

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

30 FOOT INGRESS/EGRESS EASEMENT 0.579 ACRES

Situated as being part of the West Half of the Northeast Quarter of Section 19, Township 4 North, Range 4 East, Noble Township, Defiance County, Ohio, also being part of a 53.878 acre tract of land as recorded in Official Record Volume 381, Page 1881 (Tract I) and more particularly described as follows:

Commencing at a Railroad spike found marking the Northeast corner of the West Half of the Northeast Quarter of Section 19, also being the Northeast corner of a 1.148 acre tract of land as recorded in Official Record Volume 392, Page 843 (Parcel 1) of the Defiance County Deed Records;

Thence South $01^{\circ}17'23''$ West along the East line of the West Half of the Northeast Quarter of Section 19 (Dowe Road (TR 145)) a distance of 908.15 feet to a point and passing a Mag nail set at 490.00 feet marking the Southeast corner of a 2.000 acre tract of land as recorded in Official Record Volume 392, Page 843 (Parcel 2) of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing South $01^{\circ}17'23''$ West along said East line ((Dowe Road (TR 145)) a distance of 30.11 feet to a point;

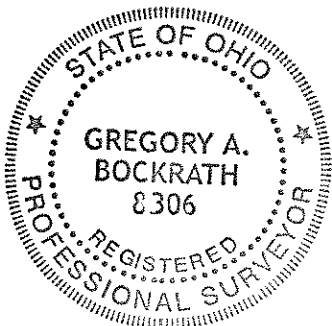
Thence South $86^{\circ}25'34''$ West a distance of 839.92 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 25.00 feet;

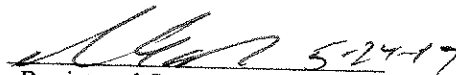
Thence North $00^{\circ}38'19''$ West a distance of 30.04 feet to a point;

Thence North $86^{\circ}25'34''$ East a distance of 840.93 feet to the POINT OF BEGINNING, said easement containing 0.579 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 May, 2017, 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 East line of the West Half of the Northeast Quarter of Section 19 (Dowe Road (TR 145)) to be South $01^{\circ}17'23''$ West and are for the purpose of angle determination only.




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PARCEL 1 33.698 ACRES

Situated as being part of the West Half of the Northeast Quarter of Section 19, Township 4 North, Range 4 East, Noble Township, Defiance County, Ohio, also being part of a 53.878 acre tract of land as recorded in Official Record Volume 381, Page 1881 (Tract I) and more particularly described as follows:

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Thence South $01^{\circ}17'23''$ West along the East line of the West Half of the Northeast Quarter of Section 19 (Dowe Road (TR 145)) a distance of 490.00 feet to a Mag nail set marking the Southeast corner of a 2.000 acre tract of land as recorded in Official Record Volume 392, Page 843 (Parcel 2) of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing South $01^{\circ}17'23''$ West along said East line ((Dowe Road (TR 145)) a distance of 448.26 feet to a point;

Thence along a new division the following two (2) courses:

South $86^{\circ}25'34''$ West a distance of 839.92 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 25.00 feet;

South $00^{\circ}38'19''$ East a distance of 579.69 feet to a point on the perimeter of a 53.878 acre tract of land as recorded in Official Record Volume 381, Page 1881 (Tract I) of the Defiance County Deed Records (referenced by a 5/8 inch rebar found lying 0.60 feet South and 0.19 feet West of said point);

Thence North $88^{\circ}18'22''$ West along the perimeter of said 53.878 acre tract and the North line of a 25.000 acre tract of land as recorded in Official Record Volume 353, Page 708 of the Defiance County Deed Records a distance of 509.12 feet to a point on the West line of the Northeast Quarter of Section 19 (referenced by a 5/8 inch rebar with ID cap found lying 1.11 feet North and 1.64 feet East of said point);

Thence North $01^{\circ}05'52''$ East along said West line a distance of 1,589.98 feet to a Stone found marking the Northwest corner of the Northeast Quarter of Section 19;

Thence South $88^{\circ}30'24''$ East along the North line of the West Half of the Northeast Quarter of Section 19 a distance of 1,051.99 feet to a point marking the Northwest corner of a 2.000 acre tract of land as recorded in Official Record Volume 392, Page 843 (Parcel 2) of the Defiance County Deed Records;

Thence along the perimeter of said 2.000 acre tract the following two (2) courses:


South $01^{\circ}17'23''$ West a distance of 490.00 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 20.00 feet;

South 88°30'23" East a distance of 279.84 feet to the POINT OF BEGINNING, said tract containing 33.698 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 May, 2017, 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 East line of the West Half of the Northeast Quarter of Section 19 (Dowe Road (TR 145)) to be South 01°17'23" West and are for the purpose of angle determination only.




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PARCEL 2 20.190 ACRES

Situated as being part of the West Half of the Northeast Quarter of Section 19, Township 4 North, Range 4 East, Noble Township, Defiance County, Ohio, also being part of a 53.878 acre tract of land as recorded in Official Record Volume 381, Page 1881 (Tract I) and more particularly described as follows:

Commencing at a Railroad spike found marking the Northeast corner of the West Half of the Northeast Quarter of Section 19, also being the Northeast corner of a 1.148 acre tract of land as recorded in Official Record Volume 392, Page 843 (Parcel 1) of the Defiance County Deed Records;

Thence South $01^{\circ}17'23''$ West along the East line of the West Half of the Northeast Quarter of Section 19 (Dowe Road (TR 145)) a distance of 938.26 feet to a point and passing a Mag nail set at 490.00 feet marking the Southeast corner of a 2.000 acre tract of land as recorded in Official Record Volume 392, Page 843 (Parcel 2) of the Defiance County Deed Records and the POINT OF BEGINNING;

Thence continuing South $01^{\circ}17'23''$ West along said East line ((Dowe Road (TR 145)) a distance of 1,108.11 feet to a point marking the Southeast corner of a 53.878 acre tract of land as recorded in Official Record Volume 381, Page 1881 (Tract I) of the Defiance County Deed Records;

Thence North $88^{\circ}42'37''$ West along the South line of said 53.878 acre tract and the North line of a 10.858 acre tract of land as recorded in Official Record Volume 278, Page 300 of the Defiance County Deed Records a distance of 801.98 feet to a point marking the Northwest corner of said 10.858 acre tract (referenced by a 5/8 inch rebar found lying 0.39 feet North and 0.66 feet West of said point);

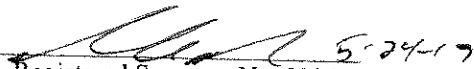
Thence North $00^{\circ}38'19''$ West along the perimeter of said 53.878 acre tract, the East line of a 25.000 acre tract of land as recorded in Official Record Volume 353, Page 708 of the Defiance County Deed Records and a new division a distance of 1,037.48 feet to a 5/8 inch rebar with ID cap set and passing a point at 457.79 feet marking the Northeast corner of said 25.000 acre tract (referenced by a 5/8 inch rebar found lying 0.60 feet South and 0.19 feet West of said point);

Thence North $86^{\circ}25'34''$ East along a new division a distance of 839.92 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap set at 814.92 feet, said tract containing 20.190 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 May, 2017, 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 East line of the West Half of the Northeast Quarter of Section 19 (Dowe Road (TR 145)) to be South $01^{\circ}17'23''$ West and are for the purpose of angle determination only.




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