

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

PARCEL 1 – 15.045 ACRES

Situated as being part of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35, Township 4 North, Range 2 East, Mark Township, Defiance County, Ohio, also being part of a 18 acre tract of land as recorded in Official Record Volume 422, Page 1115 and more particularly described as follows:

Commencing at a 3/4 inch rebar found marking the Southeast corner of the Northeast Quarter of Section 35;

Thence North 88°41'06" West along the South line of the Northeast Quarter of Section 35 and the North line of a 71.140 acre tract of land as recorded in Official Record Volume 376, Page 2023 of the Defiance County Deed Records a distance of 412.63 feet to a 5/8 inch rebar with ID cap set and the POINT OF BEGINNING;

Thence continuing North 88°41'06" West along said South line and the North line of said 71.140 acre tract a distance of 910.60 feet to a point marking the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 35, also being the Southeast corner of a 80 acre tract of land as recorded in Official Record Volume 423, Page 2751 of the Defiance County Deed Records;

Thence North 01°23'36" East along the West line of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35 and the East line of said 80 acre tract a distance of 660.55 feet to a 5/8 inch rebar with ID cap set marking the Northwest corner of the South Half of the Southeast Quarter of said Northeast Quarter, also being the Southwest corner of a 19.08 acre tract of land as recorded in Official Record Volume 385, Page 2435 (Tract 2) of the Defiance County Deed Records and passing a 5/8 inch rebar found at 0.45 feet;

Thence South 88°40'52" East along the South line of said 19.08 acre tract and the North line of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35 a distance of 1,323.00 feet to a point marking the Northeast corner of the South Half of the Southeast Quarter of said Northeast Quarter, passing a 5/8 inch rebar found (bent) at 1,293.00 feet;

Thence South 01°22'26" West along the East line of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35 (Openlander Road) a distance of 118.01 feet to a point;

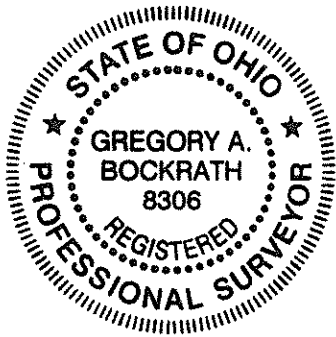
Thence along a new division the following two (2) courses:

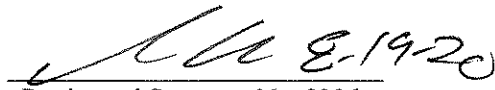
North 88°40'52" West a distance of 393.21 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 20.00 feet;

South 03°25'25" West a distance of 542.84 feet to the POINT OF BEGINNING, said tract containing 15.045 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 August, 2020, 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 South line of the Northeast Quarter of Section 35 to be North 88°41'06" West and are for the purpose of angle determination only.




Registered Surveyor No. 8306
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PARCEL 2 – 3.015 ACRES

Situated as being part of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35, Township 4 North, Range 2 East, Mark Township, Defiance County, Ohio, also being part of a 18 acre tract of land as recorded in Official Record Volume 422, Page 1115 and more particularly described as follows:

Commencing at a 3/4 inch rebar found marking the Southeast corner of the Northeast Quarter of Section 35;

Thence North 88°41'06" West along the South line of the Northeast Quarter of Section 35 and the North line of a 71.140 acre tract of land as recorded in Official Record Volume 376, Page 2023 of the Defiance County Deed Records a distance of 285.64 feet to a point marking the Southwest corner of a 2.000 acre tract of land as recorded in Deed Volume 239, Page 34 of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing North 88°41'06" West along said South line and the North line of said 71.140 acre tract a distance of 126.99 feet to a 5/8 inch rebar with ID cap set;

Thence along a new division the following two (2) courses:

North 03°25'25" East a distance of 542.84 feet to a 5/8 inch rebar with ID cap set;

South 88°40'52" East a distance of 393.21 feet to a point on the East line of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35, passing a 5/8 inch rebar with ID cap set at 373.21 feet;

Thence South 01°22'26" West along said East line (Openlander Road) a distance of 237.45 feet to a point marking the Northeast corner of the previously mentioned 2.000 acre tract;

Thence along the perimeter of said 2.000 acre tract the following two (2) courses:

North 88°32'34" West a distance of 285.64 feet to a 5/8 inch rebar found and passing a 5/8 inch rebar with ID cap found at 19.95 feet;

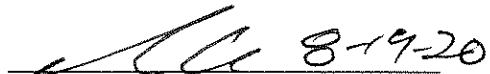
South 01°22'26" West a distance of 305.71 feet to the POINT OF BEGINNING, passing a point at 305.03 feet (referenced by a 5/8 inch rebar found lying 0.19 feet East of said point), said tract containing 3.015 acres of land, more or less.

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 August, 2020, 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 South line of the Northeast Quarter of Section 35 to be North 88°41'06" West and are for the purpose of angle determination only.




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PARCEL 3 – 18.060 ACRES COMBINATION PARCEL

Situated as being part of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35, Township 4 North, Range 2 East, Mark Township, Defiance County, Ohio, also being all of a 18 acre tract of land as recorded in Official Record Volume 422, Page 1115 and more particularly described as follows:

Commencing at a 3/4 inch rebar found marking the Southeast corner of the Northeast Quarter of Section 35;

Thence North 88°41'06" West along the South line of the Northeast Quarter of Section 35 and the North line of a 71.140 acre tract of land as recorded in Official Record Volume 376, Page 2023 of the Defiance County Deed Records a distance of 285.64 feet to a point marking the Southwest corner of a 2.000 acre tract of land as recorded in Deed Volume 239, Page 34 of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing North 88°41'06" West along said South line and the North line of said 71.140 acre tract a distance of 1,037.59 feet to a point marking the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 35, also being the Southeast corner of a 80 acre tract of land as recorded in Official Record Volume 423, Page 2751 of the Defiance County Deed Records and passing a 5/8 inch rebar with ID cap set at 126.99 feet;

Thence North 01°23'36" East along the West line of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35 and the East line of said 80 acre tract a distance of 660.55 feet to a 5/8 inch rebar with ID cap set marking the Northwest corner of the South Half of the Southeast Quarter of said Northeast Quarter, also being the Southwest corner of a 19.08 acre tract of land as recorded in Official Record Volume 385, Page 2435 (Tract 2) of the Defiance County Deed Records and passing a 5/8 inch rebar found at 0.45 feet;

Thence South 88°40'52" East along the South line of said 19.08 acre tract and the North line of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35 a distance of 1,323.00 feet to a point marking the Northeast corner of the South Half of the Southeast Quarter of said Northeast Quarter, passing a 5/8 inch rebar found (bent) at 1,293.00 feet;

Thence South 01°22'26" West along the East line of the South Half of the Southeast Quarter of the Northeast Quarter of Section 35 (Openlander Road) a distance of 355.46 feet to a point marking the Northeast corner of the previously mentioned 2.000 acre tract;

Thence along the perimeter of said 2.000 acre tract the following two (2) courses:

North 88°32'34" West a distance of 285.64 feet to a 5/8 inch rebar found and passing a 5/8 inch rebar with ID cap found at 19.95 feet;

South 01°22'26" West a distance of 305.71 feet to the POINT OF BEGINNING, passing a point at 305.03 feet (referenced by a 5/8 inch rebar found lying 0.19 feet East of said point), said tract containing 18.060 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 August, 2020, 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 South line of the Northeast Quarter of Section 35 to be North 88°41'06" West and are for the purpose of angle determination only.



A handwritten signature in black ink, appearing to read "Gregory A. Bockrath", with the date "8/19/20" written to the right. The signature is written over a horizontal line.

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PARCEL 4 – 21.102 ACRES

Situated as being part of the South Half of the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Mark Township, Defiance County, Ohio, also being part of a 61.22 acre tract of land as recorded in Official Record Volume 422, Page 1113 and more particularly described as follows:

Beginning at a 3/4 inch rebar found marking the Southwest corner of the Northwest Quarter of Section 36 and the POINT OF BEGINNING;

Thence North 01°22'26" East along the West line of the South Half of the Northwest Quarter of Section 36 (Openlander Road) a distance of 15.00 feet to a point;

Thence along a new division the following four (4) courses:

South 89°11'03" East a distance of 1,971.52 feet to a point and passing a 5/8 inch rebar with ID cap set at 25.00 feet;

North 00°35'32" East a distance of 634.20 feet to a 5/8 inch rebar with ID cap set;

North 87°46'35" West a distance of 493.87 feet to a 5/8 inch rebar with ID cap set;

North 05°43'49" East a distance of 363.23 feet to a 5/8 inch rebar with ID cap set on the South line of a 17.78 acre tract of land as recorded in Deed Volume 207, Page 192 of the Defiance County Deed Records;

Thence South 89°11'03" East along said South line a distance of 1,165.66 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of said 17.78 acre tract on the East line of the South Half of the Northwest Quarter of Section 36;


Thence South 01°21'35" West along the East line of the South Half of the Northwest Quarter of Section 36 and the West line of a 40 acre tract of land as recorded in Official Record Volume 409, Page 909 of the Defiance County Deed Records a distance of 1,023.27 feet to a 5/8 inch rebar with ID cap found marking the Southeast corner of the Northwest Quarter of Section 36;

Thence North 89°11'03" West along the South line of the Northwest Quarter of Section 36 and the North line of a tract of land as recorded in Official Record Volume 343, Page 1711 and a 30 acre tract of land as recorded in Official Record Volume 424, Page 2790 of the Defiance County Deed Records a distance of 2,662.53 feet to the POINT OF BEGINNING, said tract containing 21.102 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 August, 2020, 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 South line of the Northeast Quarter of Section 35 to be North 88°41'06" West and are for the purpose of angle determination only.




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PARCEL 5 – 41.438 ACRES

Situated as being part of the South Half of the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Mark Township, Defiance County, Ohio, also being part of a 61.22 acre tract of land as recorded in Official Record Volume 422, Page 1113 and more particularly described as follows:

Commencing at a 3/4 inch rebar found marking the Southwest corner of the Northwest Quarter of Section 36;

Thence North 01°22'26" East along the West line of the South Half of the Northwest Quarter of Section 36 (Openlander Road) a distance of 15.00 feet to a point and the POINT OF BEGINNING;

Thence continuing North 01°22'26" East along the West line of the South Half of the Northwest Quarter of Section 36 (Openlander Road) a distance of 1,008.27 feet to a Mag nail set marking the Southwest corner of a 17.78 acre tract of land as recorded in Deed Volume 207, Page 192 of the Defiance County Deed Records;

Thence South 89°11'03" East along the South line of said 17.78 acre tract a distance of 1,496.61 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 25.00 feet;

Thence along a new division the following four (4) courses:

South 05°43'49" West a distance of 363.23 feet to a 5/8 inch rebar with ID cap set;

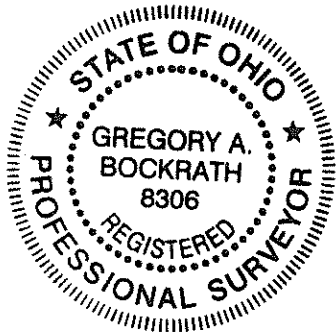
South 87°46'35" East a distance of 493.87 feet to a 5/8 inch rebar with ID cap set;


South 00°35'32" West a distance of 634.20 feet to a point;

North 89°11'03" West a distance of 1,971.52 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap set at 1,946.52 feet, said tract containing 41.438 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 August, 2020, 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 South line of the Northeast Quarter of Section 35 to be North 88°41'06" West and are for the purpose of angle determination only.




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