



From the Office of Thomas J. Henry Surveyor  
22119 Gruber Road, Defiance, Ohio

December 17, 2020

D 6041

# **Legal Description of ... 1.918 acres Pt. Lot No. 2 of Blue Diamonds Estates**

**For... Dennis A. Ducat, II & Amy M. Ducat**

*Being a part of the Lot No. 2 of Blue Diamond Estates as platted in Plat Record Volume 12  
Page 48 of the Defiance County Records of Plats and being more particularly described as  
follows:*

*Commencing at the northwest corner of Section 11 monumented by an iron pin found;  
Thence North 89 degrees 57 minutes 07 seconds East, on the north line of Section 11, a  
distance of 586.29 feet; thence South 0 degrees 00 minutes 00 seconds West, 40.00 feet to a  
capped iron pin found at the northwest corner of Lot No. 2 and the point of beginning;*

*Thence North 89 degrees 57 minutes 07 seconds East, on the north line of Lot No. 2, a  
distance of 206.00 feet to a 5/8-inch capped iron pin set;*

*Thence South 0 degrees 00 minutes 00 seconds West, 405.78 feet to a 5/8-inch capped  
iron pin set on the south line of Lot No. 2;*

*Thence South 89 degrees 57 minutes 07 seconds West, on the south line of Lot No. 2, a  
distance of 206.00 feet to a 5/8-inch capped iron pin set at the southwest corner of Lot No. 2;*

*Thence North 0 degrees 00 minutes 00 seconds East, 405.78 feet to the point of  
beginning. The parcel herein described contains 1.918 acres more or less but subject to an  
recorded in OR 66 Page 732 and OR 60 Page 579; also subject to all other legal highways and  
easements of record.*

*The basis of bearings is an assumed meridian and is for angular calculations only.*

*Thomas J Henry, Registered Surveyor No. 6787, prepared this description.*

  
12-17-20

03-11-35A