

TO BE ANNEXED TO THE CITY OF DEFIANCE - 230.101 ACRES

Situated as being part of the Southwest Quarter of the Southeast Quarter, part of the East Half of the Southwest Quarter, the Northwest Quarter of the Southeast Quarter, part of the Northeast Quarter of the Southeast Quarter, parts of the South Half of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter all in Section 12, Town 4 North, Range 4 East, Noble Township, Defiance County, Ohio, and more particularly described as follows:

Commencing at a Monument box found marking the Southeast corner of the Southeast Quarter of Section 12;

Thence North 87°04'45" West along the South line of Section 12 (Elliott Road) a distance of 2,313.65 feet to a point marking the Southeast corner of a 5.00 acre tract of land as recorded in Official Record Volume 327, Page 218 of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence North 87°04'45" West continuing along the South line of Section 12 (Elliott Road) a distance of 330.16 to a Monument Box found marking the South Quarter Post of Section 12 and the southwest corner of a 5.00 acre tract of land as recorded in Official Record Volume 107, Page 155;

Thence North 01°09'22" East along the East line of a 3.526 acre tract of land as recorded in Official Record Volume 378, Page 1109, a distance of 375.04 feet to a 5/8 inch rebar with ID cap found marking the northeast corner of said 3.526 acre tract;

Thence North 87°19'40" West along the North line of said 3.526 acre tract a distance of 409.22 feet to a 5/8 inch rebar with ID cap found marking the northwest corner of said 3.526 acre tract;

Thence North 01°09'22" East along the East line of a 20.016 acre tract as recorded in Official Record Volume 469, Page 2803, a distance of 50.02 feet to a 5/8 inch rebar with ID cap found;

Thence North 87°19'40" West along the North line of said 20.016 acre tract a distance of 622.67 feet to a 5/8 inch rebar with ID cap found;

Thence North 01°10'58" East along the East line of said 20.016 acre tract a distance of 2,214.96 feet to a 5/8 inch rebar with ID cap found marking the northeast corner of said 20.016 acre tract;

Thence North 86°43'04" West along the North line of the South Half of Section 12 and the South line of a 76.50 acre tract of land as recorded in Official Records Volume 1, Page 920, a distance of 284.60 feet to a 5/8 inch rebar with ID cap found marking the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 12 and the Southwest corner of said 76.50 acre tract;

Thence North 01°10'09" East along the West line of the Southeast Quarter of the Northwest Quarter of Section 12 and the West line of said 76.50 acre tract, a distance of 1,318.96 feet to a railroad spike found marking the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 12;

Thence South 86°53'41" East along the North line of the Southeast Quarter of the Northwest Quarter of Section 12 (also being Jewell Road) a distance of 1,318.20 feet to a 5/8 inch rebar found marking the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 12;

Thence continuing South 87°01'38" East along the North line of the Southwest Quarter of the Northeast Quarter of Section 12 and the North line of a 40.136 acre tract of land as recorded in Official Records Volume 428, Page 2500 (Parcel 6), a distance of 1,171.97 feet to a mag nail found marking the northwest corner of a 1.069 acre tract as recorded in Official Records Volume 470, Page 79;

Thence South 01°00'39" West along the west line of said 1.069 acre tract, a distance of 311.36 feet, passing a 5/8 inch rebar with ID cap found at 25.00 feet and passing a 5/8 inch rebar with ID cap found at 298.04 feet to a point marking the southwest corner of said 1.069 acre tract;

Thence South 87°32'50" East along the south line of said 1.069 acre tract, a distance of 149.96 feet to a point marking the southeast corner of said 1.069 acre tract;

Thence continuing South 87°32'50" East along the South line of a 7.077 acre tract of land as recorded in Official Records Volume 428, Page 2500 (Parcel 3), a distance of 1,323.75 feet to a point marking the southeast corner of said 7.077 acre tract;

Thence South 01°09'34" West along the East line of the Northeast Quarter of Section 12 (Carpenter Road), a distance of 1,016.15 feet to a Monument box found marking the East Quarter Post of Section 12;

Thence South 01°16'50" West along the East line of the Southeast Quarter of Section 12 (Carpenter Road), a distance of 550.66 feet to a point marking the Southeast corner of a 17.868 acre tract of land as recorded in Official Records Volume 448, Page 2387;

Thence along the centerline of a ditch and the South line of said 17.868 acre tract the following seven (7) courses:

South 79°42'18" West a distance of 394.61 feet;
South 82°31'54" West a distance of 82.34 feet;
South 86°55'06" West a distance of 125.21 feet;
North 75°57'05" West a distance of 60.12 feet;
North 69°54'36" West a distance of 562.42 feet;
North 78°35'23" West a distance of 100.43 feet;
North 75°41'27" West a distance of 47.58 feet;

Thence South 01°00'04" West along the West line of the Northeast Quarter of the Southeast Quarter of Section 12 and the East line of a 112.797 acre tract as recorded in Survey Record Volume 06-12-20, a distance of 850.72 feet, passing a 5/8 inch rebar with ID cap found at 15.63 feet, to a point marking the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 12;

Thence North 87°04'11" West along the North line of the Southwest Quarter of the Southeast Quarter of Section 12 and the South line of said 112.797 acre tract, a distance of 990.42 feet to a point marking the northeast corner of said 5.00 acre tract;

Thence South 01°11'04" West along the East line of said 5.00 acre tract, a distance of 1,318.13 feet to the POINT OF BEGINNING, said tract containing 230.101 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 December, 2024, 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 Southeast Quarter of Section 12 (Elliott Road / TR 53) to be North 87°04'45" West and are for the purpose of angle determination only.

CITY OF DEFIANCE
ANNEXATION PLAT

"A"
RONALD L & AMY S HUNER
5.00 ACRES
PN. 113-0012-0-015-03
OR VOL 327 - PG 218

"B"
CHRISTOPHER R & KELLY K TREFZGER
5.00 ACRES
PN. 113-0012-0-015-02
OR VOL 107 - PG 155

"C"
ELLIOTT ROAD DEVELOPMENTS LLC
92.781 ACRES
PN. 113-0012-0-013-01
SURVEY RECORD VOL 06-12-20

"D"
JAMES P & CAROL L MCCANN
39.067 ACRES
PN. 113-0012-0-007-00
OR VOL 428 - PG 2500 (PARCEL 6)

"E"
JAMES P & CAROL L MCCANN
30.774 ACRES
PN. 113-0012-0-007-02
OR VOL 428 - PG 2500 (PARCEL 5)

"F"
EJC ACRES LLC
17.868 ACRES
PN. 113-0012-0-015-05
OR VOL 448 - PG 2387

"G"
ELLIOTT ROAD DEVELOPMENTS LLC
90.808 ACRES
PN. 106-0012-0-015-00
OR VOL 458 - PG 1928

"H"
HAMMERSMITH PROPERTIES II
3.526 ACRES
PN. 113-0012-0-013-00
OR VOL 378 - PG 1109

"I"
ELLIOTT ROAD DEVELOPMENTS LLC
20.016 ACRES
PT. PN. 113-0012-0-013-02
OR VOL 469 - PG 2803

"J"
ROEHRS FAMILY FARM INC
40.00 ACRES
PART OF PN. 113-0012-0-004-01
OR VOL 1 - PG 920

"K"
JAMES P & CAROL L MCCANN
0.740 ACRES
PN. 113-0012-0-003-01
OR VOL 428 - PG 2500 (PARCEL 8)

"L"
JAMES P & CAROL L MCCANN
41.08 ACRES
PN. 113-0012-0-003-00
OR VOL 428 - PG 2500 (PARCEL 1)

"M"
JAMES P & CAROL L MCCANN
1.069 ACRES
PT. PN. 113-0012-0-007-03
OR VOL 470 - PG 79

"N"
JAMES P & CAROL L MCCANN
7.077 ACRES
PN. 113-0012-0-007-01
OR VOL 428 - PG 2500 (PARCEL 3)

FILE NAME: 24-339_ANNEX_GAB_2-11-25

ANNEXATION PLAT FOR:
ELLIOTT ROAD DEVELOPMENT LLC, JAMES
McCANN, EJC ACRES LLC, CHRISTOPHER
TREFZGER, RONALD HUNER & ROEHRS

PTS. SW 1/4, SE 1/4, NE 1/4, NW 1/4
SEC. 12, T4N - R4E
NOBLE TOWNSHIP, DEFIANCE COUNTY, OHIO

BOCKRATH & ASSOCIATES
ENGINEERING and SURVEYING, LLC
115 S. FAIR AVENUE, SUITE A - OTTAWA, OH 45875
PHONE: 419-523-5789 - FAX: 419-523-5799

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