

Lot 44A – 0.243 Acres

A parcel of land known as part of Lot 44 of Kettenring Hills Second Addition in the Northeast Quarter of Section 19, Town 4 North, Range 5 East, Richland Township, City of Defiance, Defiance County, Ohio, and being bounded and described as follows:

BEGINNING at the Northeast Corner of Lot 44 of Kettenring Hills Second Addition, said point being marked with an iron pin, found this survey;

Thence, South 34 degrees 58 minutes 00 seconds East along the East line of said Lot 44, a distance of 95.30 feet;

Thence, South 52 degrees 29 minutes 35 seconds West a distance of 108.27 feet to the West line of said Lot 44;

Thence, North 34 degrees 58 minutes 00 seconds West along the West line of said Lot 44, a distance of 100.10 feet to south right-of-way of Heatherdowns Drive, said point being marked with an iron pin, found this survey;

Thence, North 55 degrees 02 minutes 00 seconds East along the south right-of-way of Heatherdowns Drive, a distance of 108.17 feet to the **TRUE POINT OF BEGINNING**;

Said parcel of land containing an area of 0.243 acres of land, more or less. Said parcel of land being subject to any and all leases, easements and restrictions of record.

The above description was prepared by Northward Design, LLC based on a survey performed by Todd J. Roth, Registered Surveyor Number 8287 during October of 2013. All references to "capped iron rebar, set this survey" are referring to 30" long, 5/8" diameter iron rebar with yellow plastic cap stamped "TODD ROTH 8287"

Lot 44B – 0.255 Acres

A parcel of land known as part of Lot 44 of Kettenring Hills Second Addition in the Northeast Quarter of Section 19, Town 4 North, Range 5 East, Richland Township, City of Defiance, Defiance County, Ohio, and being bounded and described as follows:

COMMENCING at the Northeast Corner of Lot 44 of Kettenring Hills Second Addition, said point being marked with an iron pin, found this survey;

Thence, South 34 degrees 58 minutes 00 seconds East along the East line of said Lot 44, a distance of 95.30 feet to the TRUE POINT OF BEGINNING;

Thence, continuing South 34 degrees 58 minutes 00 seconds East along the East line of said Lot 44, a distance of 101.95 feet to the Southeast corner of Lot 44, said point being marked with an iron pin, found this survey;

Thence, South 51 degrees 51 minutes 14 seconds West along the South line of said Lot 44, a distance of 108.33 feet to the Southwest corner of said Lot 44, said point being marked with an iron pin, found this survey;

Thence, North 34 degrees 58 minutes 00 seconds West along the West line of said Lot 44, a distance of 103.16 feet;

Thence, North 52 degrees 29 minutes 35 seconds East a distance of 108.27 feet to the TRUE POINT OF BEGINNING;

Said parcel of land containing an area of 0.255 acres of land, more or less. Said parcel of land being subject to any and all leases, easements and restrictions of record.

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