

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

**3.000 ACRES**

Situated as being part of Lot A in Holgates Addition to North Defiance (aka Third Ward West of Pearl Street) and being all of Lots 218, 219, 220, part of Lots 154, 155, 156, 217, 221, together with part of vacated streets and alleys (vacation recorded in Official Record Volume 333, Page 1505) in Clipper Addition to North Defiance (aka Pt. Lot 4 of Auditor's Plat of Fractions North of the Maumee River, Third Ward East of Pearl Street) (formerly part of the Northwest Quarter of Section 24), Township 4 North, Range 4 East, City of Defiance, Defiance County, Ohio, being part of tracts of land as recorded in Deed Volume 88, Page 283, all of a tract of land as recorded in Deed Volume 76, Page 299, part of a tract of land as recorded in Deed Volume 72, Page 347 & 348, part of tracts of land as recorded in Deed Volume 67, Page 511, part of tracts of land as recorded in Deed Volume 67, Page 24 and part of tracts of land as recorded in Deed Volume 96, Page 267 and more particularly described as follows:

Commencing at a Monument box found marking the intersection of the centerlines of North Clinton Street (SR 66) and East Sessions Avenue;

Thence South  $88^{\circ}24'30''$  East along the centerline of East Sessions Avenue a distance of 578.82 feet to a Mag nail found marking the intersection of said centerline with the centerline of Pearl Street;

Thence North  $01^{\circ}02'55''$  East along the centerline of Vacated Pearl Street a distance of 33.00 feet to a Mag nail set on the North right-of-way line of East Sessions Avenue and the POINT OF BEGINNING;

Thence North  $88^{\circ}24'30''$  West along said North right-of-way line a distance of 200.00 feet to a 5/8 inch rebar with ID cap set;

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

North  $01^{\circ}35'30''$  East a distance of 423.50 feet to a 5/8 inch rebar with ID cap set;

South  $88^{\circ}24'30''$  East a distance of 316.47 feet to a 5/8 inch rebar with ID cap set;

South  $01^{\circ}02'55''$  West a distance of 267.63 feet to a drill hole set in concrete;

North  $88^{\circ}24'01''$  West a distance of 27.33 feet to a point;

South  $00^{\circ}33'13''$  West a distance of 155.13 feet to a 5/8 inch rebar with ID cap set on the North right-of-way line of East Sessions Avenue and passing a 5/8 inch rebar with ID cap set at 0.38 feet;

Thence North  $88^{\circ}53'01''$  West along said North right-of-way line a distance of 94.48 feet to the POINT OF BEGINNING, said tract containing 3.000 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 August, 2017, 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 centerline of East Sessions Avenue to be South 88°24'30" East and are to angle determination only.



*[Handwritten Signature]* 9-22-17  
Registered Surveyor No. 8306  
Gregory A. Bockrath  
Bockrath & Associates  
Engineering and Surveying, LLC