

## Legal Description

Situated in the City of Defiance, County of Defiance, and the State of Ohio, and being part of Lot 54 of the Ansberry Place Addition, part of Lot 2 of the Auditor's Plat of Lots East of the Auglaize River, and part of Lot B and all of Lot C of Biede Place Addition, and being more particularly described as follows:

Commencing at an iron pin found at the northwest corner of Lot 54 of the Ansberry Place Addition, thence South 01 degrees 17 minutes 29 seconds West a distance of 150.00 feet to an iron pin found at the northwest corner of the south half of Lot 54 and the TRUE POINT of BEGINNING of the tract herein described:

- 1) thence South 88 degrees 31 minutes 08 seconds East a distance of 391.44 feet, passing an iron pin with cap ( Eis, P.S. #7758 ) at 371.44 feet, to a point established at the centerline of Preston Run;
- 2) thence South 30 degrees 09 minutes 22 seconds West along the centerline of Preston Run a distance of 40.11 feet to a point established;
- 3) thence continuing along the centerline of Preston Run, South 46 degrees 21 minutes 32 seconds West a distance of 59.02 feet to a point established on the north line of Lot 63 of the Biede Place Addition;
- 4) thence North 88 degrees 15 minutes 31 seconds West along the north line of Lot 63 a distance of 27.92 feet to a point established at the northeast corner of Lot C of the Biede Place Addition;
- 5) thence South 01 degrees 44 minutes 29 seconds West along the east line of Lot C a distance of 140.00 feet to an iron pipe found at the southeast corner of Lot C;
- 6) thence North 88 degrees 15 minutes 31 seconds West along the south line of Lot C a distance of 103.77 feet to a point established at the south west corner of Lot C;
- 7) thence North 01 degrees 26 minutes 26 seconds East along the west line of Lot C a distance of 23.42 feet to an iron pin found at the southeast corner of Lot 2 of the Auditor's Plat of Lots East of the Auglaize River;
- 8) thence North 88 degrees 31 minutes 08 seconds West along the south line of Lot 2 a distance of 123.62 feet to an iron pin set at the southeast corner of Front Street extended;
- 9) thence North 27 degrees 46 minutes 53 seconds West along the east end of Front Street a distance of 49.29 feet to an iron pin set at the southeast corner of the south half of Lot 54;
- 10) thence North 88 degrees 31 minutes 08 seconds West along the south line of Lot 54 a distance of 50.00 feet to an iron pin set at the southwest corner of the south half of Lot 54;
- 11) thence North 01 degrees 17 minutes 29 seconds East along the west line of the south half of Lot 54 a distance of 150.00 feet to the TRUE POINT of BEGINNING.

Containing in all 1.446 acres of which:

Auditor's parcel # B014144010000 ( the south half of Lot 54 ) contains 0.205 acres.

Auditor's parcel # B014143001301 ( part of Lot 2 ) contains 0.674 acres.

Auditor's parcel # B014145004500 ( part of Lot B ) contains 0.232 acres.

Auditor's parcel # B014145003300 ( Lot C ) contains 0.335 acres.

Bearing's used are based on an assumed meridian and are for angular measurement only.

Iron pins set for this survey are 3/4" x 30" with cap stamped Anders P.S. 7635.

Prior Deed Reference : OR 364 Page 2596.

This Legal Description was prepared by Evan Anders, P.S. 7635 on May 26, 2017 for Wayne L. Roehrig,  
734 Front St., Defiance, Ohio.

*Evan Anders*

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P.S. 7635

