEWALK NOTE:

The owner of each lot shall provide four (4) foot sidewalks along all street frontage within the subdivision 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 City of Sylvania harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.

TOLEDO EDISON UNDERGROUND UTILITY EASEMENT:

We, Michelle Construction, LLC, Trustee, 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 within this plat, to be used for street lighting and 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 restricted to underground utility service.

PLAT NOTES:

The owners of all lots within this plat shall also be responsible for the maintenance of the storm water detention area in Lot A Common Area and the storm sewer discharge line from the detention area to the outlet storm sewer of The Patriot. In this regard, all lots within this plat shall be subject to drainage maintenance assessments in the event that, and at such time as the City of Sylvania determines the owner or owners of the property herein described are not properly maintaining the above-mentioned drainage facilities, in such event, the amount and method of assessment shall be determined by the City of Sylvania.

OWNERS CERTIFICATION:

We, the undersigned, owners of the property hereon described, hereby adopt the subdivision as shown on this plat, establish setback lines as shown and dedicate to public use the streets and right-of-ways as shown. We do hereby establish easements as shown hereon for the purpose of permitting the construction, installation, relocation, repair, maintenance of public or 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 or drainage facilities. We further declare that we shall improve this subdivision with the following installations: Pavement, Storm Sewers, Sanitary Sewers, Watermains and sidewalks, as shown on the approved plans of this subdivision.

The owners of each lot in this plat shall have an equal and undivided interest in Lot A Common Areas.

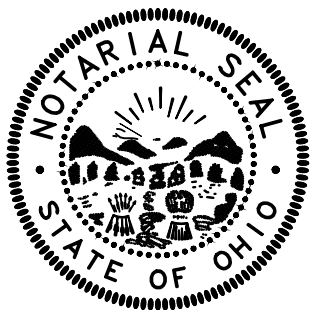
The owners of each lot in this plat shall be responsible for the maintenance of Lot A Common Areas.

The owners of each Lot in this plat shall be responsible for the tax liability of Lot A Common Areas.

WITNESSES
MICHELLE CONSTRUCTION, LLC

STATE OF OHIO)
COUNTY OF LUCAS) SS

On this____day of_____, 2025, before me personally appeared _____, Michelle Construction, LLC, Trustee, by who acknowledges 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.



Notary Public in and for Lucas County, Ohio

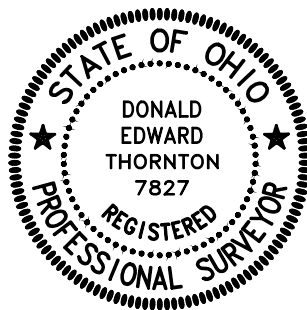
My commission expires on

SURVEYORS CERTIFICATE:

We hereby certify that during October, 2024 we surveyed the property, hereon described, subdividing the same into lots numbered 1 to 16 and Common Lot A, both 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 plat or on offsets and referenced thereto. Iron rebar shall be set at all points marked thus ●. Additional monuments marked thus ⚙, shall be set after the street improvements have been made.

FELLER, FINCH & ASSOCIATES, INC.

D. Edward Thornton Date
Professional Surveyor No. 7827



CITY OF SYLVANIA SERVICE DIRECTOR

I, the Service Director, of the City of Sylvania, Ohio hereby certify that I have reviewed this plat and find it in accordance with subdivision rules and regulations as approved by the Sylvania City Planning Commission and Sylvania City Council, and hereby approve this plat on this _____day of _____, 2025.

Public Service Director, City of Sylvania

SYLVANIA MUNICIPAL PLANNING COMMISSION:

We hereby certify that this plat is approved by the Sylvania Municipal Planning Commission in accordance with the Subdivision Rules & Regulations as adopted by such Commission and the Council of the City of Sylvania.

Signed this _____day of _____, 2025.

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 _____ day of _____, 2025.

Lucas County Auditor

OFFICE OF THE LUCAS COUNTY RECORDER APPROVAL:

Received for record this ____ day of _____, 2025.

Lucas County Recorder

PREPARED BY:

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

1683 Woodlands Drive, Maumee, Ohio 43537

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