

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

**257.293 ACRES**

Situated as being part of the Southwest Quarter and Southeast Quarter of Section 10 and part of the Southwest Quarter of Section 11, Township 4 South, Range 12 East, Marseilles Township, Wyandot County, Ohio, also being all of tracts of land as recorded in Official Record Volume 237, Page 683 (Parcels 1 thru 5) and more particularly described as follows:

Beginning at a Railroad spike found over a monument box as recorded in Survey Volume B, Page 125, marking the Center of Section 10 and the POINT OF BEGINNING;

Thence North 88°00'22" East along the North line of the Southeast Quarter of Section 10 (Centerline of Township Highway 76) a distance of 2,475.94 feet to a Railroad spike found marking the Northeast corner of the Southeast Quarter of Section 10 and passing a Railroad spike found at 1,225.29 feet;

Thence South 89°50'47" East along the North line of the West Half of the Southwest Quarter of Section 11 (Centerline of Township Highway 76) a distance of 802.82 feet to a Railroad spike found marking the Northwest corner of a 10.494 acre tract of land as recorded in Official Record Volume 244, Page 642 of the Wyandot County Deed Records and as recorded in Survey Vol B, Page 112 of the Wyandot County Record of Plats;

Thence along the perimeter of said 10.494 acre tract the following two (2) courses:

South 00°22'23" West a distance of 802.00 feet to a point (referenced by a 5/8 inch rebar found lying 0.16 feet North and 0.24 feet West of said point) and passing a 5/8 inch rebar with ID cap set found at 20.00 feet;

South 89°50'49" East a distance of 568.71 feet to a point on the East line of the West Half of the Southwest Quarter of Section 11 (referenced by a 5/8 inch rebar with ID cap found lying 0.06 feet North and 1.37 feet East of said point);

Thence South 00°27'53" West along said East line and the West line of a 83.3 acre tract of land as recorded in Official Record Volume 216, Page 439 of the Wyandot County Deed Records a distance of 1,397.69 feet to a Mag nail set on the centerline of State Route 67, passing a 5/8 inch rebar with ID cap set at 1,348.07 feet;

Thence South 63°03'32" West along said centerline a distance of 1,008.57 feet to a Mag nail set on the South line of the West Half of the Southwest Quarter of Section 11;

Thence North 89°57'22" West along said South line a distance of 472.12 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of the Southeast Quarter of Section 10 and passing a 5/8 inch rebar with ID cap set at 84.27 feet;

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Thence South  $87^{\circ}54'11''$  West along the South line of the Southeast Quarter of Section 10 a distance of 2,488.20 feet to a point marking the Southwest corner of the Southeast Quarter of Section 10 (referenced by a 4 inch pipe found lying 0.41 feet South of said point) and passing a 5/8 inch rebar with ID cap set at 1,242.41 feet;

Thence North  $00^{\circ}36'35''$  East along the West line of the Southeast Quarter of Section 10 and the East line of a 37.50 acre tract of land as recorded in Official Record Volume 197, Page 2506 (Tract II) of the Wyandot County Deed Records a distance of 1,332.47 feet to a 5/8 inch rebar with ID cap set marking the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 10, also being the Southeast corner of a 37.325 acre tract of land as recorded in Survey Volume B, Page 125 of the Wyandot County Record of Plats;

Thence South  $88^{\circ}01'01''$  West along the South line of the Northeast Quarter of the Southwest Quarter of Section 10, the North line of said 37.50 acre tract and the South line of said 37.325 acre tract a distance of 1,217.70 feet to a 5/8 inch rebar with ID cap set marking the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 10;

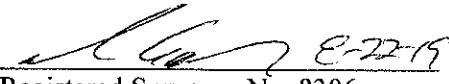
Thence North  $00^{\circ}28'15''$  East along the West line of the Northeast Quarter of the Southwest Quarter of Section 10 and the East line of a 35.456 acre tract of land as recorded in Official Record Volume 197, Page 2506 (Tract III) of the Wyandot County Deed Records and the West line of said 37.325 acre tract a distance of 1,334.74 feet to a Mag nail set marking the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 10 and passing a steel H-pile found at 1,315.34 feet;

Thence North  $88^{\circ}07'48''$  East along the North line of the Northeast Quarter of the Southwest Quarter of Section 10 (Centerline of Township Highway 76) a distance of 1,220.83 feet to the POINT OF BEGINNING, said tract containing 257.293 acres of land, more or less, of which 2.066 acres lies within the right-of-way of Township Highway 76 and 0.720 acres lies within the right-of-way of State Route 67 and of which 37.294 acres lies within the Southwest Quarter and 151.559 acres lies within the Southeast Quarter of Section 10 and 68.440 acres lies within the Southwest Quarter of Section 11.

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 August, 2019, 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 Southeast Quarter of Section 10 (Centerline of Township Highway 76) to be North  $88^{\circ}00'22''$  East and are for the purpose of angle determination only.



  
 Registered Surveyor No. 8306  
 Gregory A. Bockrath  
 Bockrath & Associates  
 Engineering and Surveying, LLC

ClosureReport.txt

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Parcel List  
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\*\*\*\* JOB 19-262 (257.293 AC)(8-9-19) \*\*\*\*

313 -> 365: S 88°01'01" W 1217.70'  
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365 -> 364: N 00°28'15" E 1334.74'  
-----  
364 -> 174: N 88°07'48" E 1220.83'  
-----  
174 -> 13: N 88°00'22" E 2475.94'  
-----  
13 -> 281: S 89°50'47" E 802.82'  
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281 -> 283: S 00°22'23" W 802.00'  
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283 -> 354: S 89°50'49" E 568.71'  
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354 -> 325: S 00°27'53" W 1397.69'  
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325 -> 1792: S 63°03'32" W 1008.57'  
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1792 -> 302: N 89°57'22" W 472.12'  
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302 -> 304: S 87°54'11" W 2488.20'  
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304 -> 313: N 00°36'35" E 1332.47'  
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Total area of closed parcel = 11207671.92 sq.ft. (257.29274 acres)

Starting point number: 313

Ending point number: 313

Starting North: 379927.34919343 Ending North: 379927.35402753

Starting East: 1699820.66000435 Ending East: 1699820.66031916

Error North: -0.00483410 (South: 0.00483410 )

Error East: -0.00031481 (West: 0.00031481 )

Linear error: 0.00484434

Precision: 1 foot in 3121540.59038716

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Total area of all parcels: 11207671.92 sq.ft. (257.29274 acres)



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