

2.326 Acres

Situated in the State of Ohio, County of Defiance, Township of Delaware, being that portion of the Southwest Quarter of Section 34, Township 4 North, Range 3 East, of the First Principal Meridian, being part of that 40 acre tract of land as described in a deed to Carolyn M. Wieland, recorded in Official Record Volume 407, Page 945 (reference recorded in the Recorder's Office, Defiance County, Ohio), and being more particularly described as follows:

COMMENCING at a 5/8" iron pin found at the northwest corner of the Southwest Quarter of Section 34;

THENCE southerly with the west line of the Southwest Quarter of Section 34 (The Bend Road), South 00° 20' 35" West, 414.00 feet to a MAG nail set at the TRUE POINT OF BEGINNING;

THENCE easterly through said 40 acre tract, South 89° 39' 25" East, (passing a 5/8" iron pin set at 20.00 feet), a distance of 270.46 feet to a 5/8" iron pin set;

THENCE southerly through said 40 acre tract, South 00° 24' 47" West, 375.00 feet to a 5/8" iron pin set;

THENCE westerly through said 40 acre tract, North 89° 39' 25" West, (passing a 5/8" iron pin set at 250.00 feet), a distance of 270.00 feet to a MAG nail set in the west line of the Southwest Quarter of Section 34 (The Bend Road),

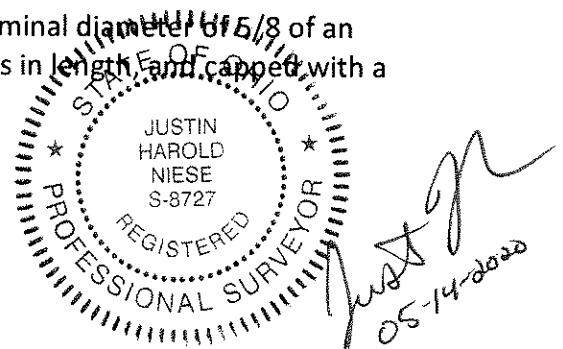
THENCE northerly with the west line of the Southwest Quarter of Section 34 (The Bend Road), North 00° 20' 35" East, 375.00 feet to the TRUE POINT OF BEGINNING, containing 2.326 acres of land, more or less, as surveyed and described in May of 2020, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description are based upon the Ohio co-ordinate system of 1983, NAD83(2011), 2010.0 EPOCH, North zone (3401), in accordance with the Ohio Revised Code Sections 157.01-157.10; said bearings are based on local field observations utilizing the Ohio Department of Transportation's (ODOT's) Virtual Reference Station (VRS) Network.

Iron pins called for as set are number 5 rebar, with a nominal diameter of 5/8 of an inch, a cross-sectional area of 0.31 square inches, thirty (30) inches in length and capped with a plastic yellow survey marker inscribed with "NIESE/JHN-PS8727."

* End of Description *



7-34-15A