



Description 77.408 Acres

Situated in the Northwest Quarter of Section 29, Town 4 North, Range 2 East, Mark Township, Defiance County, Ohio, heretofore conveyed to Debra S. Walters as described in Official Record Volume 471, Page 2040, and being more particularly described as follows;

Commencing at the southwest corner of the northwest quarter of said Section 29, being a 5/8" iron pin found;

Thence on the west line of said northwest quarter, N.01°02'31"E., a distance of 175.00 feet to a mag nail set, being the *Principal Point of Beginning*;

Thence continuing along said west line, N.01°02'31"E., a distance of 278.52 feet to a mag nail set;

Thence running along a new division line on following three (3) courses and distances:

1. S.88°57'29"E., a distance of 264.75 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 20.00 feet;
2. N.01°02'31"E., a distance of 336.82 feet to a 5/8" iron pin set;
3. N.88°57'29"W., a distance of 264.75 feet to a mag nail set in the west lien of said northwest quarter, passing a 5/8' iron pin set at 244.75 feet;

Thence continuing along said west line, N.01°02'31"E., a distance of 1836.56 feet to a 5/8" iron pin found at the northwest corner of said northwest quarter;

Thence on the north line of said northwest quarter, S.89°02'05"E., a distance of 1330.13 feet to a 5/8" iron pin found at the northeast corner of the west half of said northwest quarter,

Thence along the east line of said west half, S.00°58'28"W., a distance of 2638.17 feet to a 5/8" iron pin found at the southeast corner of said west half;

Thence on the south line of said northwest quarter, N.88°33'03"W., a distance of 1078.27 feet to a 5/8" iron pin set at the southwest corner of a 1.0 acre tract as described in Official Record 262, Page 658;

Thence running along said 1.0 acre tract on following two (2) courses and distances:

1. N.01°02'31"E., a distance of 175.00 feet to a 5/8" iron pin set;
2. N.88°33'03"W., a distance of 255.00 feet to the **Principal Point of Beginning**, passing a 5/8" iron pin set at 235.00 feet;

Containing 77.408 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, on October of 2025. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.




Michael L. Howbert, P.S.