

Bockrath & Associates Engineering and Surveying, LLC

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12.181 ACRES

Situated as part of Lot 37 of the Auditor's Plat of the Village of Hicksville and part of the Southwest Quarter of Section 20, Township 4 North, Range 1 East, Village of Hicksville, Defiance County, Ohio, also being part of a 13.50 acre tract of land as recorded in Official Record Volume 368, Page 2847 and more particularly described as follows:

Commencing at the Northeasterly Corner of Lot 37 of the Auditor's Plat of Hicksville, also being on the South right-of-way of West High St. (S.R. 2);

Thence South $54^{\circ}29'24''$ West along said right-of-way 639.20 feet to a point marking the NW corner of a tract of land recorded in Official Record Volume 393, Page 1156 of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence on the West line of said tract South $35^{\circ}13'46''$ East a distance of 150.11 feet to a 3/4 inch rebar marking the Southwest corner of said tract;

Thence North $54^{\circ}29'24''$ East on the South line of said tract a distance of 169.94 feet to a point on the West line of a tract of land recorded in Official Record Volume 98, Page 80 of the Defiance County Deed Records (referenced by a 5/8 inch rebar found lying 0.20 feet South and 0.80 feet West of said point);

Thence South $35^{\circ}30'36''$ East along said West line 443.89 feet to a point marking the Southwest corner of said tract (referenced by a 5/8 inch rebar found lying 0.60 feet North of said point);

Thence North $54^{\circ}29'24''$ East along the South line of said tract and the South line of a tract of land recorded in Deed Volume 266, Page 697 of the Defiance County Deed Records a distance of 470.00 feet to a point marking the Southeast corner of said tract (referenced by a Fence Corner Post found lying 2.20 feet North and 1.80 feet West of said point);

Thence South $35^{\circ}30'36''$ East on the West line of a tract of land recorded in Deed Volume 242, Page 1080 of the Defiance County Deed Records a distance of 398.23 feet to a 5/8 inch rebar with ID cap found on the West line of a tract of land recorded in Official Record Volume 321, Page 1390 of the Defiance County Deed Records and marking the Southeasterly Corner of Lot 37 of the Auditor's Plat;

Thence South $54^{\circ}44'56''$ West along said West line and the North line of two tracts of land recorded in Official Record Volume 321, Page 1390 of the Defiance County Deed Records a distance of 1088.32 feet to a 10 inch Wood Post found at the Southwesterly corner of Lot 37 of the Auditor's Plat and on the East line of a tract of land recorded in Deed Volume 358, Page 78 of the Defiance County Deed Records;

Thence North $35^{\circ}42'19''$ West along the West line of Lot 37 and the West line of a tract of land recorded in Official Record Volume 368, Page 2847 of the Defiance County Deed Records a distance of 60.00 feet to 5/8 inch rebar with ID cap set;

Thence North $54^{\circ}44'56''$ East along the Northwest line of said tract a distance of 224.06 feet to 5/8 inch rebar with ID cap set;

Thence North 35°30'36" West along the West line of said tract a distance of 555.10 feet to a point marking the beginning of a Property Line Agreement;

Thence along a new division the following three courses;

North 29°24'40" West a distance of 130.29 feet to a Fence Corner Post and passing a Fence End Post at 10.69 feet;

North 37°52'44" East a distance of 23.30 feet to a Fence Corner Post;

North 28°06'44" West a distance of 73.81 feet to a point marking the Southwesterly corner of a 0.150 acre exception from a tract recorded in Official Record Volume 368, Page 2847 of the Defiance County Deed Records(referenced by a 5/8 inch rebar with ID cap found lying 1.50 feet South and 0.30 feet East of said point);

Thence North 54°57'22" East along the South line of a tract of land recorded in Official Record Volume 45, Page 367 of the Defiance County Deed Records a distance of 137.88 feet to a 5/8 inch rebar found bent;

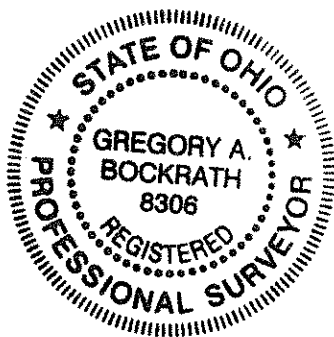
Thence North 35°13'46" West on the East line of said tract a distance of 165.00 feet to a PK nail found on the South right-of-way of W. High St. (S.R. 2);

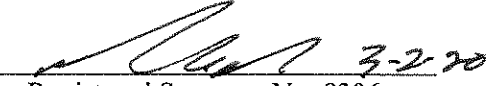
Thence North 54°57'22" East along said right-of-way a distance of 6.90 feet to a point;

Thence continuing along said right-of-way North 54°29'24" East a distance of 34.00 feet to the POINT OF BEGINNING, said tract containing 12.181 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 February, 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 centerline of W. High St.(S.R. 2) be North 54°29'24" East and are for the purpose of angle determination only.




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