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*DBE Certified with ODOT - ODOT Prequalified for Right-of-Way Development
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February 3, 2022

Remainder Parcel (Tax Parcel ID: H210009000400)

A parcel of land being part of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) all being in Section nine (9), Town five (5) North, Range one (1) East, in Milford Township, Defiance County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the South line of said Southwest Quarter (1/4) of Section nine (9) with the West line of said Southwest Quarter (1/4) of Section nine (9), said South line of the Southwest Quarter (1/4) of Section nine (9) also being the centerline of Beerbower Road, as it now exists, said West line of the Southwest Quarter (1/4) of Section nine (9) also being the centerline of Hicksville Edgerton Road, as it now exists, said point of intersection being marked with a found railroad spike;

- 1) Thence in a northerly direction along said West line of the Southwest Quarter (1/4) of Section nine (9), having an assumed bearing of North one (01) degree, forty-six (46) minutes, twenty-nine (29) seconds East, a distance of one thousand three hundred fourteen and eighty-one hundredths (1314.81') feet, to the intersection of the South line of North Half (1/2) of the Southwest Quarter (1/4) of Section nine (9), said South line of the North Half (1/2) of the Southwest Quarter (1/4) of Section nine (9) also being the northerly line of a parcel of land described in Official Record 343, Page 1436, Defiance County Deed Records, currently deeded to Stanley A. & Colleen R. Cape, said point of intersection being marked with a set Mag nail, said point of intersection also being the True Point of Beginning;
- 2) Thence continuing North one (01) degree, forty-six (46) minutes, twenty-nine (29) seconds East along said West line of the Southwest Quarter (1/4) of Section nine (9), a distance of three hundred sixty-eight and ten hundredths (368.10') feet to a point, said point being marked with a set Mag nail;
- 3) Thence South eighty-eight (88) degrees, thirteen (13) minutes, thirty-one (31) seconds East, passing through a set capped iron rebar at a distance of thirty and zero hundredths (30.00') feet, a total distance of five hundred seventy-one and zero hundredths (571.00') feet to the intersection of a line drawn five hundred seventy-one and zero hundredths (571.00') feet easterly of and parallel with said West line of the Southwest Quarter (1/4) of Section nine (9), said point of intersection being marked with a set capped iron rebar;



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- 4) Thence North one (01) degree, forty-six (46) minutes, twenty-nine (29) Seconds East along said line drawn five hundred seventy-one and zero hundredths (571.00') feet easterly of and parallel with the West line of the Southwest Quarter (1/4) of Section nine (9), a distance of four hundred fifty-seven and seventy-two hundredths (457.72') feet to a point, said point being marked with a set capped iron rebar;
- 5) Thence North eighty-eight (88) degrees, thirteen (13) minutes, thirty-one (31) seconds West, passing through a set capped iron rebar at a distance of five hundred forty-one and zero hundredths (541.00') feet, a total distance of five hundred seventy-one and zero hundredths (571.00') feet to the intersection of said West line of the Southwest Quarter (1/4) of Section nine (9), said point of intersection being marked with a set Mag nail;
- 6) Thence North one (01) degree, forty-six (46) minutes, twenty-nine (29) Seconds East along said West line of the Southwest Quarter (1/4) of Section nine (9), a distance of four hundred eighty-eight and ninety-eight hundredths (488.98') feet to the intersection of the North line of the Southwest Quarter (1/4) of Section nine (9), said North line of the Southwest Quarter (1/4) of Section nine (9) being a line calculated from a survey by Doug Eis, dated 9/24/2005, survey 11-08-05, Defiance County Survey Records, and calculated from a survey by Dennis M. Bell dated 5/07/2002, survey 11-09-09, Defiance County Survey Records, said point of intersection being marked with a found Mag nail;
- 7) Thence North zero (00) degrees, fifty-four (54) minutes, thirty (30) seconds East along the West line of the Northwest Quarter (1/4) of Section nine (9), a distance of one thousand three hundred twenty-three and twenty-three hundredths (1323.23') feet to the intersection of the North line of the South Half (1/2) of the Northwest Quarter (1/4) of Section nine (9), said North line of the South Half (1/2) of the Northwest Quarter (1/4) of Section nine (9) also being the southerly line of a parcel of land described in Volume 178, Page 733, Defiance County Deed Records, currently deeded to Donald A. Cape, said point of intersection being marked with a set Mag nail;
- 8) Thence South eighty-eight (88) degrees, thirty-four (31) minutes, thirty-two (32) seconds East along said North line of the South Half (1/2) of the Northwest Quarter (1/4) of Section nine (9), passing through a set capped iron rebar at a distance of thirty and zero hundredths (30.00') feet, a total distance of two thousand five hundred sixty-two and sixty-nine hundredths (2562.69') feet to the intersection of the East line of the Northwest Quarter (1/4) of Section nine (9), said East line of the Northwest Quarter (1/4) of Section nine (9) also being the westerly line of a parcel of land described in Official Record 396, Page 1935, Defiance County Deed Records, currently deeded to Gerry L. Weber, Trustee, said point of intersection being marked with a set capped iron rebar;



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- 9) Thence South one (01) degree, six (06) minutes, eight (08) seconds West along said East line of the Northwest Quarter (1/4) of Section nine (9), a distance of one thousand three hundred eighteen and eighteen hundredths (1318.18') feet to the intersection of said calculated North line of the Southwest Quarter (1/4) of Section nine (9), said point of intersection being marked with a set capped iron rebar;
- 10) Thence South one (01) degree, six (06) minutes, eight (08) seconds West along the East line of the Southwest Quarter (1/4) of Section nine (9), a distance of one thousand three hundred eleven and fifty-two hundredths (1311.52') feet to the intersection of said South line of North Half (1/2) of the Southwest Quarter (1/4) of Section nine (9), said point of intersection being marked with a set capped iron rebar;
- 11) Thence North eighty-eight (88) degrees, forty-two (42) minutes, thirty-eight (38) seconds West along said south line of North Half (1/2) of the Southwest Quarter (1/4) of Section nine (9), passing through a set capped iron rebar at a distance of two thousand five hundred forty-three and sixty hundredths (2543.60') feet, a total distance of two thousand five hundred seventy-three and sixty hundredths (2573.60') feet to the True Point of Beginning.

Said parcel of land containing an area of 6,489,500 square feet or 148.978 acres of land, more or less. All in Tax Parcel Number H21-0009000400.

Said parcel of land having a present road occupied area of 65,408 square feet or 1.501 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

Said set capped iron rebars being a 5/8" diameter by 30" long iron rebar with a plastic cap stamped "PS 7973".

The bearings used hereon are based on the Ohio State Plane coordinate system, Ohio North Zone per GPS observations during December, 2021.



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The above description is based on an actual field survey performed under my supervision during December, 2021.

Prior deed reference is Volume 266, Page 564, Defiance County Deed Records, currently deeded to Stanley A. & Colleen R. Cape.



Prepared by:
Garcia Surveyors, Inc.

Daniel C. Kaiser, P.S.
Registered Surveyor No. 7973