

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

**PARCEL 1 0.333 ACRES**

Situated as being part of the Northwest Quarter of Section 20, Township 4 North, Range 1 East, Village of Hicksville, Defiance County, Ohio, also being part of a 1 acre tract of land as recorded in Official Record Volume 423, Page 2160 and more particularly described as follows:

Beginning at a point marking the Northeast corner of the Northwest Quarter of Section 20 (referenced by a 1/2 inch rebar found lying 0.22 feet South and 0.32 feet West of said point) and the POINT OF BEGINNING;

Thence South  $01^{\circ}24'56''$  West along the East line of the North Half of the Northwest Quarter of Section 20 a distance of 109.89 feet to a 5/8 inch rebar with ID cap set;

Thence North  $88^{\circ}13'01''$  West along a new division a distance of 131.87 feet to a 5/8 inch rebar with ID cap set on the East line of Lot 1 in Hillbrook Estates Subdivision as recorded in Plat Book 7, Page 86 of the Defiance County Record of Plats;


Thence North  $01^{\circ}20'59''$  East along the East line of said Lot 1, as extended, a distance of 109.89 feet to a point on the North line of the Northwest Quarter of Section 20, passing a 5/8 inch rebar with ID cap set at 69.89 feet;

Thence South  $88^{\circ}13'01''$  East along said North line and the centerline of Spencerville-Hicksville Road (CR 107) a distance of 132.00 feet to the POINT OF BEGINNING, said tract containing 0.333 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 June, 2020, 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 East line of the North Half of the Northwest Quarter of Section 20 to be South  $01^{\circ}24'56''$  West and are for the purpose of angle determination only.



  
Registered Surveyor No. 8306  
Gregory A. Bockrath  
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**PARCEL 2 0.333 ACRES**

Situated as being part of the Northwest Quarter of Section 20, Township 4 North, Range 1 East, Village of Hicksville, Defiance County, Ohio, also being part of a 1 acre tract of land as recorded in Official Record Volume 423, Page 2160 and more particularly described as follows:

Commencing at a point marking the Northeast corner of the Northwest Quarter of Section 20 (referenced by a 1/2 inch rebar found lying 0.22 feet South and 0.32 feet West of said point);

Thence South 01°24'56" West along the East line of the North Half of the Northwest Quarter of Section 20 a distance of 109.89 feet to a 5/8 inch rebar with ID cap set and the POINT OF BEGINNING;

Thence continuing South 01°24'56" West along said East line a distance of 110.00 feet to a 5/8 inch rebar with ID cap set and passing a point at 91.67 feet (referenced by a 5/8 inch rebar found lying 0.12 feet West of said point);

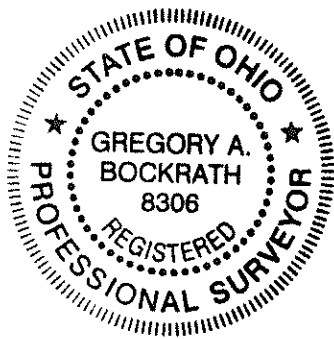
Thence North 88°13'01" West along a new division a distance of 131.75 feet to a 5/8 inch rebar with ID cap set on the perimeter of a 30.105 acre tract of land as recorded in Official Record Volume 379, Page 579 and Official Record Volume 379, Page 587 of the Defiance County Deed Records;

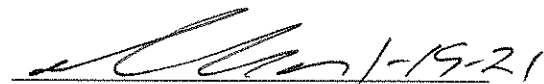
Thence North 01°20'59" East along said East line and the East line of Lot 1 in Hillbrook Estates Subdivision as recorded in Plat Book 7, Page 86 of the Defiance County Record of Plats a distance of 110.00 feet to a 5/8 inch rebar with ID cap set and passing a point at 22.89 feet (referenced by a 3/4 inch rebar found lying 0.33 feet South and 0.29 feet West of said point);

Thence South 88°13'01" East along a new division a distance of 131.87 feet to the POINT OF BEGINNING, said tract containing 0.333 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 June, 2020, 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 East line of the North Half of the Northwest Quarter of Section 20 to be South 01°24'56" West and are for the purpose of angle determination only.



  
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**PARCEL 3 0.333 ACRES**

Situated as being part of the Northwest Quarter of Section 20, Township 4 North, Range 1 East, Village of Hicksville, Defiance County, Ohio, also being part of a 1 acre tract of land as recorded in Official Record Volume 423, Page 2160 and more particularly described as follows:

Commencing at a point marking the Northeast corner of the Northwest Quarter of Section 20 (referenced by a 1/2 inch rebar found lying 0.22 feet South and 0.32 feet West of said point);

Thence South 01°24'56" West along the East line of the North Half of the Northwest Quarter of Section 20 a distance of 219.89 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 109.89 feet and the POINT OF BEGINNING;

Thence continuing South 01°24'56" West along said East line a distance of 110.11 feet to a point marking a northeasterly corner of a 30.105 acre tract of land as recorded in Official Record Volume 379, Page 579 and Official Record Volume 379, Page 587 of the Defiance County Deed Records (referenced by a 3/4 inch rebar found lying 0.22 feet South and 0.33 feet East of said point);

Thence along the perimeter of said 30.105 acre tract the following two (2) courses:

North 88°13'01" West a distance of 131.62 feet to a point (referenced by a 3/4 inch rebar found lying 0.04 feet North and 0.16 feet West of said point);

North 01°20'59" East a distance of 110.11 feet to a 5/8 inch rebar with ID cap set;

Thence South 88°13'01" East along a new division a distance of 131.75 feet to the POINT OF BEGINNING, said tract containing 0.333 acres of land, more or less.



*Gregory A. Bockrath*  
1-19-25

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**INGRESS/EGRESS EASEMENT 0.192 ACRES**

Situated as being part of the Northwest Quarter of Section 20, Township 4 North, Range 1 East, Village of Hicksville, Defiance County, Ohio, also being part of a 1 acre tract of land as recorded in Official Record Volume 423, Page 2160 and more particularly described as follows:

Commencing at a point marking the Northeast corner of the Northwest Quarter of Section 20 (referenced by a 1/2 inch rebar found lying 0.22 feet South and 0.32 feet West of said point);

Thence South 01°24'56" West along the East line of the North Half of the Northwest Quarter of Section 20 a distance of 59.96 feet to a point and the POINT OF BEGINNING;

Thence continuing South 01°24'56" West along said East line a distance of 270.04 feet to a point marking a northeasterly corner of a 30.105 acre tract of land as recorded in Official Record Volume 379, Page 579 and Official Record Volume 379, Page 587 of the Defiance County Deed Records (referenced by a 3/4 inch rebar found lying 0.22 feet South and 0.33 feet East of said point);

Thence North 88°13'01" West along the perimeter of said 30.105 acre tract a distance of 30.00 feet to a point;

Thence North 01°24'56" East a distance of 288.75 feet to a point;

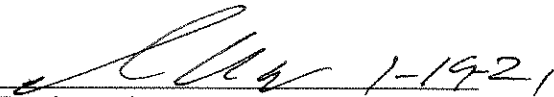
Thence South 56°21'34" East a distance of 35.46 feet to the POINT OF BEGINNING, said easement containing 0.192 acres of land, more or less.

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 June, 2020, under the supervision of Ohio Professional Surveyor Gregory A. Bockrath, Ohio Surveyor No. 8306.

EASEMENT

Note: The bearings used in this description are on an assumed meridian assuming the East line of the North Half of the Northwest Quarter of Section 20 to be South 01°24'56" West and are for the purpose of angle determination only.



  
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