

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

PARCEL 1 14.203 ACRES

Situated as being part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 28.17 acre tract of land as recorded in Official Record Volume 405, Page 127 and more particularly described as follows:

Commencing at a 5/8 inch rebar found marking the Northeast corner of the Northeast Quarter of Section 16 and the Northeast corner of a 11.83 acre tract of land as recorded in Official Record Volume 384, Page 1899;

Thence South 00°56'36" West along the East line of said Northeast Quarter (Campbell Road) a distance of 400.00 feet to a point marking the Southeast corner of said 11.83 acre tract and the Northeast corner of said 28.17 acre tract and the POINT OF BEGINNING, referenced by a mag nail found lying 0.15 feet West of said point;

Thence continuing South 00°56'36" West along said East line and the East line of said 28.17 acre tract a distance of 466.78 feet to a mag nail set;

Thence North 88°49'35" West along a new division a distance of 1,317.89 feet to a 5/8 inch rebar with ID cap set on the West line of said 28.17 acre tract and the West line of the Northeast Quarter of the Northeast Quarter, passing a 5/8 inch rebar with ID cap set at 20.00 feet;

Thence North 01°02'45" East along said West line a distance of 472.42 feet to a point marking the Northwest corner of said 28.17 acre tract and the Southwest corner of said 11.83 acre tract, referenced by a 5/8 inch rebar found lying 0.11 feet South and 0.14 feet East of said point;

Thence South 88°34'50" East along the North line of said 28.17 acre tract and the South line of said 11.83 acre tract a distance of 1,317.08 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar found at 1,296.86 feet, said tract containing 14.203 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, 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 East line of the Northeast Quarter of Section 16 (Campbell Road) to be South 00°56'36" West and are for the purpose of angle determination only.



Gregory A. Bockrath 1-16-2020

Registered Surveyor No. 8306
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PARCEL 2 14.000 ACRES

Situated as being part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 28.17 acre tract of land as recorded in Official Record Volume 405, Page 127 and more particularly described as follows:

Commencing at a 5/8 inch rebar found marking the Northeast corner of the Northeast Quarter of Section 16 and the Northeast corner of a 11.83 acre tract of land as recorded in Official Record Volume 384, Page 1899;

Thence South 00°56'36" West along the East line of said Northeast Quarter (Campbell Road) a distance of 866.78 feet to a mag nail set and the POINT OF BEGINNING;

Thence continuing South 00°56'36" West along said East line and the East line of said 28.17 acre tract a distance of 462.60 feet to a railroad spike found marking the Southeast corner of the Northeast Quarter of the Northeast Quarter and the Southeast corner of said 28.17 acre tract;

Thence North 88°49'35" West along the South line of the Northeast Quarter of the Northeast Quarter and the South line of said 28.17 acre tract a distance of 1,318.72 feet to a 5/8 inch rebar found marking the Southwest corner of the Northeast Quarter of the Northeast Quarter and the Southwest corner of said 28.17 acre tract;


Thence North 01°02'45" East along the West line of the Northeast Quarter of the Northeast Quarter and the West line of said 28.17 acre tract a distance of 462.59 feet to a 5/8 inch rebar with ID cap set;

Thence South 88°49'35" East along a new division a distance of 1,317.89 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar found at 1,297.89 feet, said tract containing 14.000 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, 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 East line of the Northeast Quarter of Section 16 (Campbell Road) to be South 00°56'36" West and are for the purpose of angle determination only.




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PARCEL 3 8.326 ACRES

Situated as being part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being part of a 38.5 acre tract of land as recorded in Official Record Volume 340, Page 1888 and more particularly described as follows:

Beginning at a railroad spike found marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 16 and the Northeast corner of said 38.5 acre tract of land and the POINT OF BEGINNING;

Thence South 00°56'36" West along the East line of said Northeast Quarter (Campbell Road) and the East line of said 38.5 acre tract a distance of 275.00 feet to a mag nail set and the POINT OF BEGINNING;

Thence North 88°49'35" West along a new division a distance of 1,319.02 feet to a 5/8 inch rebar with ID cap set on the West line of said 38.5 acre tract and the West line of the Southeast Quarter of the Northeast Quarter, passing a 5/8 inch rebar with ID cap set at 25.00 feet;


Thence North 01°00'21" East along said West line a distance of 275.00 feet to a 5/8 inch rebar found marking the Northwest corner of the Southeast Quarter of the Northeast Quarter and the Northwest corner of said 38.5 acre tract and the Southwest corner of a 28.17 acre tract of land as recorded in Official Record Volume 405, Page 127;

Thence South 88°49'35" East along the North line of the Southeast Quarter of the Northeast Quarter and the North line of said 38.5 acre tract and the South line of said 28.17 acre tract a distance of 1,318.72 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar set at 1,288.72 feet, said tract containing 8.326 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, 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 East line of the Northeast Quarter of Section 16 (Campbell Road) to be South 00°56'36" West and are for the purpose of angle determination only.




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