



File No. 19-042
May 22, 2019

LEGAL DESCRIPTION
2.000 Acres Parcel
3071 North Elyria Road
Chester Township, Ohio

Situated in the Township of Chester, County of Wayne, State of Ohio, (T-20N, R-14W), being part of the Southeast Quarter of Section 30; and known as being a part of land conveyed to Country Pointe RE LLC by deed recorded in Official Record Book 817, Page 2510 of Wayne County Records and being more fully described as follows:

Commencing for Reference at the center of said Section 30; thence, North 89°-55'-23" East along the southerly line of the northeasterly quarter of Section 30 and the southerly line of land conveyed to Kenneth P. Chance and Sally A. Firestone Chance by deed recorded in Official Record Book 845, Page 313, a distance of 845.57 feet to a 1-1/4-inch iron pipe found at the intersection of said section quarter line and the centerline of North Elyria Road (County Road 149) (60 feet wide); Thence, South 02°-58'-22" West, along the centerline of North Elyria Road, a distance of 379.29 feet to a point in the centerline of North Elyria Road, and being the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence, **North 89°-32'-58" East**, along a new division line, passing an iron pin set at 30.05 feet, a distance of **512.22 feet** to an iron pin set;

Course No. 2: thence, **South 03°-55'-10" West**, along a new division line, a distance of **154.64 feet** to an iron pin set on a northerly line of land conveyed to Country Pointe RE LLC. by deed recorded in Official Record Book 817, Page 2506, (an iron pin set (from prior survey) is located South 86°-04'-50" East at 118.01 feet);

Course No. 3: thence, **North 86°-04'-50" West**, along a northerly line of said Country Pointe RE LLC land, a distance of **249.61 feet** to an iron pin set (from prior survey) at a northwesterly corner of said Country Pointe RE LLC land;

Course No. 4: thence, **South 03°-55'-10" West**, along a westerly line of said Country Pointe RE LLC land, a distance of **70.00 feet** to an iron pin set (from prior survey);

Course No. 5: thence, **North 86°-04'-50" West**, along a northerly line of said Country Pointe RE LLC land, passing an iron pin set (from prior survey) at 230.00 feet, a distance of **260.00 feet** to the centerline of North Elyria Road (a railroad spike was found South 03°-55'-10" West at 644.54 feet along said centerline);

Course No. 6: thence, **North 03°-55'-10" East**, along the centerline of North Elyria Road, a distance of **117.61 feet** to a 3/4-inch iron pipe found at an angle point;





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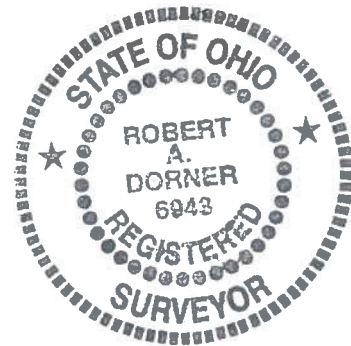
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Course No. 7: thence, **North 02°-58'-22" East**, continuing along said centerline, a distance of **68.00 feet** to the place of beginning, and containing **2.000 acres** of land, (0.129 acre within the North Elyria Road right-of-way) more or less, as surveyed in April 2019 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 on behalf of **McSteen & Associates, Inc.** under Project No. 19-042, and being subject to all legal highways and easements of record. For Survey see Volume WW Page 395 of the Wayne County Survey Records.

The basis of bearings for this survey in North 02°-46'-00" East as the centerline of North Elyria Road, as evidence by monuments found, and is the same bearing found in Official Record Book 556, Page 1380 of Wayne County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

A handwritten signature in blue ink that reads "Robert A. Dorner" followed by the date "5/22/2019".

Robert A. Dorner
Registered Professional Land Surveyor No. 6943





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LEGAL DESCRIPTION
16.657 Acres Parcel
3071 North Elyria Road
Chester Township, Ohio

Situated in the Township of Chester, County of Wayne, State of Ohio, (T-20N, R-14W), being part of the Northeast and Southeast Quarters of Section 30; and known as being a part of land conveyed to Country Pointe RE LLC by deed recorded in Official Record Book 817, Page 2510 of Wayne County Records and being more fully described as follows:

Commencing for Reference at the center of said Section 30; thence, North 89°-55'-23" East along the southerly line of the northeasterly quarter of Section 30 and the southerly line of land conveyed to Kenneth P. Chance and Sally A. Firestone Chance by deed recorded in Official Record Book 845, Page 313, a distance of 845.57 feet to a 1-1/4-inch iron pipe found at the intersection of said section quarter line and the centerline of North Elyria Road (County Road 149) (60 feet wide), and being the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence, North 02°-46'-00" East, along the centerline of North Elyria Road, a distance of **558.22 feet** to a 1-1/4-inch iron pipe found at the southwesterly corner of land conveyed to Michael F. Kinney III by deed recorded in Official Record Book 885, Page 2225;

Course No. 2: thence, North 85°-05'-35" East, along the southerly line of said Kinney land, passing over a 5/8-inch rebar with ID cap "S.J.L. Inc." found at 30.27 feet, a distance of **320.46 feet** to a 1-1/2-inch iron pipe found at the southeasterly corner of said Kinney land;

Course No. 3: thence, North 04°-04'-36" East, along the easterly line of said Kinney land, the easterly line of land conveyed to Stacey L. Hixson by deed recorded in Official Record Book 730, Page 263, and the easterly line of land conveyed to Margaret A. Genis, Trustee by deed recorded in Official Record Book 678, Page 2632, a distance of **306.21 feet** to an iron pin set (from prior survey) on the southwesterly line of land conveyed to Kathy K. Martin by deed recorded in Volume 127, Page 29, and the southeasterly line of the Village of New Pittsburg as recorded in Plat Book G, Page 198;

Course No. 4: thence, South 58°-39'-22" East, along the southwesterly line of said Martin land, a distance of **54.26 feet** to a 1-inch iron pinch pipe found at the southeasterly corner of said Martin land;

Course No. 5: thence, North 31°-27'-58" East, along the southeasterly line of said Martin land, passing a 3/4-inch iron pipe at 178.45 feet, a distance of **211.06 feet** to the centerline of Ashland Road (US Route 250) (66 feet wide);





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Course No. 6: thence, **South 58°-42'-16" East**, along the centerline of Ashland Road, a distance of **112.05 feet** to the northwesterly corner of lands conveyed to Glenn E. Zimmerman, Rodney J. Zimmerman, Janet L. Zimmerman, James Funk, and Thomas D. Funk, Trustees by deed recorded in Official Record Book 710, Page 2034;

Course No. 7: thence, **South 00°-45'-35" West**, along the westerly line of said Zimmerman and Funk lands, passing an iron pin set (from prior survey) at 38.31 feet, a distance of **983.28 feet** to a 1-1/4-inch iron pipe found at an angle point, and being the intersection of said westerly line and a quarterly section line of Section 30;

Course No. 8: thence, **South 00°-48'-08" West**, continuing along said westerly line, a distance of **442.63 feet** to the northwesterly corner of lands conveyed to Kathy L. Wohlford, Kirk D. Shepherd, and Susan J. Theile by Official Record Book 892, Page 1768, (a 5/8-inch rebar with "Gasbarre" ID cap was found 0.18 feet west from said point);

Course No. 9: thence, **South 00°-47'-47" West**, along the westerly line of said Wohlford, Shepherd, and Theile land, a distance of **95.32 feet** to an iron pin set (from prior survey), at the northeasterly corner of land conveyed to Country Pointe RE LLC by deed recorded in Official Record Book 817, Page 2506;

Course No. 10: thence, **North 86°-04'-50" West**, along the northerly line of said Country Pointe RE LLC land, a distance of **118.01 feet** to an iron pin set;

Course No. 11: thence, **North 03°-55'-10" East**, along a new division line, a distance of **154.64 feet** to an iron pin set;

Course No. 12: thence, **South 89°-32'-58" West**, along a new division line, passing an iron pin set at 482.17 feet, a distance of **512.22 feet** to the centerline of North Elyria Road (a 3/4-inch pipe was found South 02°-58'-22" West at 68.00 feet);

Course No. 13: thence, **North 02°-58'-22" East**, along the centerline of North Elyria Road, a distance of **279.36 feet** to the northeasterly corner of land conveyed to Shirley A. Nelson by deed recorded in Official Record Book 605, Page 2491, (a 3/4-inch iron pipe was found 0.43 feet north and 0.10 feet west);





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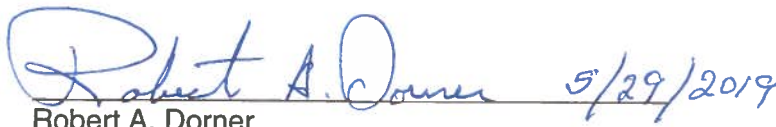
Course No. 14: thence, **North 86°-49'-46" West**, along the northerly line of said Nelson lands, passing a 3/4-inch iron pipe found at 30.13 feet, a distance of **130.18 feet** to a 3/4-inch iron pipe found at the northeasterly corner of land conveyed to Jeremy S. Cassady and Amy Mcnicol-Cassady by deed recorded in Official Record Book 886, Page 1888;

Course No. 15: thence, **North 89°-35'-56" West**, along the northerly line of said Cassady land, a distance of **236.60 feet** to a 1-inch iron pipe (bent) found on the easterly line of land conveyed to Douglas P. Stoller and Luella M. Stoller by deed recorded in Official Record Book 357, Page 433;

Course No. 16: thence, **North 01°-39'-07" East**, along the easterly line of said Stoller land, passing a 5/8-inch rebar found at 89.38 feet, a distance of **90.48 feet** to the southerly line of aforementioned Chance land and the southerly line of northeast quarter of Section 30;

Course No. 17: thence, **North 89°-55'-23" East**, along the southerly line of said Chance land and the southerly line of the northeasterly quarter of Section 30, a distance of **369.15 feet** to the place of beginning, and containing **16.657 acres** of land, (10.143 acres within the northeasterly quarter of Section 30, 6.514 acres within the southeasterly quarter of Section 30, 0.715 acre within the North Elyria Road right-of-way, and 0.092 acre within the Ashland Road right-of-way) more or less, as surveyed in April 2019 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 on behalf of **McSteen & Associates, Inc.** under Project No. 19-042, and being subject to all legal highways and easements of record. For Survey see Volume WW, Page 395 of the Wayne County Survey Records.

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Robert A. Dorner

Registered Professional Land Surveyor No. 6943

