

**DESCRIPTION OF SURVEY**

**0.588 ACRE PARCEL**

**LANDS OF: RICHARD W. TALBOTT, TRUSTEE  
& JOHN D. STEVENSON**

(Vacant Land)

Situated in the Township of Chippewa, County of Wayne, State of Ohio, and known as being a part of the Northwest Quarter of Section 2, Township 18 North, Range 11 West and bounded and described as follows:

Beginning at a 5/8" rebar with Moine cap found at the Southwest corner of the Northwest Quarter of Section 2, said point witnessed by the Northwest corner of a brick house found North 27° 04' 39" East, a distance of 100.65 feet, said point also witnessed by the Southwest corner of said brick house found North 72° 19' 32" East, a distance of 45.29 feet, and said point also witnessed by Summit County G.I.S. Monument No. 205 found North 11° 45' 52" West, a distance of 2459.27 feet;

Thence North 00° 47' 02" West along the West line of Northwest Quarter of Section 2 and the centerline of Calaboone Road T. R. 61, a distance of 331.39 feet to a point;

Thence North 89° 16' 43" East passing through a 1/2" iron rod found at 0.08 feet, a distance of 1408.53 feet to a 5/8" rebar with Moine cap found at a Southeast corner of lands, now or formerly, owned by Richard W. Talbott, Trustee, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described, said line also passing through a 1/2" rebar found at 29.95 feet, and said line also passing through a 5/8" rebar with Moine cap found at 45.00 feet;

- 1) Thence North 00° 57' 03" West along an East line of said Talbott lands, a distance of 106.19 feet to a 1/2" rebar found;
- 2) Thence South 80° 38' 41" East along a Southerly line of said Talbott lands, a distance of 127.67 feet to a 1/2" rebar found;
- 3) Thence South 12° 50' 26" East along a Westerly line of said Talbott lands, a distance of 288.21 feet to a railroad spike found in the centerline of North Portage Street C.R. 5A, said line passing through a 5/8" rebar with Moine cap found 33.27 feet from the centerline of said road;
- 4) Thence South 51° 32' 14" West along the centerline of said road, a distance of 88.75 feet to a point;
- 5) Thence North 02° 21' 07" West passing through a 5/8" rebar with cap set at 37.13 feet, a distance of 200.47 feet to a 5/8" rebar with Moine cap set;

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- 6) Thence North 19° 15' 56" West, a distance of 44.40 feet to a 5/8" rebar with Moine cap set;
- 7) Thence North 51° 46' 52" West, a distance of 15.56 feet to a 5/8" rebar with Moine cap set;
- 8) Thence South 89° 16' 43" West, a distance of 83.68 feet to the **TRUE PLACE OF BEGINNING**, and containing within said bounds 0.588 Acre of land, more or less, of which 0.059 Acre is contained within the limits of the existing road right of way but subject to all legal highways as Surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in February, 2022.

The Basis of Bearing for this Survey is the State Plane Grid, Ohio North Zone, 1983 Datum, as determined by G.P.S. observations.

The lengths in this survey may be converted into State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99994010.

For reference survey, see Survey Volume XX, Page 226.



*Joseph H. Moine, Jr.*  
6 APR. 2022

Joseph H. Moine, Jr.  
Registered Professional Surveyor No. 6732

**Deed Reference:**

- Official Record Volume 293, Page 477
- Official Record Volume 334, Page 661
- Official Record Volume 661, Page 2301

Part of Permanent Parcel No: 12-00841.000

**DESCRIPTION OF SURVEY**

**1.630 ACRES PARCEL**

**LANDS OF: RICHARD W. TALBOTT, TRUSTEE  
& JOHN D. STEVENSON**

(15018 North Portage St.)

Situated in the Township of Chippewa, County of Wayne, State of Ohio, and known as being a part of the Northwest & Southwest Quarters of Section 2, Township 18 North, Range 11 West and bounded and described as follows:

Beginning at a 5/8" rebar with Moine cap found at the Southwest corner of the Northwest Quarter of Section 2, said point witnessed by the Northwest corner of a brick house found North 27° 04' 39" East, a distance of 100.65 feet, said point also witnessed by the Southwest corner of said brick house found North 72° 19' 32" East, a distance of 45.29 feet, and said point also witnessed by Summit County G.I.S. Monument No. 205 found North 11° 45' 52" West, a distance of 2459.27 feet;

Thence North 00° 47' 02" West along the West line of Northwest Quarter of Section 2 and the centerline of Calabooone Road T. R. 61, a distance of 331.39 feet to a point;

Thence North 89° 16' 43" East passing through a 1/2" iron rod found at 0.08 feet, a distance of 1222.22 feet to a 5/8" rebar with Moine cap set in the South line of lands, now or formerly, owned by Richard W. Talbott, Trustee, said point also being the Northeast corner of lands, now or formerly, owned by John Stevenson & Richard Talbott, and said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described, said line also passing through a 1/2" rebar found at 29.95 feet, and said line also passing through a 5/8" rebar with Moine cap found at 45.00 feet;

- 1) Thence continuing North 89° 16' 43" East along the South line of said Richard W. Talbott, Trustee lands, and passing through a 5/8" rebar with Moine cap found at 186.31 feet at a Southeast corner of said Talbott lands, a distance of 269.99 feet to a 5/8" rebar with cap set;
- 2) Thence South 51° 46' 52" East, a distance of 15.56 feet to a 5/8" rebar with cap set;
- 3) Thence South 19° 15' 56" East, a distance of 44.40 feet to a 5/8" rebar with cap set;
- 4) Thence South 02° 21' 07 " East, a distance of 200.47 feet to a point in the centerline of North Portage Street C.R. 5A, said line passing through a 5/8" rebar with cap set 37.13 feet from the centerline of said road;
- 5) Thence South 51° 32' 14" West along the centerline of said road, a distance of 178.32 feet to a point at the Southeast corner of the aforementioned John Stevenson & Richard Talbott lands;

**DESCRIPTION OF SURVEY**

**1.630 ACRES PARCEL**

**LANDS OF: RICHARD W. TALBOTT, TRUSTEE  
& JOHN D. STEVENSON**

(15018 North Portage St.)

6) Thence North 24° 43' 13" West along the East line of said Stevenson & Talbott lands, and passing through a 5/8" rebar with cap set at 30.88 feet, a distance of 395.61 feet to the **TRUE PLACE OF BEGINNING**, and containing within said bounds 1.630 Acres of land, more or less, of which 1.621 Acre is contained within the Northwest Quarter and of which 0.009 Acre is contained within the Southwest Quarter and of which 0.128 Acre is contained within the limits of the existing road right of way but subject to all legal highways as Surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in February, 2022.

The Basis of Bearing for this Survey is the State Plane Grid, Ohio North Zone, 1983 Datum, as determined by G.P.S. observations.

The lengths in this survey may be converted into State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99994010.

For reference survey, see Survey Volume XX, Page 226.



*Joseph H. Moine, Jr. 6 APR 2022*

Joseph H. Moine, Jr.  
Registered Professional Surveyor No. 6732

**Deed Reference:**

Official Record Volume 293, Page 477

Official Record Volume 334, Page 661

Official Record Volume 661, Page 2301.

Part of Permanent Parcel No: 12-00841.000

**DESCRIPTION OF SURVEY**

**10.185 ACRES PARCEL**

(Vacant Land)

**LANDS OF: RICHARD W. TALBOTT, TRUSTEE**

Rev: 5 April, 2022

Situated in the Township of Chippewa, County of Wayne, State of Ohio, and known as being a part of the Northwest Quarter of Section 2, Township 18 North, Range 11 West and bounded and described as follows:

Beginning at a 5/8" rebar with Moine cap found at the Southwest corner of the Northwest Quarter of Section 2, said point witnessed by the Northwest corner of a brick house found North 27° 04' 39" East, a distance of 100.65 feet, said point also witnessed by the Southwest corner of said brick house found North 72° 19' 32" East, a distance of 45.29 feet, and said point also witnessed by Summit County G.I.S. Monument No. 205 found North 11° 45' 52" West, a distance of 2459.27 feet;

Thence North 00° 47' 02" West along the West line of Northwest Quarter of Section 2 and the centerline of Calaboone Road T. R. 61, a distance of 331.39 feet to a point;

Thence North 89° 16' 43" East passing through a 1/2" iron rod found at 0.08 feet, a distance of 1095.73 feet to an old bent 7/8" pinched iron pipe found at the Southeast corner of lands, now or formerly, owned by Richard W. Talbott, Trustee, William James Lepley, Jr., Ben Becht, Kayle K. Lepley, & Holly M. Lepley, and said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described, said line also passing through a 1/2" rebar found at 29.95 feet, and said line also passing through a 5/8" rebar with Moine cap found at 45.00 feet, and said line also passing through a 5/8" rebar with Moine cap found at 1082.65 feet;

- 1) Thence North 19° 24' 13" West along the Easterly line of said Lepley, etal. lands, a distance of 310.97 feet to a 5/8" rebar with Moine cap found at the Southeasterly corner of lands, now or formerly, owned by said William James Lepley, Jr. Ben Becht, Kayle K. Lepley, & Holly M. Lepley;
- 2) Thence North 35° 39' 24" East along an Easterly line of said Lepley, etal. lands, a distance of 245.00 feet to a 5/8" rebar with Moine cap found;
- 3) Thence North 89° 39' 24" East along a Southerly line of said Lepley, etal. lands, a distance of 350.00 feet to a 5/8" rebar with Moine cap found;
- 4) Thence North 67° 45' 55" East along a Southeasterly line of said Lepley, etal. lands, and passing through a 5/8" rebar with Moine cap found at 179.77 feet, a distance of 359.54 feet to a 5/8" rebar with Moine cap found in the West line of lands, now or formerly, owned by Frederick James Stanger, aka. Frederick Stanger;

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**10.185 ACRES PARCEL**

(Vacant Land)

**LANDS OF: RICHARD W. TALBOTT, TRUSTEE**

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- 5) Thence South 01° 07' 09" East along the West line of said Stanger lands, and passing through a 5/8" rebar with Moine cap found at 179.72 feet at the Northwest corner of lands, now or formerly, owned by Jeremiah & Melinda Hershberger, said line also passing through a 5/8" rebar with Moine cap found at 389.22 feet in the West line of said Hershberger lands, a distance of 636.64 feet to a railroad spike found in the centerline of North Portage Street C.R. 5A, said line also passing through a 1-1/4" iron pipe found 37.90 feet from the centerline of said road;
- 6) Thence South 51° 32' 14" West along the centerline of said road, and passing through a railroad spike found at 298.46 feet, a distance of 387.21 feet to a point;
- 7) Thence North 02° 21' 07" West passing through a 5/8" rebar with cap set at 37.13 feet, a distance of 200.47 feet to a 5/8" rebar with Moine cap set;
- 8) Thence North 19° 15' 56" West, a distance of 44.40 feet to a 5/8" rebar with Moine cap set;
- 9) Thence North 51° 46' 52" West, a distance of 15.56 feet to a 5/8" rebar with Moine cap set;
- 10) Thence South 89° 16' 43" West passing through a 5/8" rebar with Moine cap found at 83.68 feet in the North line of lands, now or formerly, owned by Richard W. Talbott, Trustee & John D, Stevenson, said line also passing through a 5/8" rebar with Moine cap set at 269.99 feet at the Northeast corner of a parcel of lands, now or formerly, owned by John Stevenson & Richard Talbott, a distance of 396.48 feet to the **TRUE PLACE OF BEGINNING**, and containing within said bounds 10.185 Acres of land, more or less, of which 0.268 Acre is contained within the limits of the existing road right of way but subject to all legal highways as Surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in February, 2022.

The Basis of Bearing for this Survey is the State Plane Grid, Ohio North Zone, 1983 Datum, as determined by G.P.S. observations.

The lengths in this survey may be converted into State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99994010.

For reference survey, see Survey Volume XX, Page 226.

**DESCRIPTION OF SURVEY**  
**10.185 ACRES PARCEL**  
**LANDS OF: RICHARD W. TALBOTT, TRUSTEE**

(Vacant Land)  
Rev: 5 April, 2022



*Joseph H. Moine, Jr.* 6 APR, 2022

Joseph H. Moine, Jr.  
Registered Professional Surveyor No. 6732

Deed Reference: Official Record Volume 293, Page 477  
Official Record Volume 334, Page 661  
Official Record Volume 661, Page 2301

All of Permanent Parcel No: 12-01085.000  
Part of Permanent Parcel No: 12-00841.000