

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

**0.446 ACRES**

Situated as being Lot 262 in South Defiance Addition as recorded in Plat Book 1, Page 15, Lot 8 in Heidepriem Addition as recorded in Plat Book 1, Page 33 and part of Lot 107 in the Auditor's Plat of Lots between the Maumee and Auglaize Rivers as recorded in Plat Book 1, Page 23 of the Defiance County Record of Plats, Township 4 North, Range 4 East, City of Defiance, Defiance County, Ohio, also being all of tracts of land as recorded in Official Record Volume 406, Page 1411 and more particularly described as follows:

Beginning at a 5/8 inch rebar with ID cap found marking the Southwest corner of Lot 261 in South Defiance Addition as recorded in Plat Book 1, Page 15 of the Defiance County Record of Plats, also being on the Easterly right-of-way line of Emory Street and the POINT OF BEGINNING;

Thence South  $63^{\circ}17'26''$  East along the South line of said Lot 261 a distance of 129.94 feet to a 5/8 inch rebar found on the Westerly line of a 12.25 foot alley;

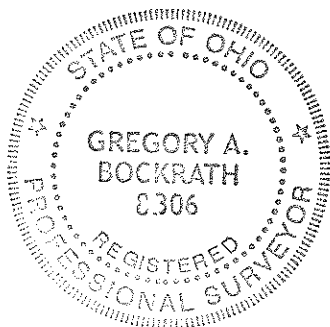
Thence South  $26^{\circ}24'30''$  West along the Westerly line of said 12.25 foot alley a distance of 210.79 feet to a 1 inch iron pin found in concrete marking the intersection of said Westerly line with the Easterly line of a 12 foot alley and passing a 5/8 inch rebar found at 44.88 feet on the North line of Heidepriem Addition as recorded in Plat Book 1, Page 33 of the Defiance County Record of Plat;

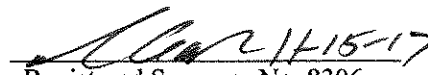
Thence North  $20^{\circ}00'05''$  West along the Easterly line of said 12 foot alley a distance of 180.04 feet to a point marking the intersection of said Easterly line with the Easterly right-of-way line of Emory Street (referenced by a 5/8 inch rebar found lying 0.37 feet South and 0.18 feet West of said point);

Thence North  $26^{\circ}42'45''$  East along the Easterly right-of-way line of Emory Street a distance of 87.33 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar found at 27.41 feet marking the Southwest corner of Lot 262 in South Defiance Addition as recorded in Plat Book 1, Page 15 of the Defiance County Record of Plats, said tract containing 0.446 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 October, 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 Easterly right-of-way line of Emory Street to be North  $26^{\circ}42'45''$  East and are for the purpose of angle determination only.



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