

Bockrath & Associates Engineering and Surveying, LLC
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PARCEL 1 – 10.045 ACRES

Situated as being part of Lot 1 in Manville Subdivision and part of the Northwest Quarter of Section 18, Township 4 North, Range 5 East, Richland Township, City of Defiance, Defiance County, Ohio, also being part of a 5.000 tract of land as recorded in Official Record Volume 363, Page 1227 and Survey Volume 2-18-28A and part of said Lot 1 as recorded in Official Record Volume 299, Page 295 and Survey Volume 02-08-13 and more particularly described as follows:

Commencing at a Monument box found marking the North Quarter Post of Section 18;

Thence South 01°26'58" West a distance of 1,758.91 feet to a 5/8 inch rebar with ID cap found on the North right-of-way line of Commerce Drive and passing a 5/8 inch rebar with ID cap found at 1,243.49 on the South Limited Access Right-of-Way line of U.S. Route 24;

Thence North 89°50'08" West along the North right-of-way line of Commerce Drive a distance of 1,281.63 feet to a 5/8 inch rebar with ID cap set and the POINT OF BEGINNING;

Thence continuing North 89°50'08" West along said North right-of-way line a distance of 40.00 feet to a 5/8 inch rebar found marking the Southwest corner of said 5.000 acre tract of land;

Thence North 88°50'09" West along the North right-of-way of Commerce Drive a distance of 576.02 feet to a point, referenced by a 5/8 inch rebar with ID cap found lying 0.67 feet North and 0.13 feet East of said point;

Thence North 83°36'55" West along the North right-of-way of Commerce Drive a distance of 360.42 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of a 0.148 acre tract of land as recorded in Official Record Volume 310, Page 1482;

Thence North 03°03'53" East along the East line of said 0.148 acre tract a distance of 414.63 feet to a point found on the South Limited Access Right-of-Way line of U.S. Route 24, referenced by a bent 5/8 inch rebar found lying 0.30 feet North and 0.16 feet West of said point;

Thence North 89°57'42" East along said South Limited Access Right-of-Way a distance of 964.05 feet to a 5/8 inch rebar set;

Thence South 01°29'17" West along a new division a distance of 466.73 feet to the POINT OF BEGINNING, said tract containing 10.045 acres of land, more or less, of which 9.617 acres from said Lot 1 in Manville Subdivision and 0.428 acres from said 5.000 acre tract located in the Northwest Quarter of said Section 18.

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 September, 2021, 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 North right-of-way line of Commerce Drive to be North $89^{\circ}49'24''$ West and are for the purpose of angle determination only.



Registered Surveyor No. 8306
Gregory A. Bockrath
Bockrath & Associates
Engineering and Surveying, LLC