

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

8.781 ACRES

Situated as being part of the Northwest Quarter of Section 16, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, also being part of a 31.667 acre tract of land as recorded in Official Record Volume 318, Page 1670 and more particularly described as follows:

Commencing at a Railroad spike found marking the Northwest corner of the Northwest Quarter of Section 16;

Thence South 89°10'17" East along the North line of the Northwest Quarter of Section 16 (Beerbower Road) a distance of 2,053.65 feet to a point marking the Northwest corner of said 31.667 acre tract and the POINT OF BEGINNING;

Thence continuing South 89°10'17" East along said North line (Beerbower Road) a distance of 601.45 feet to a 5/8 inch rebar found marking the Northeast corner of the Northwest Quarter of Section 16;

Thence South 00°43'53" West along the East line of the Northwest Quarter of Section 16 and the East line of said 31.667 acre tract a distance of 441.84 feet to a point (referenced by a 1/2 inch rebar with ID cap found lying 2.87 feet East of said point) and passing a point at 46.52 feet (referenced by a 1/2 inch rebar with ID cap found lying 3.47 feet East of said point);

Thence along a new division the following three (3) courses:

North 88°35'32" West a distance of 101.65 feet to a 5/8 inch rebar with ID cap set;

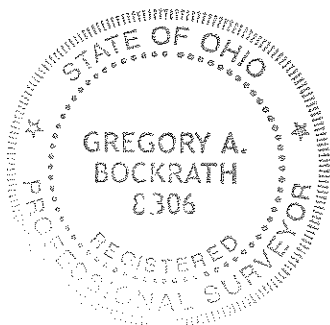
South 00°43'53" West a distance of 243.33 feet to a 5/8 inch rebar with ID cap set;


North 87°51'07" West a distance of 495.77 feet to a point on the West line of the previously mentioned 31.667 acre tract and passing a 5/8 inch rebar with ID cap set at 95.89 feet and 494.33 feet;

Thence North 00°22'29" East along the West line of said 31.667 acre tract and the East line of a 44 acre tract of land as recorded in Official Record Volume 397, Page 2381 of the Defiance County Deed Records a distance of 672.75 feet to the POINT OF BEGINNING, passing a point at 632.15 feet (referenced by a 1 inch rebar found lying 1.76 feet West of said point), said tract containing 8.781 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 May, 2019, 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 line of the Northwest Quarter of Section 16 (Beerbower Road) to be South 89°10'17" East and are for the purpose of angle determination only.




Registered Surveyor No. 8306
Gregory A. Bockrath
Bockrath & Associates
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INGRESS/EGRESS EASEMENT 0.484 ACRES

Situated as being part of the Northwest Quarter of Section 16, Township 5 North, Range 2 East, Farmer Township, Defiance County, Ohio, also being part of a 44 acre tract of land as recorded in Official Record Volume 397, Page 2381 and more particularly described as follows:

Commencing at a Railroad spike found marking the Northwest corner of the Northwest Quarter of Section 16;

Thence South $89^{\circ}10'17''$ East along the North line of the Northwest Quarter of Section 16 (Beerbower Road) a distance of 2,023.65 feet to a point and the POINT OF BEGINNING;

Thence continuing South $89^{\circ}10'17''$ East along said North line (Beerbower Road) a distance of 30.00 feet to a point marking the Northeast corner of said 44 acre tract, also being the Northwest corner of a 31.378 acre tract of land as recorded in Official Record Volume 318, Page 1670 of the Defiance County Deed Records;

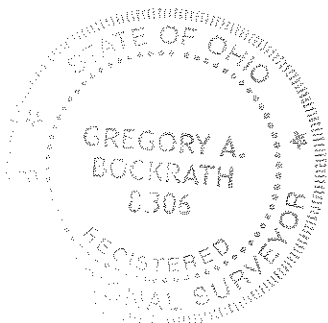
Thence South $00^{\circ}22'29''$ West along the East line of said 44 acre tract a distance of 702.87 feet to a point and passing a point at 40.60 feet (referenced by a 1 inch rebar found lying 1.76 feet East of said point) and passing a point at 672.75 feet referenced by a 5/8 inch rebar with ID cap set 1.44 feet of said point);

Thence North $89^{\circ}10'17''$ West a distance of 30.00 feet to a point;

Thence North $00^{\circ}22'29''$ East a distance of 702.87 feet to the POINT OF BEGINNING, said easement containing 0.484 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 January, 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 North line of the Northwest Quarter of Section 16 (Beerbower Road) to be South $89^{\circ}10'17''$ East and are for the purpose of angle determination only.



A handwritten signature in black ink, appearing to read "Gregory A. Bockrath" with a date "5-23-19" written to the right.

Registered Surveyor No. 8306
Gregory A. Bockrath
Bockrath & Associates
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