

LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING

P.O. Box 193 275 McGregor Way, Grawn, MI 49637
PHONE: 231-943-0050 FAX: 231-943-0051 www.landtechps.com

SURVEY DESCRIPTION

Part of Northeast 1/4 of Section 17,
Township 17 North, Range 12 West,
Village of Smithville, Wayne County, State of Ohio

PARCEL "A"

SITUATED IN VILLAGE OF SMITHVILLE, TOWNSHIP 17 NORTH, RANGE 12 WEST,
NORTHEAST QUARTER OF SECTION 17, COUNTY OF WAYNE, STATE OF OHIO:

COMMENCING AT A FOUND ANGLE IRON AT THE NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION 17, AND THE NORTH LINE OF LAND OWNED BY BAR 4 FARMS,
LLC, RECORDED IN BOOK 765, PAGE 2177, WAYNE COUNTY RECORDS; THENCE
S87°17'00"E ALONG THE NORTH LINE OF SECTION 17 AND THE NORTH LINE OF SAID BAR 4
FARMS LAND A DISTANCE OF 517.92 FEET; THENCE S6°30'12"W ALONG THE EAST LINE OF
SAID BAR 4 FARMS LAND A DISTANCE OF 550.67 FEET TO A FOUND 2" PIPE; THENCE
S33°45'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 549.53
FEET; THENCE N55°32'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A
DISTANCE OF 109.97 FEET; THENCE S33°45'16"E ALONG THE EAST LINE OF SAID BAR 4
FARMS LAND A DISTANCE OF 260.19 FEET, PASSING A FOUND 2" PIPE AT A DISTANCE OF
225.19 FEET, TO THE CENTERLINE OF AKRON ROAD (SR# 585) (PUBLIC); THENCE
S55°33'19"W ALONG THE SOUTH LINE OF SAID BAR 4 FARMS LAND AND SAID CENTERLINE
A DISTANCE OF 175.00 FEET TO A SET MAG NAIL AND THE POINT OF BEGINNING, BEING
THE SOUTHEAST CORNER OF LAND OWNED BY SMITHVILLE (SR 585) DG, LLC, RECORDED
IN BOOK 894, PAGE 2529, WAYNE COUNTY RECORDS;

- 1) THENCE CONTINUING S55°33'19"W ALONG THE SOUTH LINE OF SAID SMITHVILLE LAND
AND THE SAID CENTERLINE A DISTANCE OF 259.75 FEET TO THE WEST LINE OF SAID
SMITHVILLE LAND AND THE EAST LINE OF LAND OWNED BY TERRY W. BAUMAN & MARY
ANN BAUMAN, PARCEL #31-00579.000, WAYNE COUNTY RECORDS, AND A SET MAG
NAIL;
 - 2) THENCE N33°44'59" W ALONG THE WEST LINE OF SAID SMITHVILLE LAND AND THE EAST
LINE OF SAID BAUMAN LAND A DISTANCE OF 199.91 FEET, PASSING A FOUND 1/2"
REBAR AT A DISTANCE OF 35.00 FEET, TO A FOUND REBAR W/POGGEMEYER' CAP ON
THE SOUTH LINE OF SAID SMITHVILLE LAND AND THE NORTH LINE OF SAID BAUMAN
LAND;
 - 3) THENCE CONTINUING N33°44'59"W A DISTANCE OF 88.01 FEET TO A SET 5/8" REBAR
W/S-8066' CAP ALONG THE NORTH LINE OF SAID SMITHVILLE LAND, THE SOUTH LINE
OF SAID BAR 4 FARMS LAND, AND THE CORPORATE LINE;
 - 4) THENCE N55°42'54"E ALONG THE NORTH LINE OF SAID SMITHVILLE LAND, THE SOUTH
LINE OF SAID BAR 4 FARMS LAND, AND THE CORPORATE LINE A DISTANCE OF 260.28
FEET TO A SET 5/8" REBAR W/S-8066' CAP;
 - 5) THENCE S33°38'32"E ALONG THE EAST LINE OF SAID SMITHVILLE LAND, THE WEST LINE
OF SAID BAR 4 FARMS LAND, AND THE CORPORATE LINE A DISTANCE OF 287.20 FEET,
PASSING A SET 5/8" REBAR W/S-8066' CAP AT A DISTANCE OF 252.20 FEET, TO A SET
MAG NAIL AND THE POINT OF BEGINNING.
- CONTAINING 1.716 ACRES, AND CONTAINING 0.209 ACRES WITHIN THE RIGHT-OF-WAY.
SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.

FOR SURVEY SEE WW-528 OF WAYNE COUNTY SURVEY RECORDS.

SURVEY AND DESCRIPTION PREPARED BY MATTHEW T. MOKANYK, OHIO P.S. NO. S-8066
BEARING BASIS OF THIS SURVEY IS WARRANTY DEED, BOOK 765, PAGE 2177, WAYNE
COUNTY RECORDS. THE NORTH LINE OF SECTION 17 ESTABLISHED AS S89°17'00"E.

This description was made in accordance with a survey conducted under my direct supervision
on March 4, 2019. To the best of my knowledge and belief, said survey was executed in
accordance with Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.


Matthew T. Mokanyk, P.S., P.E.

Ohio P.S. No. S-8066


Date



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SURVEY DESCRIPTION

Part of Northeast 1/4 of Section 17,
Township 17 North, Range 12 West,
Village of Smithville, Wayne County, State of Ohio

PARCEL "B"

SITUATED IN VILLAGE OF SMITHVILLE, TOWNSHIP 17 NORTH, RANGE 12 WEST, NORTHEAST QUARTER OF SECTION 17, COUNTY OF WAYNE, STATE OF OHIO:

COMMENCING AT A FOUND ANGLE IRON AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17, AND THE NORTH LINE OF LAND OWNED BY BAR 4 FARMS, LLC, RECORDED IN BOOK 765, PAGE 2177, WAYNE COUNTY RECORDS; THENCE S87°17'00"E ALONG THE NORTH LINE OF SECTION 17 AND THE NORTH LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 517.92 FEET; THENCE S6°30'12"W ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 550.67 FEET TO A FOUND 2" PIPE; THENCE S33°45'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 549.53 FEET; THENCE N55°32'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 109.97 FEET; THENCE S33°45'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 260.19 FEET, PASSING A FOUND 2" PIPE AT A DISTANCE OF 225.19 FEET, TO THE CENTERLINE OF AKRON ROAD (SR# 585) (PUBLIC); THENCE S55°33'19"W ALONG THE SOUTH LINE OF SAID BAR 4 FARMS LAND AND SAID CENTERLINE A DISTANCE OF 175.00 FEET TO A SET MAG NAIL, BEING THE SOUTHEAST CORNER OF LAND OWNED BY SMITHVILLE (SR 585) DG, LLC, RECORDED IN BOOK 894, PAGE 2529, WAYNE COUNTY RECORDS; THENCE CONTINUING S55°33'19"W ALONG THE SOUTH LINE OF SAID SMITHVILLE LAND AND THE SAID CENTERLINE A DISTANCE OF 259.75 FEET TO THE WEST LINE OF SAID SMITHVILLE LAND AND THE EAST LINE OF LAND OWNED BY TERRY W. BAUMAN & MARY ANN BAUMAN, PARCEL #31-00579.000, WAYNE COUNTY RECORDS, AND A SET MAG NAIL; THENCE N33°44'59" W ALONG THE WEST LINE OF SAID SMITHVILLE LAND AND THE EAST LINE OF SAID BAUMAN LAND A DISTANCE OF 199.91 FEET, PASSING A FOUND 1/2" REBAR AT A DISTANCE OF 35.00 FEET, TO A FOUND REBAR W/POGGEMEYER' CAP ON THE SOUTH LINE OF SAID SMITHVILLE LAND, THE NORTH LINE OF SAID BAUMAN LAND, AND THE POINT OF BEGINNING;

- 1) THENCE S55°43'18"W ALONG THE SOUTH LINE OF SAID SMITHVILLE LAND AND THE NORTH LINE OF SAID BAUMAN LAND A DISTANCE OF 99.75 FEET TO A FOUND REBAR W/6649' CAP ON THE WEST LINE OF SAID SMITHVILLE LAND AND THE EAST LINE OF LAND OWNED BY STACY AKA STACY M. HUBBARD, PARCEL #33-00133.000, WAYNE COUNTY RECORDS;
- 2) THENCE N33°43'46"W ALONG THE WEST LINE OF SAID SMITHVILLE LAND AND THE EAST LINE OF SAID HUBBARD LAND A DISTANCE OF 88.00 FEET TO A SET 5/8" REBAR W/S-8066' CAP ALONG THE NORTH LINE OF SAID SMITHVILLE LAND, THE SOUTH LINE OF SAID BAR 4 FARMS LAND, THE EAST LINE OF SAID HUBBARD LAND, AND THE CORPORATE LINE;
- 3) THENCE N55°42'54"E ALONG THE NORTH LINE OF SAID SMITHVILLE LAND, THE SOUTH LINE OF SAID BAR 4 FARMS LAND, AND THE CORPORATE LINE A DISTANCE OF 99.72 FEET TO A SET 5/8" REBAR W/S-8066' CAP;
- 4) THENCE S33°44'59"E A DISTANCE OF 88.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,777 SQUARE FEET OR 0.201 ACRES. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.

FOR SURVEY SEE WW-528 OF WAYNE COUNTY SURVEY RECORDS.

SURVEY AND DESCRIPTION PREPARED BY MATTHEW T. MOKANYK, OHIO P.S. NO. S-8066

BEARING BASIS OF THIS SURVEY IS WARRANTY DEED, BOOK 765, PAGE 2177, WAYNE COUNTY RECORDS. THE NORTH LINE OF SECTION 17 ESTABLISHED AS S89°17'00"E.

This description was made in accordance with a survey conducted under my direct supervision on March 4, 2019. To the best of my knowledge and belief, said survey was executed in accordance with Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.


Matthew T. Mokanyk, P.S., P.E.

Ohio P.S. No. S-8066

 _____
Date



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SURVEY DESCRIPTION

Part of Northeast 1/4 of Section 17,
Township 17 North, Range 12 West,
Village of Smithville, Wayne County, State of Ohio

PARCEL "C"
SITUATED IN VILLAGE OF SMITHVILLE, TOWNSHIP 17 NORTH, RANGE 12 WEST, NORTHEAST QUARTER OF SECTION 17, COUNTY OF WAYNE, STATE OF OHIO:

COMMENCING AT A FOUND ANGLE IRON AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17, AND THE NORTH LINE OF LAND OWNED BY BAR 4 FARMS, LLC, RECORDED IN BOOK 765, PAGE 2177, WAYNE COUNTY RECORDS; THENCE S87°17'00"E ALONG THE NORTH LINE OF SECTION 17 AND THE NORTH LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 517.92 FEET; THENCE S6°30'12"W ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 550.67 FEET TO A FOUND 2" PIPE; THENCE S33°45'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 549.53 FEET; THENCE N55°32'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 109.97 FEET; THENCE S33°45'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 260.19 FEET, PASSING A FOUND 2" PIPE AT A DISTANCE OF 225.19 FEET, TO THE CENTERLINE OF AKRON ROAD (SR# 585) (PUBLIC); THENCE S55°33'19"W ALONG THE SOUTH LINE OF SAID BAR 4 FARMS LAND AND SAID CENTERLINE A DISTANCE OF 175.00 FEET TO A SET MAG NAIL, BEING THE SOUTHEAST CORNER OF LAND OWNED BY SMITHVILLE (SR 585) DG, LLC, RECORDED IN BOOK 894, PAGE 2529, WAYNE COUNTY RECORDS; THENCE CONTINUING S55°33'19"W ALONG THE SOUTH LINE OF SAID SMITHVILLE LAND AND THE SAID CENTERLINE A DISTANCE OF 259.75 FEET TO A SET MAG NAIL, THE WEST LINE OF SAID SMITHVILLE LAND, THE EAST LINE OF LAND OWNED BY TERRY W. BAUMAN & MARY ANN BAUMAN, PARCEL #31-00579.000, WAYNE COUNTY RECORDS, AND THE POINT OF BEGINNING;

- 1) THENCE CONTINUING S55°33'19"W ALONG THE SOUTH LINE OF SAID BAUMAN LAND A DISTANCE OF 99.83 FEET TO THE WEST LINE OF SAID BAUMAN LAND, THE EAST LINE OF LAND OWNED BY KIRA ANN WITHERSPOON, PARCEL #33-00256.000, WAYNE COUNTY RECORDS, AND A SET MAG NAIL;
 - 2) THENCE N33°43'46" W ALONG THE WEST LINE OF SAID BAUMAN LAND AND THE EAST LINE OF SAID WITHERSPOON LAND A DISTANCE OF 200.20 FEET, PASSING A FOUND 1-1/4" REBAR AT A DISTANCE OF 35.00 FEET, TO A FOUND REBAR W/6849' CAP, LOCATED ON THE SOUTH LINE OF SAID SMITHVILLE LAND, THE NORTH LINE OF SAID BAUMAN LAND, AND THE EAST LINE OF LAND OWNED BY STACY AKA STACY M. HUBBARD, PARCEL #33-00133.000, WAYNE COUNTY RECORDS;
 - 3) THENCE CONTINUING N33°43'46"W ALONG THE WEST LINE OF SAID SMITHVILLE LAND AND THE EAST LINE OF SAID HUBBARD LAND A DISTANCE OF 88.00 FEET TO A SET 5/8" REBAR W/S-8066' CAP ALONG THE NORTH LINE OF SAID SMITHVILLE LAND, THE SOUTH LINE OF SAID BAR 4 FARMS LAND, THE EAST LINE OF SAID HUBBARD LAND, AND THE CORPORATE LINE;
 - 4) THENCE N55°42'54"E ALONG THE NORTH LINE OF SAID SMITHVILLE LAND, THE SOUTH LINE OF SAID BAR 4 FARMS LAND, AND THE CORPORATE LINE A DISTANCE OF 99.72 FEET TO A SET 5/8" REBAR W/S-8066' CAP;
 - 5) THENCE S33°44'59"E A DISTANCE OF 88.01 FEET TO A FOUND REBAR W/POGGERMEYER' CAP, THE WEST LINE OF SAID SMITHVILLE LAND, AND THE EAST LINE OF SAID BAUMAN LAND;
 - 6) THENCE CONTINUING S33°44'59"E ALONG THE WEST LINE OF SAID SMITHVILLE LAND AND THE EAST LINE OF SAID BAUMAN LAND A DISTANCE OF 199.91 FEET, PASSING A FOUND 1/2" REBAR AT A DISTANCE OF 164.91 FEET, TO THE POINT OF BEGINNING;
- CONTAINING 28,739 SQUARE FEET OR 0.660 ACRES. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.

FOR SURVEY SEE WW-528 OF WAYNE COUNTY SURVEY RECORDS.

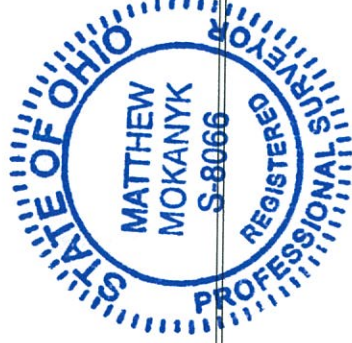
SURVEY AND DESCRIPTION PREPARED BY MATTHEW T. MOKANYK, OHIO P.S. NO. S-8066

BEARING BASIS OF THIS SURVEY IS WARRANTY DEED, BOOK 765, PAGE 2177, WAYNE COUNTY RECORDS. THE NORTH LINE OF SECTION 17 ESTABLISHED AS S89°17'00"E.

This description was made in accordance with a survey conducted under my direct supervision on March 4, 2019. To the best of my knowledge and belief, said survey was executed in accordance with Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.


Matthew T. Mokanyk, P.S., P.E.
Ohio P.S. No. S-8066

10/24/19
Date





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www.landtechps.com www.towersurveyors.com

PARCEL "A" CLOSURE SHEET

Part of the Northeast 1/4 of Section 17, Township 17 North, Range 12 West,
Green Township, Wayne County, State of Ohio

Survey Description

GROSS ACREAGE: 1.716 ACRES (74,764 S.F)

Closure Summary

Precision, 1 part in: 614889.92'
Error distance: 0.00'
Error direction: N76°45'50"W
Area: 74764.74 Sq. Ft.
Square area: 74764.74
Perimeter: 1095.15'

Side 5: Line
Direction: S33°38'32"E
Angle: [-89°21'26"]
Deflection angle: [90°38'34"]
Distance: 287.20'
Easting: 2148738.74'
Northing: 439151.04'

Point of Beginning

Easting: 2148738.74'
Northing: 439151.04'

Side 1: Line

Direction: S55°33'19"W
Angle: [55°33'19"]
Deflection angle: [-124°26'41"]
Distance: 259.75'
Easting: 2148537.57'
Northing: 438986.72'

Side 2: Line

Direction: N33°44'59"W
Angle: [-89°18'18"]
Deflection angle: [90°41'42"]
Distance: 199.91'
Easting: 2148413.00'
Northing: 439143.08'

Side 3: Line

Direction: N33°44'59"W
Angle: [180°00'00"]
Deflection angle: [0°00'00"]
Distance: 88.01'
Easting: 2148358.15'
Northing: 439211.91'

Side 4: Line

Direction: N55°42'54"E
Angle: [-90°32'07"]
Deflection angle: [89°27'53"]
Distance: 260.28'
Easting: 2148560.19'
Northing: 439376.00'



Matthew Mokanyk



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PARCEL "B" CLOSURE SHEET

Part of the Northeast 1/4 of Section 17, Township 17 North, Range 12 West,
Green Township, Wayne County, State of Ohio

Survey Description

GROSS ACREAGE: 0.201 ACRES (8,777 S.F)

Closure Summary

Precision, 1 part in: 223585.65'
Error distance: 0.00'
Error direction: N0°22'12"W
Area: 8776.90 Sq. Ft.
Square area: 8776.90
Perimeter: 375.48'

Point of Beginning

Easting: 2148413.00'
Northing: 439143.07'

Side 1: Line

Direction: S55°43'18"W
Angle: [55°43'18"]
Deflection angle: [-124°26'41"]
Distance: 99.75'
Easting: 2148335.56'
Northing: 439080.20'

Side 2: Line

Direction: N33°43'46"W
Angle: [-89°27'04"]
Deflection angle: [90°32'56"]
Distance: 88.00'
Easting: 2148280.75'
Northing: 439149.04'

Side 3: Line

Direction: N55°42'54"E
Angle: [-90°33'20"]
Deflection angle: [89°26'40"]
Distance: 99.72'
Easting: 2148358.15'
Northing: 439211.91'

Side 4: Line

Direction: S33°44'59"E
Angle: [-89°27'53"]
Deflection angle: [90°32'07"]
Distance: 88.01'
Easting: 2148413.00'
Northing: 439143.07'



Matthew Mokanyk



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PARCEL "C" CLOSURE SHEET

Part of the Northeast 1/4 of Section 17, Township 17 North, Range 12 West,
Green Township, Wayne County, State of Ohio

Survey Description

GROSS ACREAGE: 0.660 ACRES (28,739 S.F)

Closure Summary

Precision, 1 part in: 153449.16'
Error distance: 0.01'
Error direction: S59°08'40"W
Area: 28738.76 Sq. Ft.
Square area: 28738.76
Perimeter: 775.67'

Side 5: Line

Direction: S33°44'59"E
Angle: [-89°27'53"]
Deflection angle: [90°32'07"]
Distance: 88.01'
Easting: 2148412.99'
Northing: 439143.07'

Side 6: Line

Direction: S33°44'59"E
Angle: [180°00'00"]
Deflection angle: [0°00'00"]
Distance: 199.91'
Easting: 2148537.57'
Northing: 438986.72'

Point of Beginning

Easting: 2148537.57'
Northing: 438986.73'

Side 1: Line

Direction: S55°33'19"W
Angle: [55°33'19"]
Deflection angle: [-124°26'41"]
Distance: 99.83'
Easting: 2148460.25'
Northing: 438923.57'

Side 2: Line

Direction: N33°43'46"W
Angle: [-89°17'05"]
Deflection angle: [90°42'55"]
Distance: 200.20'
Easting: 2148335.55'
Northing: 439080.20'

Side 3: Line

Direction: N33°43'46"W
Angle: [180°00'00"]
Deflection angle: [0°00'00"]
Distance: 88.00'
Easting: 2148280.74'
Northing: 439149.04'

Side 4: Line

Direction: N55°42'54"E
Angle: [-90°33'20"]
Deflection angle: [89°26'40"]
Distance: 99.72'
Easting: 2148358.15'
Northing: 439211.91'

Photo Proof

