

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

PARCEL 1 0.506 ACRES

Situated as part of the Northeast Quarter and Southeast Quarter of Section 20, Township 4 North, Range 1 East, also known as being part of Lots 38 and 38 ½ of the Auditor's Plat, Village of Hicksville, Defiance County, Ohio, also being part of a 41.003 acre tract of land as recorded in Official Record Volume 379, Page 579 (Parcel 2 on Survey Vol 12-20-21 & H-01-208) and more particularly described as follows:

Commencing at a point on the centerline of Ft. Wayne Road – West High Street (State Route No. 2), also being the Southeast corner of said Lot 38;

Thence South 54°26'04" West along said centerline a distance of 142.80 feet to a point marking the Southeast corner of a 0.421 acre tract of land as recorded in Official Record Volume 379, Page 579 of the Defiance County Deed Records (Parcel 3 on Survey Vol 12-20-21 & H-01-208);

Thence North 35°33'56" West along the Easterly line of said 0.421 acre tract a distance of 306.00 feet to a 5/8 inch rebar with ID cap found marking the Northeast corner of said 0.421 acre tract and the POINT OF BEGINNING;

Thence North 06°27'36" West along a new division a distance of 632.50 feet to a point on the perimeter of said 41.003 acre tract (referenced by a 2 inch pipe found lying 0.38 feet North and 0.14 feet East of said point);

Thence along the perimeter of said 41.003 acre tract the following four (4) courses:

South 10°21'37" East a distance of 387.13 feet to a point (referenced by a 2 inch pipe found lying 0.38 feet North and 0.05 feet West of said point);

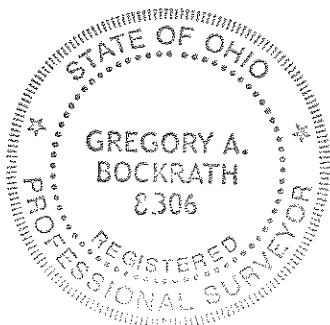
South 35°33'56" East a distance of 152.36 feet to a point (referenced by a 2 inch pipe found lying 0.20 feet North and 0.43 feet West of said point);


South 04°36'09" East a distance of 58.31 feet to a point on the North line of a tract of land as recorded in Official Record Volume 406, Page 1320 of the Defiance County Deed Records (referenced by a 2 inch pipe found lying 0.22 feet North and 0.06 feet West of said point);

South 54°26'04" West along the North line of said tract a distance of 112.80 feet to the POINT OF BEGINNING, said tract containing 0.506 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 West line of the Southeast Quarter of Section 20 to be South 01°17'58" West and are for the purpose of angle determination only.




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

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

PARCEL 2 3.506 ACRES - COMBINATION PARCEL

Situated as part of the Northeast Quarter and Southeast Quarter of Section 20, Township 4 North, Range 1 East, also known as being part of Lots 38 and 38 ½ of the Auditor's Plat, Village of Hicksville, Defiance County, Ohio, also being part of a 41.003 acre tract of land as recorded in Official Record Volume 379, Page 579 (Parcel 2 on Survey Vol 12-20-21 & H-01-208) and all of a 3.000 acre tract of land as recorded in Official Record Volume 406, Page 1320 (Tract 4) and more particularly described as follows:

Commencing at a point on the centerline of Ft. Wayne Road – West High Street (State Route No. 2), also being the Southeast corner of said Lot 38;

Thence South 54°26'04" West along said centerline a distance of 142.80 feet to a point marking the Southeast corner of a 0.421 acre tract of land as recorded in Official Record Volume 379, Page 579 of the Defiance County Deed Records (Parcel 3 on Survey Vol 12-20-21 & H-01-208);

Thence North 35°33'56" West along the Easterly line of said 0.421 acre tract a distance of 306.00 feet to a 5/8 inch rebar with ID cap found marking the Northeast corner of said 0.421 acre tract and the POINT OF BEGINNING;

Thence North 06°27'36" West along a new division a distance of 632.50 feet to a point on the perimeter of said 41.003 acre tract (referenced by a 2 inch pipe found lying 0.38 feet North and 0.14 feet East of said point);

Thence North 79°38'23" East along said perimeter a distance of 278.78 feet to a point (referenced by a 2 inch pipe found lying 0.37 feet East of said point);

Thence along the perimeter of a 3.000 acre tract of land as recorded in Official Record Volume 406, Page 1320 (Tract 4) of the Defiance County Deed Records the following two (2) courses

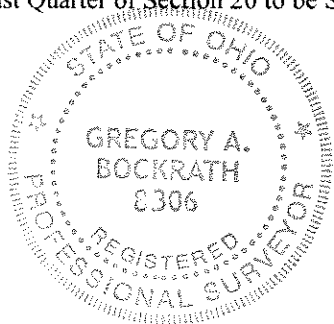
South 04°17'25" West a distance of 113.78 feet to a 5/8 inch rebar with ID cap set;


South 10°21'37" East a distance of 383.03 feet to a point (referenced by a 5/8 inch rebar with ID cap found lying 4.61 feet North and 1.02 feet West of said point);

Thence South 54°26'04" West along the North line of a tract of land as recorded in Official Record Volume 71, Page 1145 and a tract of land as recorded in Official Record Volume 406, Page 1320 of the Defiance County Deed Records a distance of 323.86 feet to the POINT OF BEGINNING, passing a point at 211.06 feet (referenced by a 2 inch pipe found lying 0.22 feet North and 0.06 feet West of said point), said tract containing 3.506 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 West line of the Southeast Quarter of Section 20 to be South 01°17'58" West and are for the purpose of angle determination only.




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