

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

74.362 ACRES

Situated as being part of the East Half of the Northeast Quarter of Section 29 and part of the West Half of the Northwest Quarter of Section 28, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of tracts of land as recorded in Official Record Volume 386, Page 1567 (Tract 1) and more particularly described as follows:

Commencing at a 5/8 inch rebar found marking the Northwest corner of the East Half of the Northeast Quarter of Section 29;

Thence South $01^{\circ}34'41''$ West along the West line of the East Half of the Northeast Quarter of Section 29 and the East line of a tract of land as recorded in Official Record Volume 354, Page 258 of the Defiance County Deed Records a distance of 646.43 feet to a point marking the Northwest corner of a 1.621 acre tract of land as recorded in Official Record Volume 354, Page 258 of the Defiance County Deed Records (referenced by a 5/8 inch rebar with ID cap found lying 0.20 feet West of said point);

Thence along the perimeter of said 1.621 acre tract the following two (2) courses:

North $88^{\circ}58'10''$ East a distance of 83.69 feet to a 5/8 inch rebar with ID cap found;

South $05^{\circ}07'15''$ East a distance of 41.66 feet to a 5/8 inch rebar with ID cap found and the POINT OF BEGINNING;

Thence along a new division the following five (5) courses:

South $89^{\circ}00'21''$ East a distance of 1,063.58 feet to a 5/8 inch rebar with ID cap found;

North $34^{\circ}06'47''$ East a distance of 292.46 feet to a point (referenced by a 5/8 inch rebar with ID cap found lying 0.20 feet South of said point);

North $07^{\circ}09'44''$ East a distance of 144.21 feet to a point (referenced by a 5/8 inch rebar with ID cap found lying 0.21 feet South and 0.14 feet East of said point);

North $69^{\circ}10'29''$ East a distance of 130.95 feet to a point (referenced by a 5/8 inch rebar with ID cap found lying 0.14 feet South of said point);

North $01^{\circ}41'04''$ East a distance of 248.41 feet to a Mag nail found on the North line of the West Half of the Northwest Quarter of Section 28, passing a 5/8 inch rebar with ID cap found at 228.26 feet;

Thence South $89^{\circ}15'24''$ East along said North line (Hoffman Road / TR7) a distance of 539.36 feet to a Railroad spike found marking the Northwest corner of a 20.001 acre tract of land as recorded in Official Record Volume 366, Page 91 of the Defiance County Deed Records;

Thence South 01°37'03" West along the West line of said 20.001 acre tract a distance of 1,097.02 feet to a 5/8 inch rebar with ID cap set marking the Northeast corner of a 23.690 acre tract of land as recorded in Official Record Volume 382, Page 517 of the Defiance County Deed Records and passing a 5/8 inch rebar found at 25.00 feet;

Thence along the perimeter of said 23.690 acre tract the following (2) courses:

North 88°18'53" West a distance of 661.32 feet to a 5/8 inch rebar with ID cap found on the East line of the Northeast Quarter of Section 29;

South 01°40'57" West along said East line a distance of 1,563.62 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of the Northeast Quarter of Section 29;

Thence North 88°57'09" West along the South line of the East Half of the Northeast Quarter of Section 29 and the North line of a tract of land as recorded in Official Record Volume 366, Page 53 of the Defiance County Deed Records a distance of 1,319.28 feet to a 5/8 inch rebar found marking the Southwest corner of the East Half of said Northeast Quarter;

Thence North 01°34'41" East along the West line of the East Half of the Northeast Quarter of Section 29 and the East line of a tract of land as recorded in Official Record Volume 354, Page 258 of the Defiance County Deed Records a distance of 1,275.58 feet to a point marking the South corner of a 1.621 acre tract of land as recorded in Official Record Volume 354, Page 258 of the Defiance County Deed Records;

Thence along the perimeter of said 1.621 acre tract the following three (3) courses:

North 31°52'34" East a distance of 225.49 feet to a 5/8 inch rebar with ID cap found and passing a 5/8 inch rebar with ID cap found at 2.31 feet;

North 13°47'08" East a distance of 100.39 feet to a 5/8 inch rebar with ID cap found;

North 05°07'15" West a distance of 398.83 feet to the POINT OF BEGINNING, said tract containing 74.362 acres of land, more or less, of which 58.561 acres lies within the Northeast Quarter of Section 29 and 15.801 acres lies within the Northwest Quarter of Section 28.

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 April, 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 West line of the East Half of the Northeast Quarter of Section 29 to be South 01°34'41" West and are for the purpose of angle determination only.



Gregory A. Bockrath 5-8-20

Registered Surveyor No. 8306
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PARCEL 2 20.004 ACRES

Situated as being part of the West Half of the Northwest Quarter of Section 28, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of tracts of land as recorded in Official Record Volume 386, Page 1567 (Tract 1) and more particularly described as follows:

Commencing at a 5/8 inch rebar found marking the Northwest corner of the East Half of the Northeast Quarter of Section 29;

Thence South $89^{\circ}00'21''$ East along the North line of the East Half of the Northeast Quarter of Section 29 (Hoffman Road / TR 7) a distance of 1,324.12 feet to a Railroad spike found marking the Northeast corner of said Northeast Quarter;

Thence South $89^{\circ}15'24''$ East along the North line of the West Half of the Northwest Quarter of Section 28 (Hoffman Road / TR 7) a distance of 660.17 feet to a Railroad spike found marking the Northwest corner of a 20.001 acre tract of land as recorded in Official Record Volume 366, Page 91 of the Defiance County Deed Records;

Thence South $01^{\circ}37'03''$ West along the West line of said 20.001 acre tract a distance of 1,324.77 feet to a 5/8 inch rebar with ID cap set marking the Southwest corner of said 20.001 acre tract and passing a 5/8 inch rebar with ID cap set at 1,097.02 feet marking the Northeast corner of a 23.690 acre tract of land as recorded in Official Record Volume 382, Page 517 of the Defiance County Deed Records and passing a 5/8 inch rebar found at 25.00 feet and the POINT OF BEGINNING;

Thence South $89^{\circ}15'39''$ East along the South line of said 20.001 acre tract a distance of 657.77 feet to a 5/8 inch rebar with ID cap set on the East line of the West Half of the Northwest Quarter of Section 28;

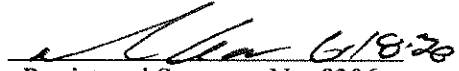
Thence South $01^{\circ}36'42''$ West along said East line a distance of 1,324.71 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of the West Half of the Northwest Quarter of Section 28;

Thence North $89^{\circ}16'13''$ West along the South line of the West Half of the Northwest Quarter of Section 28 and the North line of a tract of land as recorded in Official Record Volume 269, Page 531 of the Defiance County Deed Records a distance of 657.91 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of the previously mentioned 23.690 acre tract;

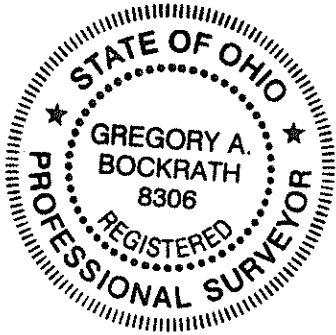
Thence North $01^{\circ}37'03''$ East along the East line of said 23.690 acre tract a distance of 1,324.81 feet to the POINT OF BEGINNING, said tract containing 20.004 acres of land, more or less.

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 West line of the East Half of the Northeast Quarter of Section 29 to be South 01°34'41" West and are for the purpose of angle determination only.



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EASEMENT 1 60 FOOT INGRESS/EGRESS EASEMENT 1.574 ACRES

Situated as being part of the West Half of the Northwest Quarter of Section 28, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of tracts of land as recorded in Official Record Volume 386, Page 1567 (Tract 1) and more particularly described as follows:

Commencing at a 5/8 inch rebar found marking the Northwest corner of the East Half of the Northeast Quarter of Section 29;

Thence South 89°00'21" East along the North line of the East Half of the Northeast Quarter of Section 29 (Hoffman Road / TR 7) a distance of 1,324.12 feet to a Railroad spike found marking the Northeast corner of said Northeast Quarter;

Thence South 89°15'24" East along the North line of the West Half of the Northwest Quarter of Section 28 (Hoffman Road / TR 7) a distance of 420.69 feet to a point and the POINT OF BEGINNING;

Thence continuing South 89°15'24" East along said North line (Hoffman Road / TR 7) a distance of 60.00 feet to a point;

Thence South 00°10'01" West a distance of 65.98 feet to a point;

Thence South 30°01'19" East a distance of 81.26 feet to a point;

Thence South 00°49'47" East a distance of 726.83 feet to a point;

Thence South 31°13'24" West a distance of 267.64 feet to a point on the North line of a 23.690 acre tract of land as recorded in Official Record Volume 382, Page 517 of the Defiance County Deed Records;

Thence North 88°18'53" West along said North line a distance of 68.96 feet to a point;

Thence North 31°13'24" East a distance of 284.40 feet to a point;

Thence North 00°49'47" West a distance of 693.97 feet to a point;

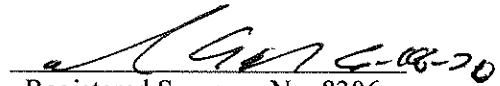
Thence North 30°01'19" West a distance of 81.82 feet to a point;

Thence North 00°10'01" East a distance of 82.76 feet to the POINT OF BEGINNING, said easement containing 1.574 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.

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EASEMENT 2 60 FOOT INGRESS/EGRESS EASEMENT 1.335 ACRES

Situated as being part of the West Half of the Northwest Quarter of Section 28, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of tracts of land as recorded in Official Record Volume 386, Page 1567 (Tract 1) and more particularly described as follows:

Commencing at a 5/8 inch rebar found marking the Northwest corner of the East Half of the Northeast Quarter of Section 29;

Thence South 89°00'21" East along the North line of the East Half of the Northeast Quarter of Section 29 (Hoffman Road / TR 7) a distance of 1,324.12 feet to a Railroad spike found marking the Northeast corner of said Northeast Quarter;

Thence South 89°15'24" East along the North line of the West Half of the Northwest Quarter of Section 28 (Hoffman Road / TR 7) a distance of 420.69 feet to a point and the POINT OF BEGINNING;

Thence continuing South 89°15'24" East along said North line (Hoffman Road / TR 7) a distance of 60.00 feet to a point;

Thence South 00°10'01" West a distance of 65.98 feet to a point;

Thence South 30°01'19" East a distance of 81.26 feet to a point;

Thence South 00°49'47" East a distance of 651.87 feet to a point;

Thence North 84°52'47" East a distance of 108.06 feet to a point on the West line of a 20.001 acre tract of land as recorded in Official Record Volume 366, Page 91 of the Defiance County Deed Records;

Thence South 01°37'03" West along said West line a distance of 60.42 feet to a point;

Thence South 84°52'47" West a distance of 170.22 feet to a point;

Thence North 31°13'24" East a distance of 8.60 feet to a point;

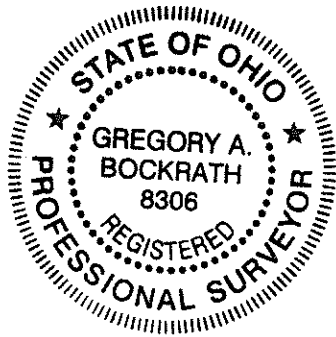
Thence North 00°49'47" West a distance of 693.97 feet to a point;

Thence North 30°01'19" West a distance of 81.82 feet to a point;

Thence North 00°10'01" East a distance of 82.76 feet to the POINT OF BEGINNING, said easement containing 1.335 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 West line of the East Half of the Northeast Quarter of Section 29 to be South 01°34'41" West and are for the purpose of angle determination only.



A handwritten signature in black ink, appearing to read "Gregory A. Bockrath", with a date "6/16/20" written below it.

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EASEMENT 3 60 FOOT INGRESS/EGRESS EASEMENT 2.526 ACRES

Situated as being part of the West Half of the Northwest Quarter of Section 28, Township 3 North, Range 5 East, Highland Township, Defiance County, Ohio, also being part of tracts of land as recorded in Official Record Volume 386, Page 1567 (Tract 1) and more particularly described as follows:

Commencing at a 5/8 inch rebar found marking the Northwest corner of the East Half of the Northeast Quarter of Section 29;

Thence South 89°00'21" East along the North line of the East Half of the Northeast Quarter of Section 29 (Hoffman Road / TR 7) a distance of 1,324.12 feet to a Railroad spike found marking the Northeast corner of said Northeast Quarter;

Thence South 89°15'24" East along the North line of the West Half of the Northwest Quarter of Section 28 (Hoffman Road / TR 7) a distance of 420.69 feet to a point and the POINT OF BEGINNING;

Thence continuing South 89°15'24" East along said North line (Hoffman Road / TR 7) a distance of 60.00 feet to a point;

Thence South 00°10'01" West a distance of 65.98 feet to a point;

Thence South 30°01'19" East a distance of 81.26 feet to a point;

Thence South 00°49'47" East a distance of 651.87 feet to a point;

Thence North 84°52'47" East a distance of 108.06 feet to a point on the West line of a 20.001 acre tract of land as recorded in Official Record Volume 366, Page 91 of the Defiance County Deed Records;

Thence continuing North 84°52'47" East a distance of 225.42 feet to a point;

Thence South 20°10'42" East a distance of 194.51 feet to a point;

Thence South 01°05'40" East a distance of 126.72 feet to a point;

Thence South 69°56'11" West a distance of 162.26 feet to a point;

Thence South 01°17'58" East a distance of 125.27 feet to a point;

Thence South 15°53'07" East a distance of 83.58 feet to a point on the North line of a tract of land as recorded in Official Record Volume 386, Page 1567 (Tract 1) of the Defiance County Deed Records;

Thence North 89°15'39" West along said North line a distance of 62.62 feet to a point;

Thence North 15°53'07" West a distance of 73.34 feet to a point;

Thence North 01°17'58" West a distance of 175.93 feet to a point;

Thence North 69°56'11" East a distance of 162.42 feet to a point;

Thence North 01°05'40" West a distance of 73.82 feet to a point;

Thence North 20°10'42" West a distance of 138.43 feet to a point;

Thence South 84°52'47" West a distance of 186.52 feet to a point on the West line of a 20.001 acre tract of land as recorded in Official Record Volume 366, Page 91 of the Defiance County Deed Records;

Thence continuing South 84°52'47" West a distance of 170.22 feet to a point;

Thence North 31°13'24" East a distance of 8.60 feet to a point;

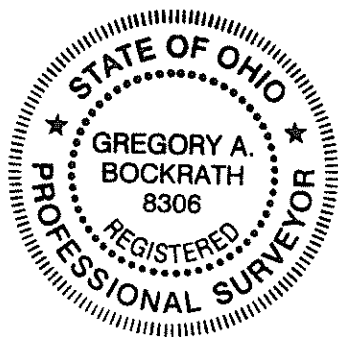
Thence North 00°49'47" West a distance of 693.97 feet to a point;

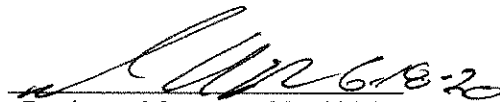
Thence North 30°01'19" West a distance of 81.82 feet to a point;

Thence North 00°10'01" East a distance of 82.76 feet to the POINT OF BEGINNING, said easement containing 2.526 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 West line of the East Half of the Northeast Quarter of Section 29 to be South 01°34'41" West and are for the purpose of angle determination only.




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