



Description of a 138.952 Acre Parcel

Situated in the Northwest Quarter of Section 12, Township 23 North, Range 15 West, Congress Township, Wayne County, Ohio and being all of Tax Map Parcel "B-1" conveyed to Paul W. Lemon by Deed Volume 574, Page 408 and bounded and described as follows:

Beginning at a stone found at the northwest corner of the Northwest Quarter of Section 12 and on the Wayne County line;

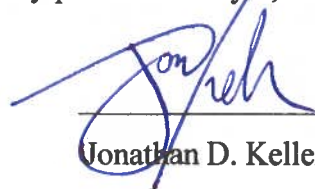
1. Thence **North 89 Degrees 10 Minutes 20 Seconds East** along the northerly line of the Northwest Quarter of Section 12 a distance of **2,630.85 feet** to a 5/8-inch rebar found guarding a stone at the northeast corner of the Northwest Quarter of Section 12;
2. Thence **South 01 Degrees 22 Minutes 49 Seconds East** along the easterly line of the Northwest Quarter of Section 12 a distance of **1,840.39 feet** to an iron bar set at the northeast corner of a record 4.33 acre parcel ("U") conveyed to The Village of West Salem, said iron bar set being referenced by an 5/8-inch rebar with yellow cap stamped "GASBARRE WOOSTER, OH" found at a bearing of North 24 Degrees 20 Minutes 34 Seconds West at a distance of 35.54 feet and by a 5/8-inch iron bar found at a bearing of North 05 Degrees 46 Minutes 36 Seconds West at a distance of 100.59 feet;
3. Thence **North 70 Degrees 25 Minutes 59 Seconds West** along a northerly line of said parcel "U" a distance of **511.93 feet** to a 3/8-inch diameter drill bit set in a tree root;
4. Thence **South 19 Degrees 34 Minutes 01 Seconds West** along a westerly line of said parcel "U" a distance of **125.30 feet** to a mag spike set in a tree root;
5. Thence **South 27 Degrees 36 Minutes 24 Seconds East** along a westerly line of said parcel "U" a distance of **374.75 feet** to a to a 5/8-inch iron bar found;
6. Thence **South 69 Degrees 08 Minutes 59 Seconds East** along a southerly line of said parcel "U" a distance of **385.97 feet** to a point at the southeast corner of said parcel "U" and on the westerly line of the Northwest Quarter of Section 12, said point being referenced by a 1-inch iron pipe found northeasterly on line at a distance of 6.41 feet;
7. Thence **South 01 Degrees 22 Minutes 49 Seconds East** along the westerly line of the Northwest Quarter of Section 12 a distance of **256.67 feet** to a point at the northerly corner of a record 0.14 acre parcel ("C") conveyed to The Village of West Salem by Deed Volume 273, Page 602, said point being referenced by a 1-inch iron pipe found at a bearing of North 59 Degrees 08 Minutes 25 Seconds East at a distance of 1.47 feet;
8. Thence along the northerly line of said parcel "C" with a curve turning to the right with an arc length of **166.15 feet**, with a radius of 2,839.80 feet, with a chord bearing of **South 60 Degrees 48 Minutes 05 Seconds West**, with a chord length of 166.12 feet to an iron bar set at the easterly corner of said parcel "C" and on the southerly line of the Northwest Quarter of Section 12;

9. Thence **South 88 Degrees 49 Minutes 20 Seconds West** along the southerly line of the Northwest Quarter of Section 12 a distance of **834.48 feet** to a 5/8-inch iron bar found at the easterly corner of a record 6.59 acre parcel (M-1") conveyed to the Village of West Salem by Deed Volume 528, Page 1322 and in Wiley Road;
10. Thence **North 40 Degrees 06 Minutes 45 Seconds West** along an easterly line of said parcel "M-1" and with Wiley Road a distance of **195.43 feet** to a mag spike set at a northeasterly corner of said parcel "M-1" and in Wiley Road;
11. Thence **North 74 Degrees 30 Minutes 44 Seconds West** along a northerly line of said parcel "M-1" and a northerly line of a record 11.31 acre parcel ("B") conveyed to John M. Lemon and P. David Lemon, Co-Trustees by Official Record Volume 914, Page 993 and with Wiley Road with Wiley Road a distance of **1,595.58 feet** to a mag spike set on the westerly line of the Northwest Quarter of Section 12 and on the Wayne County line and at the northeast corner of said parcel "B" and in Wiley Road;
12. Thence **North 01 Degrees 22 Minutes 49 Seconds West** along the westerly line of the Northwest Quarter of Section 12 and the Wayne County line and passing an iron bar set at a distance of 25.00 feet and also passing a 1-inch pipe found at a distance of 303.89 feet for a total a distance of **1,997.68 feet** to a stone found, which is the point of beginning, enclosing an area of **138.952 acres**, more or less, but subject to legal highways, restrictions or easements, if any, of record.

All capped iron bars set are 5/8-inch iron bars, 30 inches in length, with a yellow plastic cap stamped "KELLER 8590".

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011) and were derived from GNSS observations using the ODOT RTN in April, 2021.

This description is based on a field survey and survey plat by Jonathan D. Keller, P.S. 8590 as represented in a survey plat dated May 8, 2021. **XX-199**



Jonathan D. Keller, P.S. 8590 • May 8, 2021

