

**Bockrath & Associates Engineering and Surveying, LLC**  
**115 S. Fair Avenue, Suite A - Ottawa, OH 45875**  
**(419) 523-5789**

**2.791 ACRES**

Situated as being part of the West Half of the Northeast Quarter of Section 23, Township 5 North, Range 5 East, Adams Township, Defiance County, Ohio, also being part of a 74.084 acre tract of land as recorded in Official Record Volume 231, Page 278 and more particularly described as follows:

Commencing at a 3/4 inch pipe found marking the Northwest corner of the Northeast Quarter of Section 23;

Thence South 88°42'51" East along the North line of the West Half of the Northeast Quarter of Section 23 (Coressel Road) a distance of 668.00 feet to a Mag nail set marking the Northeast corner of a 5.916 acre tract of land as recorded in Official Record Volume 144, Page 903 of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing South 88°42'51" East along said North line (Coressel Road) a distance of 653.61 feet to a Mag nail found marking the Northeast corner of the West Half of the Northeast Quarter of Section 23, also marking the Northeast corner of a 74.084 acre tract of land as recorded in Official Record Volume 231, Page 278 of the Defiance County Deed Records;

Thence South 00°31'48" West along the East line of said 74.084 acre tract and the West line of a 77.597 acre tract of land as recorded in Official Record Volume 387, Page 1147 of the Defiance County Deed Records a distance of 197.02 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap found at 20.06 feet;

Thence along a new division the following three (3) courses:

North 88°42'51" West a distance of 175.02 feet to a 5/8 inch rebar with ID cap set;

North 00°31'48" East a distance of 15.00 feet to a 5/8 inch rebar with ID cap set;


North 88°42'51" West a distance of 478.71 feet to a 5/8 inch rebar with ID cap set on the East line of a 5.916 acre tract of land as recorded in Official Record Volume 144, Page 903 of the Defiance County Deed Records;

Thence North 00°33'57" East along said East line a distance of 182.01 feet to the POINT OF BEGINNING, said tract containing 2.791 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 January, 2017, 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 North line of the West Half of the Northeast Quarter of Section 23 (Coressel Road) to be South 88°42'51" East and are for the purpose of angle determination only.



  
Registered Surveyor No. 8306  
Gregory A. Bockrath  
Bockrath & Associates  
Engineering and Surveying, LLC