

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

PARCEL 1 – 70.260 ACRES

Situated as being part of the Northeast Quarter of Section 34, Township 5 North, Range 3 East, Washington Township, Defiance County, Ohio, also being part of a 158.5 acre tract of land as recorded in Official Record Volume 377, Page 2889 and more particularly described as follows:

Beginning at a 5/8 inch rebar with ID cap found marking the Northwest corner of the Northeast Quarter of Section 34;

Thence South 89°13'01" East along the North line of the Northeast Quarter of Section 34 (Blosser Road) a distance of 970.00 feet to a Mag nail set;

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

South 01°41'07" West a distance of 1,666.99 feet to a 5/8 inch rebar with ID cap set and passing a 5/8 inch rebar with ID cap set at 40.00 feet;

South 84°33'53" East a distance of 538.63 feet to a 5/8 inch rebar with ID cap set;

South 00°33'16" East a distance of 959.72 feet to a 5/8 inch rebar with ID cap set on the South line of the Northeast Quarter of Section 34;

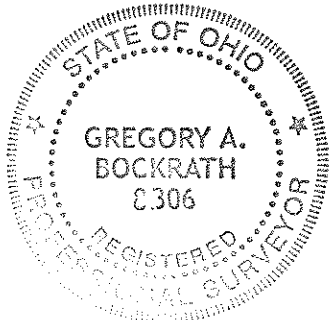
Thence North 88°55'13" West along said South line and the North line of a tract of land as recorded in Official Record Volume 315, Page 1240 of the Defiance County Deed Records a distance of 229.83 feet to a 3/4 inch rebar found marking the Northwest corner of said tract;

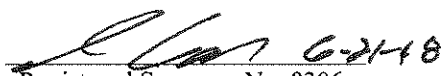
Thence North 88°56'38" West along said South line and the North line of a 40 acre tract of land as recorded in Deed Volume 217, Page 243 of the Defiance County Deed Records a distance of 1,263.33 feet to a Wood post found marking the Southwest corner of the Northeast Quarter of Section 34;

Thence North 00°34'15" East along the West line of the Northeast Quarter of Section 34 and the East line of tracts of land as recorded in Official Record Volume 263, Page 230 of the Defiance County Deed Records a distance of 2,662.74 feet to the POINT OF BEGINNING, passing a 5/8 inch rebar with ID cap set at 2,622.74 feet, said tract containing 70.260 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 June, 2018, 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 North line of the Northeast Quarter of Section 34 (Blosser Road) to be South 89°13'01" East and are for the purpose of angle determination only.




Registered Surveyor No. 8306
Gregory A. Bockrath
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PARCEL 2 – 88.116 ACRES

Situated as being part of the Northeast Quarter of Section 34, Township 5 North, Range 3 East, Washington Township, Defiance County, Ohio, also being part of a 158.5 acre tract of land as recorded in Official Record Volume 377, Page 2889 and more particularly described as follows:

Beginning at a 5/8 inch rebar found marking the Northeast corner of the Northeast Quarter of Section 34;

Thence South 00°29'40" West along the East line of the Northeast Quarter of Section 34 (Mulligans Bluff Road) a distance of 794.27 feet to a Mag nail set marking the Northeast corner of a 1.435 acre tract of land as recorded in Official Record Volume 338, Page 2858 of the Defiance County Deed Records;

Thence along the perimeter of said 1.435 acre tract the following three (3) courses:

North 89°30'20" West a distance of 250.00 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 00°29'40" West a distance of 250.00 feet to a 5/8 inch rebar with ID cap set;

South 89°30'20" East a distance of 250.00 feet to a Mag nail set on the East line of the Northeast Quarter of Section 34, passing a point at 229.27 feet (referenced by a 5/8 inch rebar found lying 0.36 feet North of said point);

Thence South 00°29'40" West along said East line (Mulligans Bluff Road) a distance of 1,631.48 feet to a 3/4 inch pipe found marking the Southeast corner of the Northeast Quarter of Section 34;

Thence North 88°55'13" West along the South line of the Northeast Quarter of Section 34 and the North line of a tract of land as recorded in Official Record Volume 315, Page 1240 of the Defiance County Deed Records a distance of 1,116.87 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;

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

North 00°33'16" West a distance of 959.72 feet to a 5/8 inch rebar with ID cap set;

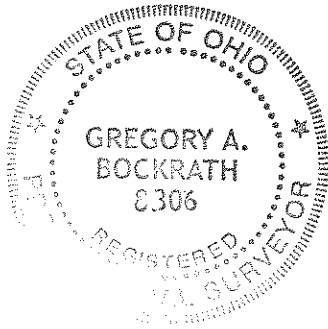
North 84°33'53" West a distance of 538.63 feet to a 5/8 inch rebar with ID cap set;


North 01°41'07" East a distance of 1,666.99 feet to a Mag nail set on the North line of the Northeast Quarter of Section 34, passing a 5/8 inch rebar with ID cap set at 1,626.99 feet;

Thence South 89°13'01" East along said North line (Blosser Road) a distance of 1,636.38 feet to the POINT OF BEGINNING, said tract containing 88.116 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 June, 2018, 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 North line of the Northeast Quarter of Section 34 (Blosser Road) to be South 89°13'01" East and are for the purpose of angle determination only.




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