



A&E Partners, LLC

128 S. Lynn Street
Bryan, OH 43506

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CGB PROPERTY – KROUSE ROAD

A PARCEL OF LAND BEING PART OF THE SOUTH HALF (1/2) OF SECTION 29 AND ALSO A PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 32, ALL BEING IN TOWN FOUR (4) NORTH, RANGE FOUR (4) EAST, IN THE CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING MARKED WITH A P.K. NAIL SET THIS SURVEY;

THENCE **NORTH 01°21'14" EAST** ALONG THE WEST LINE OF SECTION 29 AND THE CENTERLINE OF KROUSE ROAD, A DISTANCE OF **2135.62** FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD, SAID POINT BEING MARKED WITH A MAG NAIL SET THIS SURVEY;

THENCE **SOUTH 89°02'32" EAST** ALONG SAID SOUTH RIGHT OF WAY LINE OF THE CSX RAILROAD, A DISTANCE OF **3463.13** FEET TO A POINT ON THE WESTERLY LINE OF A PIPELINE EASEMENT AS ESTABLISHED THIS SURVEY BY INFORMATION PROVIDED BY TRANSCANADA PIPELINE COMPANY, SAID POINT BEING MARKED WITH A CAPPED IRON REBAR SET THIS SURVEY;

THENCE **SOUTH 02°05'58" W** ALONG THE WESTERLY LINE OF SAID PIPELINE EASEMENT, A DISTANCE OF **126.00** FEET TO A CAPPED IRON REBAR SET THIS SURVEY;

THENCE **SOUTH 09°28'50" WEST** ALONG THE WESTERLY LINE OF SAID PIPELINE EASEMENT, A DISTANCE OF **43.22** FEET TO A CAPPED IRON REBAR SET THIS SURVEY;



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THENCE **SOUTH 31°45'59" WEST** ALONG THE WESTERLY LINE OF SAID PIPELINE EASEMENT, A DISTANCE OF **64.54** FEET TO A CAPPED IRON REBAR SET THIS SURVEY;

THENCE **SOUTH 41°32'07" WEST** ALONG THE WESTERLY LINE OF SAID PIPELINE EASEMENT, A DISTANCE OF **1151.07** FEET TO A CAPPED IRON REBAR SET THIS SURVEY;

THENCE CONTINUING **SOUTH 41°32'07" WEST** ALONG THE WESTERLY LINE OF SAID PIPELINE EASEMENT, A DISTANCE OF **235.00** FEET TO A CAPPED IRON REBAR SET THIS SURVEY;

THENCE CONTINUING **SOUTH 41°32'07" WEST** ALONG THE WESTERLY LINE OF SAID PIPELINE EASEMENT, A DISTANCE OF **30.00** FEET TO A POINT ON THE CENTERLINE OF STEVENS DITCH;

THE FOLLOWING COURSES FOLLOW ON AND ALONG THE CENTERLINE OF STEVENS DITCH:

THENCE **SOUTH 81°48'03" WEST**, A DISTANCE OF **55.69** FEET;

THENCE **SOUTH 67°29'29" WEST**, A DISTANCE OF **74.39** FEET;

THENCE **SOUTH 81°30'05" WEST**, A DISTANCE OF **93.88** FEET;

THENCE **SOUTH 79°43'09" WEST**, A DISTANCE OF **91.06** FEET;

THENCE **SOUTH 83°35'45" WEST**, A DISTANCE OF **134.09** FEET;



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THENCE **SOUTH 78°43'52" WEST**, A DISTANCE OF **202.47** FEET;

THENCE **SOUTH 73°39'32" WEST**, A DISTANCE OF **89.88** FEET;

THENCE **SOUTH 45°30'49" WEST**, A DISTANCE OF **149.79** FEET;

THENCE **SOUTH 61°26'15" WEST**, A DISTANCE OF **162.67** FEET;

THENCE **SOUTH 70°31'42" WEST**, A DISTANCE OF **61.71** FEET;

THENCE **SOUTH 78°13'42" WEST**, A DISTANCE OF **80.96** FEET;

THENCE **SOUTH 87°45'31" WEST**, A DISTANCE OF **71.05** FEET;

THENCE **SOUTH 81°51'57" WEST**, A DISTANCE OF **112.83** FEET;

THENCE **SOUTH 75°03'02" WEST**, A DISTANCE OF **138.21** FEET;

THENCE **SOUTH 61°28'04" WEST**, A DISTANCE OF **75.26** FEET;

THENCE **SOUTH 20°30'11" WEST**, A DISTANCE OF **62.97** FEET;

THENCE **SOUTH 14°43'09" WEST**, A DISTANCE OF **121.16** FEET;

THENCE **SOUTH 82°56'23" WEST**, A DISTANCE OF **75.44** FEET;

THENCE **NORTH 87°47'02" WEST**, A DISTANCE OF **92.22** FEET;

THENCE **SOUTH 87°04'03" WEST**, A DISTANCE OF **132.61** FEET;



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THENCE **SOUTH 82°48'57" WEST**, A DISTANCE OF **100.26** FEET;

THENCE **SOUTH 72°08'03" WEST**, A DISTANCE OF **74.23** FEET;

THENCE **SOUTH 65°27'44" WEST**, A DISTANCE OF **108.14** FEET;

THENCE **SOUTH 23°06'54" WEST**, A DISTANCE OF **85.33** FEET;

THENCE **SOUTH 23°06'54" WEST**, A DISTANCE OF **10.12** FEET;

THENCE **SOUTH 68°46'05" WEST**, A DISTANCE OF **90.32** FEET;

THENCE **NORTH 73°39'16" WEST**, A DISTANCE OF **67.91** FEET;

THENCE **NORTH 87°54'17" WEST**, A DISTANCE OF **227.87** FEET TO A POINT IN THE WEST LINE OF SECTION 32;

THENCE **NORTH 01°46'22" EAST** ALONG THE WEST LINE OF SECTION 32, A DISTANCE OF **24.75** FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING **116.282 ACRES** OF LAND, SUBJECT TO ANY AND ALL LEASES, EASEMENTS AND RESTRICTIONS OF RECORD.

SAID PARCEL OF LAND CONTAINING 103.941 ACRES OF LAND IN CURRENT TAX PARCEL NUMBER B012111000901 (SOUTHWEST $\frac{1}{4}$, SECTION 29).

SAID PARCEL OF LAND CONTAINING 12.100 ACRES OF LAND IN CURRENT TAX PARCEL NUMBER B012111001001 (SOUTHEAST $\frac{1}{4}$, SECTION 29).



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SAID PARCEL OF LAND CONTAINING 0.241 ACRES OF LAND IN CURRENT TAX PARCE NUMBER B012111000801 (NORTHWEST $\frac{1}{4}$, SECTION 32).

The above description was prepared by A&E Partners, LLC based on a survey performed by Todd J. Roth, Registered Surveyor Number 8287 during June of 2011. 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".

