

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

**PARCEL 1 – 0.632 ACRE**

Situated as being part of the Northeast Quarter of Section 9, Town 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of a 0.865 acre tract of land as recorded in Official Record Volume 394, Page 2696 and more particularly described as follows:

Commencing at a railroad spike found set per Plat Book 14, Pages 184-187 and marking the Northeast corner of the Northeast Quarter of Section 9;

Thence South 01°15'16" West along the East line of the Northeast Quarter of Section 9 (Highland Center Road) a distance of 1,316.88 feet to a point marking the Northeast corner of a 0.865 acre tract of land as recorded in Official Record Volume 394, Page 2696 of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing South 01°15'16" West along said East line (Highland Center Road) a distance of 123.96 feet to a Mag nail found marking the Southeast corner of said 0.865 acre tract;

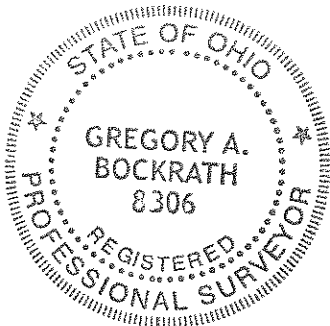
Thence North 88°48'17" West along the South line of said 0.865 acre tract a distance of 222.00 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap found at 30.00 feet;


Thence North 01°15'16" East along a new division a distance of 123.96 feet to a point marking the Southwest corner of a 0.866 acre tract of land as recorded in Official Record Volume 312, Page 410 of the Defiance County Deed Records;

Thence South 88°48'17" East along the South line of said 0.866 acre tract and the North line of the previously mentioned 0.865 acre tract a distance of 222.00 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap found at 0.32 feet and a 5/8 inch rebar found at 191.75 feet, said tract containing 0.632 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 February, 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 East line of the Northeast Quarter of Section 9 (Highland Center Road) to be South 01°15'16" West and are for the purpose of angle determination only.



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

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## **PARCEL 2 – 0.537 ACRE**

Situated as being part of the Northeast Quarter of Section 9, Town 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of a 0.865 acre tract of land as recorded in Official Record Volume 394, Page 2696 and all of a 0.305 acre tract of land as recorded in Official Record Volume 395, Page 294 and more particularly described as follows:

Commencing at a railroad spike found set per Plat Book 14, Pages 184-187 and marking the Northeast corner of the Northeast Quarter of Section 9;

Thence South  $01^{\circ}15'16''$  West along the East line of the Northeast Quarter of Section 9 (Highland Center Road) a distance of 1,440.84 feet to a Mag nail found marking the Southeast corner of a 0.865 acre tract of land as recorded in Official Record Volume 394, Page 2696 of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing South  $01^{\circ}15'16''$  West along said East line (Highland Center Road) a distance of 20.00 feet to a point marking the Southeast corner of a 0.305 acre tract of land as recorded in Official Record Volume 395, Page 294 of the Defiance County Deed Records;

Thence along the perimeter of said 0.305 acre tract the following two (2) courses:

North  $88^{\circ}48'17''$  West a distance of 353.68 feet to a 5/8 inch rebar with ID cap found and passing a 5/8 inch rebar with ID cap found at 31.66 feet;

North  $01^{\circ}12'45''$  East a distance of 143.96 feet to a 5/8 inch rebar with ID cap found marking the Northwest corner of said 0.305 acre tract;

Thence South  $88^{\circ}48'17''$  East along the North line of said 0.305 acre tract and a 0.865 acre tract of land as recorded in Official Record Volume 394, Page 2696 of the Defiance County Deed Records a distance of 131.79 feet to a point marking the Southwest corner of a 0.866 acre tract of land as recorded in Official Record Volume 312, Page 410 of the Defiance County Deed Records (referenced by a 5/8 inch rebar with ID cap found lying 0.32 feet East of said point);

Thence South  $01^{\circ}15'16''$  West along a new division a distance of 123.96 feet to a 5/8 inch rebar with ID cap set on the South line of a 0.865 acre tract of land as recorded in Official Record Volume 394, Page 2696 of the Defiance County Deed Records;

Thence South  $88^{\circ}48'17''$  East along the South line of said 0.865 acre tract a distance of 222.00 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap found at 192.00 feet, said tract containing 0.537 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 February, 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 East line of the Northeast Quarter of Section 9 (Highland Center Road) to be South 01°15'16" West and are for the purpose of angle determination only.



*Gregory A. Bockrath* 2-2-21  
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