

1.582 Acres

Situated in the State of Ohio, County of Defiance, Township of Highland, being that portion of the North Half of the Southeast Quarter of Section 25, Township 3 North, Range 5 East, of the First Principal Meridian, being part of that 80 acre tract of land as described in a deed to SJM Farms, LLC, recorded in Official Record Volume 399, Page 1192 (reference recorded in the Recorder's Office, Defiance County, Ohio), and being more particularly described as follows:

COMMENCING at a railroad spike found at the northeast corner of the Southeast Quarter of Section 25;

THENCE southerly with the east line of the Southeast Quarter of Section 25 (Defiance-Henry County Line Road), South 01° 20' 54" West, 565.00 feet to a MAG nail set at the TRUE POINT OF BEGINNING;

THENCE continuing southerly with the east line of the Southeast Quarter of Section 25 (Defiance-Henry County Line Road), South 01° 20' 54" West, 260.00 feet to a MAG nail set;

THENCE westerly through said 80 acre tract, along a line being perpendicular to the east line of the Southeast Quarter of Section 25 (Defiance-Henry County Line Road), North 88° 39' 06" West, (passing a 5/8" iron pin set at 30.00 feet), a distance of 265.00 feet to a 5/8" iron pin set;

THENCE northerly through said 80 acre tract, along a line being 265.00 feet westerly from, as measured perpendicular to and parallel with, the east line of the Southeast Quarter of Section 25 (Defiance-Henry County Line Road), North 01° 20' 54" East, 260.00 feet to a 5/8" iron pin set;

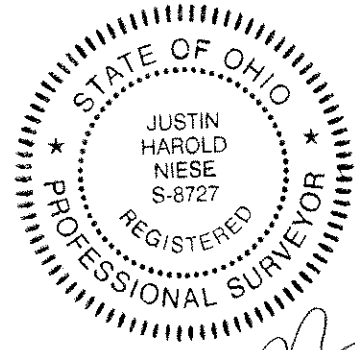
THENCE easterly through said 80 acre tract, along a line being perpendicular to the east line of the Southeast Quarter of Section 25 (Defiance-Henry County Line Road), South 88° 39' 06" East, (passing a 5/8" iron pin set at 235.00 feet), a distance of 265.00 feet to the TRUE POINT OF BEGINNING, containing 1.582 acres of land, more or less, as surveyed and described in August of 2020, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description are based upon the Ohio co-ordinate system of 1983, NAD83(2011), 2010.0 EPOCH, North zone (3401), in accordance with the Ohio Revised Code Sections 157.01-157.10; said bearings are based on local field observations utilizing the Ohio Department of Transportation's (ODOT's) Virtual Reference Station (VRS) Network.

Iron pins called for as set are number 5 rebar, with a nominal diameter of 5/8 of an inch, a cross-sectional area of 0.31 square inches, thirty (30) inches in length, and capped with a plastic yellow survey marker inscribed with "NIESE/JHN-PS8727."

* End of Description *



Justin Niese
08-28-2020