

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

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

**(419) 523-5789**

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### **PARCEL 1 – 36.604 ACRES**

Situated as being part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 5 North, Range 1 East, Milford Township, Defiance County, Ohio, and being part of a 10.153 acre tract of land as recorded in Official Record Volume 475, Page 1539 and all of a 29.151 acre tract of land as recorded in Official Record Volume 455, Page 2069 and more particularly described as follows:

Beginning at a point marking the Southwest corner of the Southwest Quarter of Section 21 and the Southwest corner of said 10.153 acre tract and the POINT OF BEGINNING;

Thence North 01°15'03" East along the West line of said Southwest Quarter (Hicksville-Edgerton Road) and the West line of said 10.153 acre tract a distance of 494.16 feet to a mag nail set;

Thence along a new division the following three (3) courses:

North 66°21'34" East a distance of 432.33 feet to a 5/8 inch rebar with ID cap set, passing a 5/8 inch rebar with ID cap set at 33.00 feet;

North 01°15'03" East a distance of 208.58 feet to a 5/8 inch rebar with ID cap found;

North 88°35'02" West a distance of 392.17 feet to a mag nail found on said West line of the Southwest Quarter (Hicksville-Edgerton Road) and the West line of said 10.153 acre tract, passing a 5/8 inch rebar with ID cap found at 362.17 feet;

Thence North 01°15'03" East along said West lines (Hicksville-Edgerton Road) and the West line of said 29.151 acre tract a distance of 441.30 feet to a mag nail found marking the Northwest corner of the Southwest Quarter of the Southwest Quarter and the Northwest corner of said 29.151 acre tract;

Thence South 88°31'04" East along the North line of said Southwest Quarter of the Southwest Quarter and the North line of said 29.151 acre tract a distance of 1,288.34 feet to a 5/8 inch rebar with ID cap found marking the Northeast corner of said Southwest Quarter of the Southwest Quarter and the Northeast corner of said 29.151 acre tract, passing a 5/8 inch rebar with ID cap found at 30.00 feet;

Thence South 01°02'01" West along the East line of said Southwest Quarter of the Southwest Quarter and the East line of said 29.151 acre tract a distance of 1,325.67 feet to a 5/8 inch rebar with ID cap found marking the Southeast corner of said Southwest Quarter of the Southwest Quarter and the Southeast corner of said 29.151 acre tract;

Thence North 88°35'02" West along the South line of said Southwest Quarter of the Southwest Quarter (Seevers Road) and the South line of said 29.151 acre tract and the South line of said 10.153 acre tract a distance of 1,293.36 feet to the POINT OF BEGINNING, said tract containing 36.604 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 April, 2026, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

Note: The bearings used in this description are on an assumed meridian assuming the West line of the Southwest Quarter of Section 21 (Hicksville-Edgerton Road) to be North 01°15'03" East and are for the purpose of angle determination only.



*Seth D. Schroeder* 4.30.26

Registered Surveyor No. 8784  
Seth D. Schroeder  
Bockrath & Associates  
Engineering and Surveying, LLC