

LEGAL DESCRIPTION  
FOR THE CITY OF DEFIANCE, OHIO  
OWNER: CITY OF DEFIANCE  
PRIOR DEED REF: DR VOLUME 115, PAGE 458  
DR VOLUME 137, PAGE 584  
DR VOLUME 235, PAGE 447 (R/W TO STATE OF OHIO)  
OR VOLUME 26, PAGE 167 (ORDINANCE NO. 5797)  
(DEDICATION OF ADDITIONAL RIGHT-OF-WAY)  
PLAT BOOK VOLUME 4, PAGE 18 AND VOLUME 4, PAGE 37

Tract No. 1

Pt. Southeast Quarter (¼), Section No. 24, T4N, R4E, Defiance Township, City of Defiance, Defiance County, Ohio and Lot No.'s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 34, 35, 36, 37, 38, 39, 50, 51, 52, 53, 54, 55, 69, 70, 71, 72, 73, 74, 85, 86, 87, 88, 89, 90, 104, 105, 106, 107, 108, 109, 120, 121, 122, 123, 124, 125, 137, 138, 139, 140, 141, 142, 153, 154, 155, 156, 157, 158, 170, 171, 172, 173, 174, 175, 184, 185, 186 of Biede Place Addition to the City of Defiance, T4N, R4E, Defiance Township, Defiance County, Ohio (Plat Book Volume 4, Page 18, Auditor Plat of Biede's Addition to East Defiance Plat Book Volume 4, Page 37, City Council Journal NO. 2, Pages 101 and 102, Ordinance 747) and Pt. Southwest Quarter (¼), Section No. 19, T4N, R5E, Richland Township, City of Defiance, Defiance County, Ohio and being more particularly described as follows:

Commencing at a monument box at the Southeast corner of said Section No. 24 and the Southwest corner of said Section No. 19, said point being at the intersection of East Second Street (aka Preston Street and SR 18) and Squires Avenue; thence N 00° 02' 23" E on the East line of said Section No. 24 and the West line of said Section No. 19 a distance of Forty-one and 50/100 (41.50) feet to a Mag Nail (set), being the True Point of Beginning, and on the Northerly right-of-way of said East Second Street; thence continuing N 00° 02' 23" E on said section line and the East line of said Biede Place Addition a distance of One Hundred Thirty-four and 75/100 (134.75) feet to a Mag Nail (set); thence N 90° 00' 00" W on the North line of an East and West Alley being parallel to the South line of said Section No. 24 a distance of Five Hundred Eight and 16/100 (508.16) feet to a 5/8 inch iron rod (fd.), said point being on the East right-of-way line of Biede Avenue; thence N 00° 10' 21" W on the East right-of-way line of Biede Avenue a distance of One Thousand Forty-two and 08/100

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03-24-04A

(1042.08) feet to a Mag Nail (set), said point on the South line of a 12.00 foot Alley; thence N 89° 52' 32" E on said South line a distance of Five Hundred Twelve and 00/100 (512.00) feet to a capped iron pin (set), said point on the East line of said Section No. 24 and the West line of said Section No. 19, passing and iron rod (fd.) at a measured distance of 177.85 feet; thence N 00° 02' 23" E on said section line, being the East line of a 12.00 foot Alley, and the East line of Biede Place Addition a distance of Twelve and 00/100 (12.00) feet to a capped iron pin (set), said point being the Northeast corner of said Biede Place Addition; thence continuing N 00° 02' 23" E on the West line of said Section No. 19 a distance of One Hundred Forty-one and 55/100 (141.55) feet to a capped iron pin (set); thence continuing N 00° 02' 23" E a distance of Thirty-five and 00/100 (35.00) feet; thence following the Maumee River's water edge the following bearings and distances:

1. S 72° 00' 41" E a distance of One Hundred Sixty-one and 17/100 (161.17) feet to a point established;
2. S 68° 31' 12" E a distance of Seventy-three and 25/100 (73.25) feet to a point established;
3. S 74° 38' 53" E a distance of Ninety-seven and 85/100 (97.85) feet to a point established;
4. S 61° 25' 54" E a distance of Seventy-seven and 85/100 (77.85) feet to a point established;
5. S 75° 44' 53" E a distance of One Hundred Eighty-three and 51/100 (183.51) feet to a point established, said point being the Grantor's Northeast property corner;

thence leaving the Maumee River's water edge, S 23° 46' 56" W on the Grantor's East property line a distance of Nine Hundred Nineteen and 05/100 (919.05) feet to a capped iron pin (set), passing through a capped iron pin (set) on top of the Southerly Maumee River bank at a measured distance of 70.00 feet; thence S 00° 16' 56" W on the Grantor's East property line a distance of Three Hundred Forty-one and 50/100 (341.50) feet to a capped iron pin (set), said point being the Grantor's Southeast property corner, being on the North right-of-way of said East Second Street; thence N 89° 43' 04" W on the said North right-of-way line being parallel and 41.50' North of the South line of said Section No. 19, a distance of One Hundred Ninety and 67/100 (190.67) feet to the place of beginning, said parcel containing 23.2163 acres more or less, subject to existing easements, utilities,

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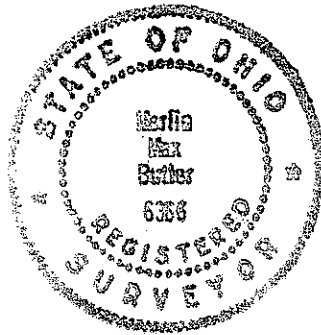
leases, restrictions, zoning restrictions, and right-of-way of record.

Parcel No. B01-4145-0-018-00 Biede Place Addition 12.2046± Acres

Parcel No. B01-4145-0-181-00 Pt. SW¼, Section No. 19 = 9.9328± Acres

Note: All bearings used are assumed for descriptive purposes only and are not referenced to True or Magnetic North.

This legal description is based on deeds, plats, surveys of record, and a survey completed in 2003 for PDG (Project No. 1120-112) by or under the supervision of Merlin Max Butler, Ohio Surveyor No. 6366 - Poggemeyer Design Group, Inc., 935 Cleveland Avenue, Defiance, Ohio 43512.



*Merlin Max Butler*

Merlin M. Butler, P.S.  
Professional Surveyor No. 6366

*Revised 11/08/04*

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FOR THE CITY OF DEFIANCE  
OWNER: CITY OF DEFIANCE, OHIO  
PRIOR DEED REF: DR VOLUME 137, PAGE 584  
OR VOLUME 26, PAGE 167 (ORDINANCE NO. 5797)  
(DEDICATION OF ADDITIONAL RIGHT-OF-WAY)  
PLAT BOOK VOLUME 4, PAGE 18

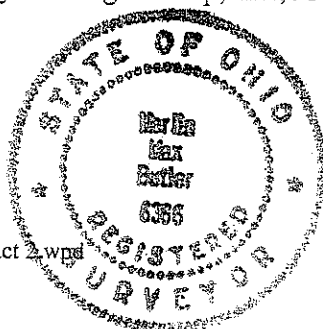
Tract No. 2

Pt. Lot No. 196 Biede Place Addition to the City of Defiance, being Pt. Southeast Quarter (1/4), Section No. 24, T4N, R4E, Defiance Township, Defiance County, Ohio and being more particularly described as follows:

Commencing at a Monument Box found at the intersection of the centerline right-of-way for Biede Avenue and East Second Street (aka Preston Street and SR 18); thence S 90° 00' 00" E on the centerline of East Second Street a distance of Thirty-eight and 00/100 (38.00) feet to a point established; thence N 00° 10' 21" W a distance of Forty-one and 50/100 (41.50) feet to a capped iron pin (set), said point being the True Point of Beginning; thence N 00° 10' 21" W on the East right-of-way line of Biede Avenue a distance of One Hundred Twenty-two and 75/100 (122.75) feet to a capped iron pin (set); thence S 90° 00' 00" E on the North line of said Lot No. 196 and the South right-of-way line of a 12.00 foot wide Alley a distance of Forty-four and 00/100 (44.00) feet to a capped iron pin (set); thence S 00° 10' 21" E on the East line of said Lot No. 196 a distance of One Hundred Twenty-two and 75/100 (122.75) feet to a capped iron pin (set), said point being on the North right-of-way line of said East Second Street; thence S 90° 00' 00" W on the said right-of-way line a distance of Forty-four and 00/100 (44.00) feet to the place of beginning, said parcel containing 0.1240 acres more or less, subject to existing easements, leases, restrictions, and zoning restrictions of record.

Note: All bearings used are assumed for descriptive purposes only and are not referenced to True or Magnetic North.

This legal description is based on prior deeds, surveys of record, and a survey completed in 2003 for PDG (Project No. 1120-112) by or under the supervision of Merlin Max Butler, Ohio Surveyor No. 6366 - Poggemeyer Design Group, Inc., 935 Cleveland Avenue, Defiance, Ohio 43512.



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03-24-04D