



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

PARCEL A 0.228 ACRES

Situated as being all of Lot 170 and part of Lot 169 in East View Addition as recorded in Plat Book 4, Page 16 of the Defiance County Record of Plats, Township 4 North, Range 4 East, City of Defiance, Defiance County, Ohio, also being part of tracts of land as recorded in Official Record Volume 426, Page 93 and more particularly described as follows:

Beginning at a point marking the Northeast corner of Lot 170 in East View Addition as recorded in Plat Book 4, Page 16 of the Defiance County Record of Plats, also being on the West line of Myrna Avenue (referenced by a "x" cut set in concrete lying 1.0 feet east on said line) and the POINT OF BEGINNING;

Thence South 08°54'53" East along the East line of said Lot 170 and Lot 169 in said East View Addition, also being said West right-of-way line a distance of 75.00 feet to a 5/8 inch rebar with ID cap set;

Thence South 81°01'28" West along a new division a distance of 132.41 feet to a 5/8 inch rebar with ID cap set on the West line of said Lot 169, also being the East line of a 12 foot alley;

Thence North 08°30'13" West along the West line of said Lots 169 and 170 and the East line of said 12 foot alley a distance of 75.00 feet to a 5/8 inch rebar with ID cap set marking the Northwest corner of said Lot 170;

Thence North 81°01'24" East along the North line of said Lot 170 a distance of 131.87 feet to the POINT OF BEGINNING, said tract containing 0.228 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 July, 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 West right-of-way line of Myrna Avenue to be South 08°54'53" East and are for the purpose of angle determination only.



*S.D.S.* 8.11.21  
Registered Surveyor No. 8784  
Seth D. Schroeder  
Bockrath & Associates  
Engineering and Surveying, LLC

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**PARCEL B 0.228 ACRES**

Situated as being all of Lot 168 and part of Lot 169 in East View Addition as recorded in Plat Book 4, Page 16 of the Defiance County Record of Plats, Township 4 North, Range 4 East, City of Defiance, Defiance County, Ohio, also being part of tracts of land as recorded in Official Record Volume 426, Page 93 and more particularly described as follows:

Beginning at a 1/2 pipe found marking the Southeast corner of Lot 168 in East View Addition as recorded in Plat Book 4, Page 16 of the Defiance County Record of Plats, also being on the West line of Myrna Avenue and the POINT OF BEGINNING;

Thence South 81°01'32" West along the South line of said Lot 168 a distance of 132.95 feet to a point marking the Southwest corner of said Lot on the East line of a 12 foot alley, passing a point at 132.05 feet (referenced by a 1/2 pipe found lying 0.23 feet North of said point);

Thence North 08°30'13" West along the West line of said Lot 168 and Lot 169 in said East View Addition, also being the East line of said 12 foot alley a distance of 75.00 feet to a 5/8 inch rebar with ID cap set;

Thence North 81°01'28" East along a new division a distance of 132.41 feet to a 5/8 inch rebar with ID cap set on the East line of said Lot 169, also being on the West line of Myrna Avenue;

Thence South 08°54'53" East along the East line of said Lots 169 and Lot 168, also being the West right-of-way line of Myrna Avenue a distance of 75.00 feet to the POINT OF BEGINNING, said tract containing 0.228 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 July, 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 West right-of-way line of Myrna Avenue to be South 08°54'53" East and are for the purpose of angle determination only.



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