

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

PARCEL 1 63.233 ACRES

Situated as being part of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 155 acre tract of land as recorded in Official Record Volume 386, Page 225 and more particularly described as follows:

Commencing at a Railroad spike found marking the Southeast corner of the Southeast Quarter of Section 12;

Thence North 88°15'50" West along the South line of the Southeast Quarter of Section 12 (Bowman Road / TR 12) a distance of 1,541.83 feet to a point and the POINT OF BEGINNING;

Thence continuing North 88°15'50" West along said South line (Bowman Road / TR 12) a distance of 20.00 feet to a point marking the Southeast corner of a 5 acre tract of land as recorded in Official Record Volume 284, Page 1515 of the Defiance County Deed Records;

Thence along the perimeter of said 5 acre tract the following three (3) courses:

North 02°02'57" East a distance of 515.52 feet to a 5/8 inch rebar found and passing a 5/8 inch rebar found at 49.00 feet;

North 87°57'06" West a distance of 430.50 feet to a 5/8 inch rebar found;

South 02°16'31" West a distance of 517.88 feet to a point on the South line of the Southeast Quarter of Section 12, passing a 5/8 inch rebar with ID cap found at 449.94 feet;

Thence North 88°15'50" West along said South line (Bowman Road / TR 12) a distance of 732.55 feet to a point on the centerline of Powell Creek and passing a point at 665.97 feet marking the Southwest corner of the Southeast Quarter of Section 12;

Thence along the centerline of Powell Creek the following nine (9) courses:

North 57°42'04" East a distance of 85.18 feet to a point;

North 84°55'02" East a distance of 107.31 feet to a point;

North 24°07'07" East a distance of 98.85 feet to a point;

North 08°44'56" East a distance of 124.91 feet to a point;

North 07°45'01" West a distance of 194.09 feet to a point;

North 12°08'49" West a distance of 157.86 feet to a point;

North 21°20'12" West a distance of 313.49 feet to a point;

North 19°14'26" West a distance of 158.45 feet to a point;

North 10°11'34" West a distance of 280.17 feet to a point marking the Southwest corner of a 20.602 acre tract of land as recorded in Official Record Volume 380, Page 320 of the Defiance County Deed Records, also being on the South line of the Northeast Quarter of the Southwest Quarter of Section 12;

Thence along the perimeter of said 20.602 acre tract the following two (2) courses:

South 88°11'05" East along the South line of the Northeast Quarter of the Southwest Quarter of Section 12 a distance of 127.02 feet to a 5/8 inch rebar with ID cap found marking the Southeast corner of the Northeast Quarter of said Southwest Quarter and passing a 5/8 inch rebar with ID cap found at 73.02 feet;

North 01°00'33" East along the West line of the Southeast Quarter of Section 12 a distance of 1,330.89 feet to a 5/8 inch rebar with ID cap found marking the Center of Section 12;

Thence South 88°06'19" East along the North line of the Southeast Quarter of Section 12 and the South line of a 132.093 acre tract of land as recorded in Official Record Volume 405, Page 1181 (Tract 1) of the Defiance County Deed Records a distance of 1,389.67 feet to a 5/8 inch rebar with ID cap set;

Thence along a new division the following five (5) courses:

South 01°03'12" West a distance of 1,155.23 feet to a 5/8 inch rebar with ID cap set;

North 88°15'50" West a distance of 535.69 feet to a 5/8 inch rebar with ID cap set;

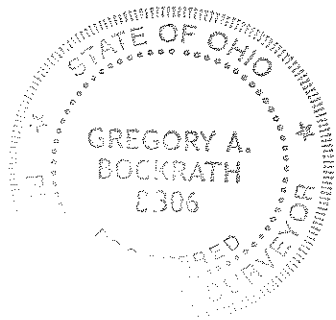
South 01°03'12" West a distance of 965.73 feet to a 5/8 inch rebar with ID cap set;


South 87°57'06" East a distance of 275.95 feet to a 5/8 inch rebar with ID cap set;

South 02°02'57" West a distance of 535.41 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap set at 485.41 feet, said tract containing 63.233 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 June, 2019, 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 (Bowman Road / TR 12) to be North 88°15'50" West and are for the purpose of angle determination only.




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

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

PARCEL 2 92.869 ACRES

Situated as being part of the Southeast Quarter of Section 12, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 155 acre tract of land as recorded in Official Record Volume 386, Page 225 and more particularly described as follows:

Beginning at a Railroad spike found marking the Southeast corner of the Southeast Quarter of Section 12 and the POINT OF BEGINNING;

Thence North 88°15'50" West along the South line of the Southeast Quarter of Section 12 (Bowman Road / TR 12) a distance of 1,541.83 feet to a point;

Thence along a new division the following five (5) courses:

North 02°02'57" East a distance of 535.41 feet to 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 50.00 feet;

North 87°57'06" West a distance of 275.95 feet to a 5/8 inch rebar with ID cap set;

North 01°03'12" East a distance of 965.73 feet to a 5/8 inch rebar with ID cap set;

South 88°15'50" East a distance of 535.69 feet to a 5/8 inch rebar with ID cap set;

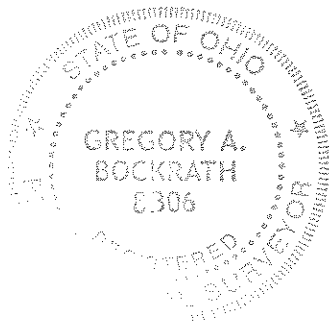
North 01°03'12" East a distance of 1,155.23 feet to a 5/8 inch rebar with ID cap set on the North line of the Southeast Quarter of Section 12;

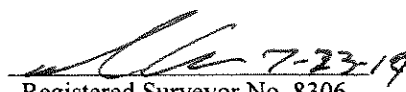
Thence South 88°06'19" East along said North line and the South line of a 132.093 acre tract of land as recorded in Official Record Volume 405, Page 1181 (Tract 1) of the Defiance County Deed Records a distance of 1,276.95 feet to a 5/8 inch rebar with ID cap found marking the Northeast corner of the Southeast Quarter of Section 12;

Thence South 01°08'33" West along the East line of the Southeast Quarter of Section 12 a distance of 2,654.32 feet to the POINT OF BEGINNING, said tract containing 92.869 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 June, 2019, 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 (Bowman Road / TR 12) to be North 88°15'50" West and are for the purpose of angle determination only.




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