

# **Bockrath & Associates Engineering and Surveying, LLC**

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

**(419) 523-5789**

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## **PARCEL 1 31.146 ACRES**

Situated as being part of the North Half of the South Half of the Southwest Fractional Quarter of Section 19, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being all of a 31 acre tract of land as recorded in Official Record Volume 314, Page 2127 (Tract No. 2) and more particularly described as follows:

Commencing at a 1 inch pipe found marking the Southwest corner of the Southwest Fractional Quarter of Section 19;

Thence North 01°07'01" East along the West line of the South Half of the South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) a distance of 663.90 feet to a point marking the Southwest corner of the North Half of the South Half of the Southwest Fractional Quarter of Section 19, also being the Northwest corner of a 30.968 acre tract of land as recorded in Official Record Volume 314, Page 2127 (Tract No. 1) of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing North 01°07'01" East along the West line of the North Half of the South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) a distance of 113.84 feet to a point marking the Southwest corner of a 1 acre tract of land as recorded in Official Record Volume 401, Page 2408 of the Defiance County Deed Records;

Thence South 88°52'59" East along the South line of said 1 acre tract a distance of 242.00 feet to a point (referenced by a 5/8 inch rebar found lying 0.06 feet North and 0.28 feet East of said point) and passing a point at 24.96 feet (referenced by a 5/8 inch rebar found lying 0.26 feet South of said point);

Thence North 01°07'01" East along the East line of said 1 acre tract and the East line of a 0.500 acre tract of land as recorded in Official Record Volume 314, Page 2124 of the Defiance County Deed Records a distance of 270.00 feet to a 5/8 inch rebar with ID cap set marking the Northeast corner of said 0.500 acre tract;

Thence North 88°52'59" West along the North line of said 0.500 acre tract a distance of 242.00 feet to a point on the West line of the North Half of the South Half of the Southwest Fractional Quarter of Section 19, passing a point at 217.00 feet (referenced by a 5/8 inch rebar found lying 0.15 feet North and 0.06 feet West of said point);

Thence North 01°07'01" East along said West line (County Road 10/Defiance-Paulding County Line Road) a distance of 280.06 feet to a point (referenced by a ½ inch iron pipe lying 0.25 feet West of said point) marking the Northwest corner of the South Half of the Southwest Fractional Quarter of Section 19;

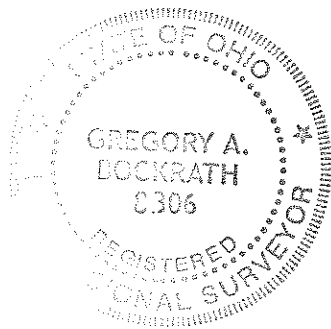
Thence South 88°33'34" East along the North line of the South Half of the Southwest Fractional Quarter of Section 19 and the South line of a 138.031 acre tract of land as recorded in Official Record Volume 296, Page 2451 of the Defiance County Deed Records a distance of 2,145.59 feet to a 5/8 inch rebar with ID cap found marking the Northeast corner of the South Half of said Southwest Fractional Quarter;

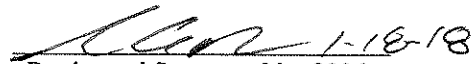
Thence South  $01^{\circ}35'51''$  West along the East line of the North Half of the South Half of the Southwest Fractional Quarter of Section 19 and the West line of a 8.267 acre tract of land as recorded in Official Record Volume 342, Page 2695 (Parcel 2) of the Defiance County Deed Records a distance of 663.41 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of the North Half of the South Half of said Southwest Fractional Quarter;

Thence North  $88^{\circ}34'20''$  West along the South line of the North Half of the South Half of the Southwest Fractional Quarter of Section 19 and the North line of a 30.968 acre tract of land as recorded in Official Record Volume 314, Page 2127 (Tract No. 1) of the Defiance County Deed Records a distance of 2,140.02 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap set at 2,130.02 feet, said tract containing 31.146 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 December, 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 South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) to be North  $01^{\circ}07'01''$  East and are for the purpose of angle determination only.



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

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**PARCEL 2 29.853 ACRES**

Situated as being part of the South Half of the South Half of the Southwest Fractional Quarter of Section 19, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of a 30.968 acre tract of land as recorded in Official Record Volume 314, Page 2127 (Tract No. 1) and more particularly described as follows:

Beginning at a 1 inch pipe found marking the Southwest corner of the Southwest Fractional Quarter of Section 19 and the POINT OF BEGINNING;

Thence North 01°07'01" East along the West line of the South Half of the South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) a distance of 193.00 feet to a point marking the Southwest corner of a 0.437 acre tract of land as recorded in Official Record Volume 363, Page 2397 of the Defiance County Deed Records (referenced by a Mag nail found lying 0.15 feet West of said point);

Thence South 88°22'59" East along the South line of said 0.437 acre tract a distance of 342.69 feet to a point marking the Southeast corner of said tract (referenced by a 5/8 inch rebar with ID cap found lying 0.08 feet North and 0.12 feet West of said point) and passing a 5/8 inch rebar with ID cap found at 24.84 feet;

Thence North 00°49'59" West along the East line of said 0.437 acre tract and a new division a distance of 352.15 feet to a 5/8 inch rebar with ID cap set, passing a point at 255.14 feet (referenced by a 5/8 inch rebar with ID cap found lying 0.17 feet North and 0.29 feet West of said point);

Thence North 88°52'59" West along a new division a distance of 330.70 feet to a point on the West line of the South Half of the South Half of the Southwest Fractional Quarter of Section 19, passing a 5/8 inch rebar with ID cap set at 305.70 feet;

Thence North 01°07'01" East along said West line (County Road 10/Defiance-Paulding County Line Road) a distance of 121.95 feet to a point marking the Northwest corner of the South Half of the South Half of the Southwest Fractional Quarter of Section 19, also being the Southwest corner of a 31 acre tract of land as recorded in Official Record Volume 314, Page 2127 (Tract No. 2) of the Defiance County Deed Records;

Thence South 88°34'20" East along the North line of the South Half of the South Half of the Southwest Fractional Quarter of Section 19 and the South line of said 31 acre tract a distance of 2,140.02 feet to a 5/8 inch rebar with ID cap set marking the Northeast corner of the South Half of the South Half of the Southwest Fractional Quarter of Section 19;

Thence South 01°35'51" West along the East line of the South Half of the South Half of the Southwest Fractional Quarter of Section 19 and the West line of a 8.267 acre tract of land as recorded in Official Record Volume 342, Page 2695 (Parcel 2) and a 6.745 acre tract of land as recorded in Official Record Volume 392, Page 434 of the Defiance County Deed Records a distance of 663.41 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of the Southwest Fractional Quarter of Section 19;

Thence North 88°35'06" West along the South line of the Southwest Fractional Quarter of Section 19 a distance of 2,134.45 feet to the POINT OF BEGINNING, said tract containing 29.853 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 December, 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 South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) to be North 01°07'01" East and are for the purpose of angle determination only.



Charles R. Schroeder  
Registered Surveyor No. 8002  
Charles R. Schroeder  
Bockrath & Associates  
Engineering and Surveying, LLC

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**PARCEL 3 1.500 ACRES COMBINATION PARCEL**

Situated as being part of the North Half of the South Half of the Southwest Fractional Quarter of Section 19, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being all of a 1 acre tract of land as recorded in Official Record Volume 401, Page 2408 and all of a 0.500 acre tract of land as recorded in Official Record Volume 314, Page 2124 and more particularly described as follows:

Commencing at a 1 inch pipe found marking the Southwest corner of the Southwest Fractional Quarter of Section 19;

Thence North 01°07'01" East along the West line of the South Half of the South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) a distance of 661.97 feet to a point marking the Southwest corner of the North Half of the South Half of the Southwest Fractional Quarter of Section 19, also being the Southwest corner of a 31 acre tract of land as recorded in Official Record Volume 314, Page 2127 (Tract No. 2) of the Defiance County Deed Records;

Thence continuing North 01°07'01" East along the West line of the North Half of the South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) a distance of 115.76 feet to a point marking the Southwest corner of a 1 acre tract of land as recorded in Official Record Volume 401, Page 2408 of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing North 01°07'01" East along said West line (County Road 10/Defiance-Paulding County Line Road) a distance of 270.00 feet to a point marking the Northwest corner of a 0.500 acre tract of land as recorded in Official Record Volume 314, Page 2124 of the Defiance County Deed Records;

Thence South 88°52'59" East along the North line of said 0.500 acre tract a distance of 242.00 feet to a 5/8 inch rebar with ID cap set marking the Northeast corner of said 0.500 acre tract and passing a point at 25.00 feet (referenced by a 5/8 inch rebar found lying 0.15 feet North and 0.06 feet West of said point);

Thence South 01°07'01" West along the East line of said 0.500 acre tract and the East line of a 1 acre tract of land as recorded in Official Record Volume 401, Page 2408 of the Defiance County Deed Records a distance of 270.00 feet to a point marking the Southeast corner of said 1 acre tract (referenced by a 5/8 inch rebar found lying 0.06 feet North and 0.28 feet East of said point);

Thence North 88°52'59" West along the South line of said 1 acre tract a distance of 242.00 feet to the POINT OF BEGINNING, passing a point at 217.04 feet (referenced by

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**PARCEL 4 0.740 ACRES**

Situated as being part of the South Half of the South Half of the Southwest Fractional Quarter of Section 19, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of a 30.968 acre tract of land as recorded in Official Record Volume 314, Page 2127 (Tract No. 1) and more particularly described as follows:

Commencing at a 1 inch pipe found marking the Southwest corner of the Southwest Fractional Quarter of Section 19;

Thence North 01°07'01" East along the West line of the South Half of the South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) a distance of 445.00 feet to a point marking the Northwest corner of a 1.532 acre tract of land as recorded in Official Record Volume 57, Page 97 of the Defiance County Deed Records, passing a point at 193.00 feet marking the Southwest corner of a 0.437 acre tract of land as recorded in Official Record Volume 363, Page 2397 of the Defiance County Deed Records (referenced by a Mag nail found lying 0.15 feet West of said point) and the POINT OF BEGINNING;

Thence continuing North 01°07'01" East along said West line (County Road 10/Defiance-Paulding County Line Road) a distance of 96.95 feet to a point;

Thence along a new division the following two (2) courses:

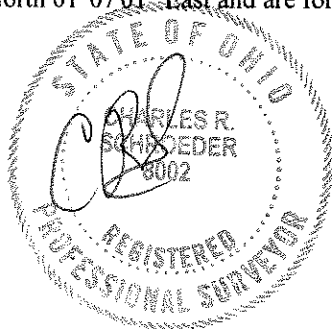
South 88°52'59" East a distance of 330.70 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 25.00 feet;

South 00°49'59" East a distance of 97.01 feet to a point marking the Northeast corner of a 0.437 acre tract of land as recorded in Official Record Volume 363, Page 2397 of the Defiance County Deed Records (referenced by a 5/8 inch rebar with ID cap found lying 0.17 feet North and 0.29 feet West of said point);

Thence North 88°52'59" West along the North line of said 0.437 acre tract and the North line of a 1.532 acre tract of land as recorded in Official Record Volume 57, Page 97 of the Defiance County Deed Records a distance of 334.00 feet to the POINT OF BEGINNING, passing a 1/2 inch rebar found at 309.54 feet, said tract containing 0.740 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 December, 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 South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) to be North 01°07'01" East and are for the purpose of angle determination only.



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**PARCEL 5 2.709 ACRES COMBINATION PARCEL**

Situated as being part of the South Half of the South Half of the Southwest Fractional Quarter of Section 19, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of a 30.968 acre tract of land as recorded in Official Record Volume 314, Page 2127 (Tract No. 1) and more particularly described as follows:

Commencing at a 1 inch pipe found marking the Southwest corner of the Southwest Fractional Quarter of Section 19;

Thence North 01°07'01" East along the West line of the South Half of the South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) a distance of 193.00 feet to a point marking the Southwest corner of a 0.437 acre tract of land as recorded in Official Record Volume 363, Page 2397 of the Defiance County Deed Records (referenced by a Mag nail found lying 0.15 feet West of said point) and the POINT OF BEGINNING;

Thence continuing North 01°07'01" East along said West line (County Road 10/Defiance-Paulding County Line Road) a distance of 348.95 feet to a point;

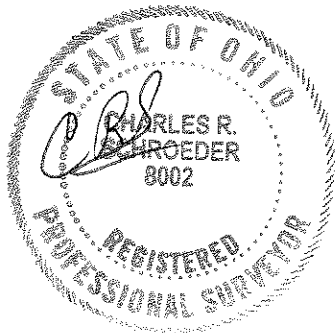
Thence South 88°52'59" East along a new division a distance of 330.70 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 25.00 feet;

Thence South 00°49'59" East along a new division and the East line of a 0.437 acre tract of land as recorded in Official Record Volume 363, Page 2397 of the Defiance County Deed Records a distance of 352.15 feet to a point marking the Southeast corner of said 0.437 acre tract (referenced by a 5/8 inch rebar with ID cap found lying 0.08 feet North and 0.12 feet West of said point) and passing a point at 97.01 feet marking the Northeast corner of said 0.437 acre tract (referenced by a 5/8 inch rebar with ID cap found lying 0.17 feet North and 0.29 feet West of said point);

Thence North 88°22'59" West along the South line of said 0.437 acre tract a distance of 342.69 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap found at 317.85 feet, said tract containing 2.709 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 December, 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 South Half of the Southwest Fractional Quarter of Section 19 (County Road 10/Defiance-Paulding County Line Road) to be North 01°07'01" East and are for the purpose of angle determination only.



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