

Bockrath & Associates Engineering and Surveying, LLC

115 S. Fair Avenue, Suite A - Ottawa, OH 45875

(419) 523-5789

PARCEL 1 - 0.660 ACRES

Situated as part of the Northwest Quarter of the Northeast Quarter and part of Lot 69 in the Saunders-Snyder Addition, Township 4 North, Range 5 East, Defiance County, Ohio, as recorded in Official Record Volume 71, Page 458 and more particularly described as follows:

Commencing at a Monument Box found at the Northwest corner of the Northeast Quarter of Section 30;

Thence South $01^{\circ}40'25''$ West along the West line of said Northeast Quarter a distance of 585.55 feet to a point on the North line of a 0.657 acre tract as recorded in Deed Volume 233, Page 687;

Thence South $88^{\circ}25'35''$ East along the North line of said 0.657 acre tract a distance of 199.00 feet to a point at the Northeast corner of said 0.657 acre tract (referenced by a 5/8 inch rebar found lying 0.15 feet North and 0.30 feet East);

Thence South $01^{\circ}40'25''$ West along the East line of said 0.657 acre tract a distance of 143.00 feet to a point at the Southeast corner of said 0.657 acre tract (referenced by a 5/8 inch rebar found lying 0.35 feet North and 0.10 feet East) and the POINT OF BEGINNING;

Thence South $01^{\circ}40'25''$ West along a line of new division a distance of 144.34 feet to a 5/8 inch rebar with ID cap set on the North Right-of-way of Spruce Street;

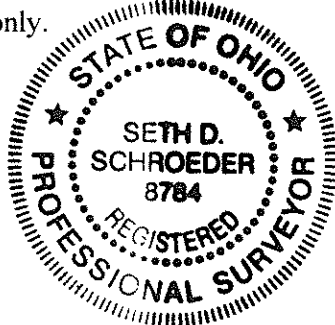
Thence North $88^{\circ}03'15''$ West along the North Right-of-way line of Spruce Street a distance of 200.00 feet to a Mag nail set on the East Right-of-way of Greenhouse Avenue;

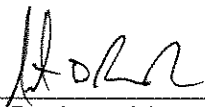
Thence North $01^{\circ}40'25''$ East along said East Right-of-way a distance of 143.04 feet to a 5/8 inch rebar found at the Southwest corner of the previously mentioned 0.657 acre tract;

Thence South $88^{\circ}25'35''$ East along the South line of said 0.657 acre tract a distance of 200.00 feet to the POINT OF BEGINNING, said tract containing 0.660 acres of land of which 0.003 acres lies in Part of Lot 69 in the Saunders-Snyder Addition and 0.657 acres in the Northwest Quarter of the Northeast Quarter, 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, 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 Greenhouse Avenue to be North $01^{\circ}40'25''$ East and are for the purpose of angle determination only.



 11-10-21
Registered Surveyor No. 8784
Seth D. Schroeder
Bockrath & Associates
Engineering and Surveying, LLC