

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

**1.523 ACRES**

Situated as being part of Lot 5 and Lot 6 in the Replat of Sanford's Scenic Acres in the Southwest Quarter of Section 17, Township 3 North, Range 4 East, Defiance Township, Defiance County, Ohio, also being all of tracts of land as recorded in Official Record Volume 441, Page 853 and Plat Book 12, Page 30 and more particularly described as follows:

Commencing at an iron pipe found marking the Southeast corner of the Southwest Quarter;

Thence North 89°11'38" West along the South line of said Southwest Quarter a distance of 1,666.03 feet to a 5/8 inch rebar found at the point of intersection of said South line and the centerline of Power Dam Road;

Thence North 12°41'44" East along said centerline of Power Dam Road a distance of 683.69 feet to a point;

Thence North 77°18'16" West a distance of 40.00 feet to a point marking the Southeast corner of said Lot 5 and the POINT OF BEGINNING, referenced by a 5/8 inch rebar with ID cap found lying 0.08 feet North and 0.13 feet East of said point;

Thence North 77°18'16" West along the South line of said Lot 5 a distance of 365.70 feet to a 5/8 inch rebar with ID cap set;

Thence North 01°37'00" West a distance of 28.42 feet to a 5/8 inch rebar with ID cap set;

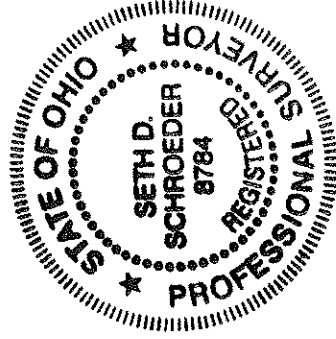
Thence North 41°17'25" East a distance of 196.42 feet to a point found on the Northline of said Lot 6, referenced by a 5/8 inch rebar with ID cap found lying 0.20 feet South and 0.08 feet East of said point;


Thence South 77°18'16" East along the North line of said Lot 6 a distance of 278.72 feet to a point found marking the Northeast corner of said Lot 6, referenced by a 5/8 inch rebar found lying 0.15 feet North and the 0.27 feet West of said point;

Thence South 12°41'44" West along the East line of said Lot 6 and Lot 5 a distance of 200.00 feet to the POINT OF BEGINNING, said tract containing 1.523 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, 2021, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

Note: The bearings used in this description are on an assumed meridian assuming the South line of the Southwest Quarter of Section 17 to be North 89°11'38" West and are for the purpose of angle determination only.



  
Registered Surveyor No. 8784  
Seth D. Schroeder  
Bockrath & Associates  
Engineering and Surveying, LLCN