

Parcel 1 – 3.039 Acres

Situated in the State of Ohio, County of Defiance, Township of Richland, being that portion of the East Half of the Southeast Quarter of Section 36, Township 4 North, Range 5 East, of the First Principal Meridian, being all of that 1.041 acre tract of land as described in a deed to Ronald G. & Jeri Hoellrich, Trustees of the Ronald G. Hoellrich & Jeri Hoellrich Joint Revocable Trust, Dated: August 6, 2018, recorded in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_, also being all of that 1.998 acre tract of land as described in a deed to Ronald G. & Jeri Hoellrich, Trustees of the Ronald G. Hoellrich & Jeri Hoellrich Joint Revocable Trust, Dated: August 6, 2018, recorded in Official Record Volume 414, Page 1687, (references recorded in the Recorder's Office, Defiance County, Ohio), and being more particularly described as follows:

COMMENCING at a 5/8" iron pin found at the northeast corner of the Southeast Quarter of Section 36;

THENCE southerly with the east line of the Southeast Quarter of Section 36 (Defiance-Henry County Line Road), South 01° 14' 04" West, 402.01 feet to a MAG nail set at the northeast corner of said 1.041 acre tract, also being the TRUE POINT OF BEGINNING;

THENCE continuing southerly with the east line of the Southeast Quarter of Section 36 (Defiance-Henry County Line Road), South 01° 14' 04" West, (passing a railroad spike found at 111.49 feet marking the southeast corner of said 1.041 acre tract, also marking a northeasterly corner of said 1.998 acre tract), a distance of 224.49 feet to a railroad spike found at the southeast corner of said 1.998 acre tract;

THENCE westerly with the south line of said 1.998 acre tract, North 89° 00' 56" West, (passing a 1/2" iron pin capped with a plastic survey marker found at 20.00 feet), a distance of 589.00 feet to a 5/8" iron pin found at the southwest corner of said 1.998 acre tract;

THENCE northerly with west line of said 1.998 acre tract, North 01° 14' 04" East, 225.00 feet to a 5/8" iron pin set at the northwest corner of said 1.998 acre tract;

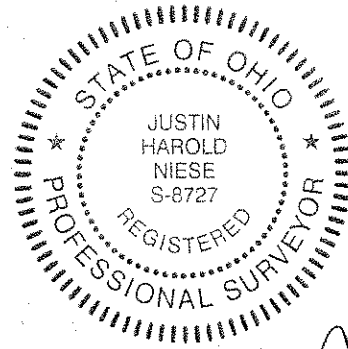
THENCE easterly with the north line of said 1.998 acre tract, then becoming the north line of said 1.041 acre tract, South 88° 57' 56" East, (passing a 5/8" iron pin set at 179.65 feet marking a northwesterly corner of said 1.998 acre tract, also marking the northwest corner of said 1.041 acre tract, and then also passing a 5/8" iron pin set at 569.00 feet) a distance of 589.00 feet to the TRUE POINT OF BEGINNING, containing 3.039 acres of land, more or less, as surveyed and described in August of 2020, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description are based upon the Ohio co-ordinate system of 1983, NAD83(2011), 2010.0 EPOCH, North zone (3401), in accordance with the Ohio Revised Code Sections 157.01-157.10; said bearings are based on local field observations utilizing the Ohio Department of Transportation's (ODOT's) Virtual Reference Station (VRS) Network.

Iron pins called for as set are number 5 rebar, with a nominal diameter of 5/8 of an inch, a cross-sectional area of 0.31 square inches, thirty (30) inches in length, and capped with a plastic yellow survey marker inscribed with "NIESE/JHN-PS8727."

\* End of Description \*



*Justin R. Niese*  
08-26-2020

Parcel A – 1.041 Acres

Situated in the State of Ohio, County of Defiance, Township of Richland, being that portion of the East Half of the Southeast Quarter of Section 36, Township 4 North, Range 5 East, of the First Principal Meridian, being all of that 78.002 acre tract of land as described in a deed to Lowell C. & Mary E. Hoellrich, Co-Trustees, recorded in Official Record Volume 53, Page 539 (reference recorded in the Recorder's Office, Defiance County, Ohio), and being more particularly described as follows:

COMMENCING at a 5/8" iron pin found at the northeast corner of the Southeast Quarter of Section 36;

THENCE southerly with the east line of the Southeast Quarter of Section 36 (Defiance-Henry County Line Road), South 01° 14' 04" West, 402.01 feet to a MAG nail set at the TRUE POINT OF BEGINNING;

THENCE continuing southerly with the east line of the Southeast Quarter of Section 36 (Defiance-Henry County Line Road), South 01° 14' 04" West, 111.49 feet to a railroad spike found at a northeasterly corner of a 1.998 acre tract of land as described in a deed to Ronald G. & Jeri Hoellrich, Trustees of the Ronald G. Hoellrich & Jeri Hoellrich Joint Revocable Trust, Dated: August 6, 2018, recorded in Official Record Volume 414, Page 1687;

THENCE westerly with the north line of said 1.998 acre tract, North 89° 00' 56" West, (passing a 5/8" iron pin found at 26.00 feet), a distance of 403.00 feet to a 1/2" iron pin capped with a plastic survey marker found at a westerly corner of said 1.998 acre tract;

THENCE northerly with a westerly line of said 1.998 acre tract, North 02° 00' 56" West, 112.00 feet to a 5/8" iron pin set at a northwesterly corner of said 1.998 acre tract;

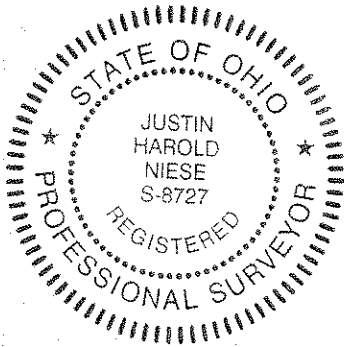
THENCE easterly through said 78.002 acre tract, South 88° 57' 56" East, (passing a 5/8" iron pin set at 389.35 feet) a distance of 409.35 feet to the TRUE POINT OF BEGINNING, containing 1.041 acres of land, more or less, as surveyed and described in August of 2020, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description are based upon the Ohio co-ordinate system of 1983, NAD83(2011), 2010.0 EPOCH, North zone (3401), in accordance with the Ohio Revised Code Sections 157.01-157.10; said bearings are based on local field observations utilizing the Ohio Department of Transportation's (ODOT's) Virtual Reference Station (VRS) Network.

Iron pins called for as set are number 5 rebar, with a nominal diameter of 5/8 of an inch, a cross-sectional area of 0.31 square inches, thirty (30) inches in length, and capped with a plastic yellow survey marker inscribed with "NIESE/JHN-PS8727."

\* End of Description \*



*Justin Niese*  
08-26-2020