

Bockrath & Associates Engineering and Surveying, LLC

115 S. Fair Avenue, Suite A - Ottawa, OH 45875

(419) 523-5789

30 FOOT INGRESS/EGRESS EASEMENT – 0.278 ACRES

Situated as being part of the Northwest Quarter of Section 7, Township 3 North, Range 4 East, Highland Township, Defiance County, Ohio, also being part of a 0.986 acre tract of land as recorded in Official Record Volume 415, Page 64 and Survey Volume 04-07-25 and more particularly described as follows:

Commencing at a 5/8 inch rebar with ID cap found marking the Southwest corner of the Northwest Quarter of Section 7 and the POINT OF BEGINNING;

Thence North 01°08'33" East along the West line of the Northwest Quarter a distance of 418.19 feet to a point marking the Southwest corner of said 0.986 acre tract and the POINT OF BEGINNING, referenced by a 5/8 inch rebar found lying 0.42 feet North and 0.71 feet West of said point;

Thence North 01°08'33" East along said West line and the West line of said 0.986 acre tract a distance of 30.00 feet to a point;

Thence South 88°46'51" East a distance of 401.34 feet to a point on the centerline of State Route 15 and being the East line of said 0.986 acre tract;

Thence South 08°44'42" East along said East line and State Route 15 a distance of 30.46 feet to a point marking the Southeast corner of said 0.986 acre tract;

Thence North 88°46'51" West along the South line of said 0.986 acre tract a distance of 406.57 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar found at 30.50 feet, said easement containing 0.278 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, 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 North line of the Northeast Quarter of Section 12, Defiance Township (Watson Road) to be South 87°52'58" East and are for the purpose of angle determination only.



A handwritten signature in black ink, appearing to read "Gregory A. Bockrath", with the date "9-18-20" written to the right of the signature.

Registered Surveyor No. 8306
Gregory A. Bockrath
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PARCEL 1 – 69.372 ACRES

Situated as being part of the Northeast Quarter of Section 12, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 132.093 acre tract of land as recorded in Official Record Volume 405, Page 1181 and more particularly described as follows:

Commencing at a monument box found marking the Northwest corner of the Northeast Quarter of Section 12;

Thence South $01^{\circ}00'33''$ West along the West line of the Northeast Quarter of Section 12 and the West line of a 2.5 acre tract of land as recorded in Official Record Volume 388, Page 813 and Survey Volume 03-12-08, a distance of 726.14 feet to a point found marking the Southwest corner of said 2.5 acre tract and the POINT OF BEGINNING, referenced by a 5/8 inch rebar found lying 3.09 feet East of said point;

Thence South $87^{\circ}52'58''$ East along the South line of said 2.5 acre tract and the South line of a 5.0 acre tract of land as recorded in Survey Volume 03-12-04 a distance of 602.86 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of said 5 acre tract;

Thence North $00^{\circ}47'02''$ East along the East line of said 5.0 acre tract a distance of 330.20 feet to a 5/8 inch rebar with ID cap found marking the Southwest corner of a 1.5 acre tract of land as recorded in Official Record Volume 420, Page 1704 and Survey Volume 03-12-15 (Parcel 1);

Thence South $87^{\circ}52'58''$ East along the South line of said 1.5 acre tract and the South line of a 1.5 acre tract as recorded in Survey Volume 03-12-15 (Parcel 2) and extended a distance of 370.00 feet to a 5/8 inch rebar with ID cap set;

Thence North $00^{\circ}47'02''$ East along a new division a distance of 396.00 feet to a mag nail set on the North line of the Northeast Quarter of Section 12 (Watson Road), passing a 5/8 inch rebar with ID cap set at 366.00 feet;

Thence South $87^{\circ}52'58''$ East along said North line a distance of 413.62 feet to a mag nail set;

Thence South $02^{\circ}07'02''$ West along a new division a distance of 235.67 feet to a 5/8 inch rebar with ID cap set, passing a 5/8 inch rebar with ID cap set at 30.00 feet;

Thence South $87^{\circ}52'58''$ East along a new division a distance of 410.38 feet to a 5/8 inch rebar with ID cap set on the West line of a 5.0 acre tract of land as recorded in Survey Volume 03-12-13;

Thence South $08^{\circ}46'58''$ East along said West line and the West line of a 12.907 acre tract of land as recorded in Official Record 399, Page 1137 and Survey Volume 03-12-09 a distance

of 701.90 feet to a 5/8 inch rebar with ID cap found marking the Southwest corner of said 12.907 acre tract;

Thence South 87°52'11" East along the South line of said 12.907 acre tract a distance of 761.98 feet to a 5/8 inch rebar with ID cap found on the East line of the Northeast Quarter of Section 12;

Thence South 01°08'33" West along said East line a distance of 901.06 feet to a 5/8 inch rebar with ID cap set;

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

South 88°45'55" West a distance of 152.15 feet to a 5/8 inch rebar with ID cap set;

South 73°31'38" West a distance of 248.58 feet to a 5/8 inch rebar with ID cap set;

North 85°08'46" West a distance of 1,345.37 feet to a 5/8 inch rebar with ID cap set;

North 30°13'54" West a distance of 742.23 feet to a 5/8 inch rebar with ID cap set;

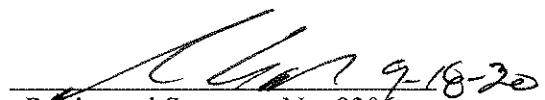
North 71°55'52" West a distance of 577.19 feet to a 5/8 inch rebar with ID cap set on the West line of said 132.093 acre tract and the West line of the Northeast Quarter of Section 12;

Thence North 01°00'33" East along said West line a distance of 338.30 feet to the POINT OF BEGINNING, said tract containing 69.372 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 September, 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 North line of the Northeast Quarter of Section 12 (Watson Road) to be South 87°52'58" East and are for the purpose of angle determination only.




Registered Surveyor No. 8306
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PARCEL 2 – 41.163 ACRES

Situated as being part of the Northeast Quarter of Section 12, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 132.093 acre tract of land as recorded in Official Record Volume 405, Page 1181 and more particularly described as follows:

Beginning at a 5/8 inch rebar with ID cap found marking the Southwest corner of the Northeast Quarter of Section 12 and the Southwest corner of said 132.093 acre tract and the POINT OF BEGINNING;

Thence North 01°00'33" East along the West line of the Northeast Quarter and the West line of said 132.093 acre tract a distance of 1,600.35 feet to a 5/8 inch rebar with ID cap set;

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

South 71°55'52" East a distance of 577.19 feet to a 5/8 inch rebar with ID cap set;

South 30°13'54" East a distance of 742.23 feet to a 5/8 inch rebar with ID cap set;

South 85°08'46" East a distance of 1,345.37 feet to a 5/8 inch rebar with ID cap set;

North 73°31'38" East a distance of 248.58 feet to a 5/8 inch rebar with ID cap set;

North 88°45'55" East a distance of 152.15 feet to a 5/8 inch rebar with ID cap set on the East line of said Section 12;

Thence South 01°08'33" West along said East line a distance of 301.26 feet to a point marking the Southwest corner of a 1.327 acre tract of land as recorded in Official Record Volume 415, Page 64 and Survey Volume 04-07-24, referenced by a 1/2 inch rebar found lying 0.42 feet North and 0.71 feet West of said point and passing a point at 157.41 feet, referenced by a 1/2 inch rebar found lying 0.98 feet East of said point;

Thence along a new division the following three (3) courses:

South 58°15'13" West a distance of 170.76 feet to a 5/8 inch rebar with ID cap set;

North 85°06'45" West a distance of 1,610.31 feet to a 5/8 inch rebar with ID cap set;

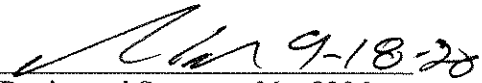
South 00°54'20" West a distance of 516.30 feet to a 5/8 inch rebar with ID cap set on the South line of the Northeast Quarter and the South line of said 132.093 acre tract;

Thence North 88°06'19" West along said South lines a distance of 918.34 feet to the POINT OF BEGINNING, said tract containing 41.163 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 September, 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 North line of the Northeast Quarter of Section 12 (Watson Road) to be South 87°52'58" East and are for the purpose of angle determination only.




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PARCEL 3 – 19.059 ACRES

Situated as being part of the Northeast Quarter of Section 12, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 132.093 acre tract of land as recorded in Official Record Volume 405, Page 1181 and more particularly described as follows:

Beginning at a 5/8 inch rebar with ID cap found marking the Southeast corner of the Northeast Quarter of Section 12 and the Southeast corner of said 132.093 acre tract and the POINT OF BEGINNING;

Thence North 88°06'19" West along the South line of the Northeast Quarter and the South line of said 132.093 acre tract a distance of 1,748.28 feet to a 5/8 inch rebar with ID cap set;

Thence along a new division the following three (3) courses:

North 00°54'20" East a distance of 516.30 feet to a 5/8 inch rebar with ID cap set;

South 85°06'45" East a distance of 1,610.31 feet to a 5/8 inch rebar with ID cap set;

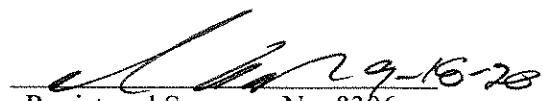
North 58°15'13" East a distance of 170.76 feet to a point on the East line of the Northeast Quarter marking the Southwest corner of a 1.327 acre tract of land as recorded in Official Record Volume 415, Page 64 and Survey Volume 04-07-24 and marking the Northwest corner of a 0.986 acre tract of land as recorded in Survey Volume 04-07-25, referenced by a 1/2 inch rebar found lying 0.42 feet North and 0.71 feet West of said point;

Thence South 01°08'33" West along said East line a distance of 526.79 feet to the POINT OF BEGINNING, said tract containing 19.059 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, 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 North line of the Northeast Quarter of Section 12 (Watson Road) to be South 87°52'58" East and are for the purpose of angle determination only.




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PARCEL 4 – 2.098 ACRES

Situated as being part of the Northeast Quarter of Section 12, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 132.093 acre tract of land as recorded in Official Record Volume 405, Page 1181 and more particularly described as follows:

Commencing at a monument box found marking the Northwest corner of the Northeast Quarter of Section 12;

Thence South $87^{\circ}52'58''$ East along the North line of the Northeast Quarter of Section 12 (Watson Road) a distance of 1383.62 feet to a mag nail set and the POINT OF BEGINNING;

Thence continuing South $87^{\circ}52'58''$ East along said North line (Watson Road) a distance of 365.00 feet to PK nail found marking the Northwest corner of a 5.0 acre tract of land as recorded in Survey Volume 03-12-13;

Thence South $08^{\circ}46'58''$ East along the West line of said 5.0 acre tract a distance of 240.00 feet to a 5/8 inch rebar with ID cap set, passing a 5/8 inch rebar found at 30.61 feet;

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

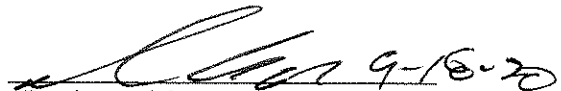
North $87^{\circ}52'58''$ West a distance of 410.38 feet to a 5/8 inch rebar with ID cap set;

North $02^{\circ}07'02''$ East a distance of 235.67 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap set at 205.67 feet, said tract containing 2.098 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, 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 North line of the Northeast Quarter of Section 12 (Watson Road) to be South $87^{\circ}52'58''$ East and are for the purpose of angle determination only.




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PARCEL 5 – 0.364 ACRES

Situated as being part of the Northeast Quarter of Section 12, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 132.093 acre tract of land as recorded in Official Record Volume 405, Page 1181 and more particularly described as follows:

Commencing at a monument box found marking the Northwest corner of the Northeast Quarter of Section 12;

Thence South 87°52'58" East along the North line of the Northeast Quarter of Section 12 (Watson Road) a distance of 930.00 feet to a mag nail found marking the Northeast corner of a 1.500 acre tract of land as recorded in Official Record Volume 420, Page 1706 and Survey Volume 03-12-15 (Parcel 2) and the POINT OF BEGINNING;

Thence continuing South 87°52'58" East along said North line (Watson Road) a distance of 40.00 feet to a mag nail set;

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

South 00°47'02" West a distance of 396.00 feet to a 5/8 inch rebar with ID cap set, passing a 5/8 inch rebar with ID cap set at 30.00 feet;


North 87°52'58" West a distance of 40.00 feet to a 5/8 inch rebar with ID cap found marking the Southeast corner of said 1.500 acre tract (Parcel 2);

Thence North 00°47'02" East along the East line of said 1.500 acre tract (Parcel 2) a distance of 396.00 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap found at 366.00 feet, said tract containing 0.364 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, 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 North line of the Northeast Quarter of Section 12 (Watson Road) to be South 87°52'58" East and are for the purpose of angle determination only.




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PARCEL 6 – 5.247 ACRES

Situated as being part of the Northwest Quarter of Section 7, Township 3 North, Range 4 East, Highland Township, Defiance County, Ohio, also being part of a 6.462 acre tract of land as recorded in Official Record Volume 405, Page 1181 and Survey Volume 04-07-41 and more particularly described as follows:

Commencing at a monument box found marking the Northwest corner of the Northwest Quarter of Section 7;

Thence South $01^{\circ}08'33''$ West along the West line of the Northwest Quarter of Section 7 and the West line of a 2.093 acre tract of land as recorded in Official Record Volume 399, Page 1137 and Survey Volume 04-07-32, a distance of 925.21 feet to a 5/8 inch rebar with ID cap found marking the Southwest corner of said 2.093 acre tract and the POINT OF BEGINNING;

Thence South $87^{\circ}52'11''$ East along the South line of said 2.093 acre tract a distance of 178.55 feet to a point on the centerline of State Route 15, passing a 5/8 inch rebar with ID cap found at 149.36 feet;

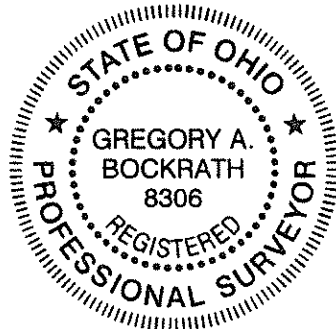
Thence South $08^{\circ}44'42''$ East along said centerline of State Route 15 a distance of 897.50 feet to a point;

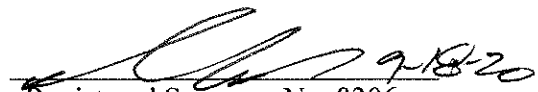
Thence South $88^{\circ}45'55''$ West along a new division a distance of 332.92 feet to a 5/8 inch rebar with ID cap set on said West line of Section 7, passing a 5/8 inch rebar with ID cap set at 37.18 feet;

Thence North $01^{\circ}08'33''$ East along said West line a distance of 901.06 feet to the POINT OF BEGINNING, said tract containing 5.247 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 September, 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 North line of the Northeast Quarter of Section 12 (Watson Road) to be South $87^{\circ}52'58''$ East and are for the purpose of angle determination only.




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PARCEL 7 – 1.219 ACRES

Situated as being part of the Northwest Quarter of Section 7, Township 3 North, Range 4 East, Highland Township, Defiance County, Ohio, also being part of a 6.462 acre tract of land as recorded in Official Record Volume 405, Page 1181 and Survey Volume 04-07-41 and more particularly described as follows:

Commencing at a monument box found marking the Northwest corner of the Northwest Quarter of Section 7;

Thence South $01^{\circ}08'33''$ West along the West line of the Northwest Quarter of Section 7 and the West line of a 2.093 acre tract of land as recorded in Official Record Volume 399, Page 1137 and Survey Volume 04-07-32, and the West line of a 6.462 acre tract of land as recorded in Official Record Volume 405, Page 1181 and Survey Volume 04-07-41, a distance of 1,826.27 feet to a 5/8 inch rebar with ID cap set marking the POINT OF BEGINNING;

Thence North $88^{\circ}45'55''$ East along a new division a distance of 332.92 feet to a point on the centerline of State Route 15, passing a 5/8 inch rebar with ID cap set at 295.74 feet;

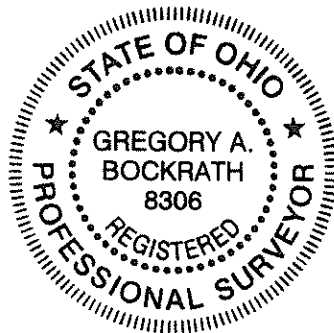
Thence South $08^{\circ}44'42''$ East along said centerline a distance of 173.04 feet to a point marking the Northeast corner of a 1.327 acre tract of land as recorded in Official Record Volume 415, Page 64 and Survey Volume 04-07-24;

Thence North $85^{\circ}29'30''$ West along the North line of said 1.327 acre tract a distance of 362.97 feet to a point on said West line of Section 7;

Thence North $01^{\circ}08'33''$ East along said West line a distance of 135.35 feet hto the POINT OF BEGINNING, said tract containing 1.219 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 September, 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 North line of the Northeast Quarter of Section 12 (Watson Road) to be South $87^{\circ}52'58''$ East and are for the purpose of angle determination only.



A handwritten signature in black ink, appearing to read "Gregory A. Bockrath", with the date "9-18-20" written below it.

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