

**Description of a 4.380 Acre Parcel of Land**  
For Roy W. & Leanna E. Miller

Situated in the Township of Sugar Creek, (T-16, R-11) Northeast Quarter of Section of 31, County of Wayne, and State of Ohio:

Being a part of the Northeast Quarter of Section 31, Township 16 of Range 11 and being part of a 24.000 Acre Parcel of land as conveyed to Roy W. & Leanna E. Miller by Official Records 958, Page 4261 of the Wayne County Deed Records, and being more particularly described as follows:

Beginning at a stone found at the southwest corner of said Northeast Quarter of Section 31;

Thence N 5° 19' 49" E in Kohler Road (T.R. 129) along the west line of said Northeast Quarter of Section 31, which is the east line of lands now or formerly owned by Don & Ellen Nussbaum (O.R. 923/1579) & Chad L. Trustee (O.R. 948/1039), a distance of 410.89 feet to a 3/4" iron bar set, said point being the **TRUE PLACE OF BEGINNING (N: 390,101.99 – E: 2,174,809.38)**;

- 1) Thence N 5° 19' 49" E in Kohler Road along the west line of said Northeast Quarter of Section 31 and eastern line of said Lehman parcel, a distance of **30.16 feet** to a 3/4" iron bar set;
- 2) Thence N 89° 22' 10" E along a New Division Line, a distance of **382.25 feet** (passing over a 3/4" iron bar set at a distance of 30.00 feet) to a 3/4" iron bar set;
- 3) Thence N 0° 58' 28" W along a New Division Line, a distance of **326.40 feet** to a 3/4" iron bar set;
- 4) Thence N 87° 08' 32" E along the southern line of lands now or formerly owned by Roy W. & Leanna E. Miller (O.R. 507/1304), a distance of **211.88 feet** to a 5/8" SJL Bar found;
- 5) Thence S 61° 28' 58" E along the southern line of said Miller (O.R. 507/1304) parcel, a distance of **53.18 feet** to a 5/8" SJL Bar found;
- 6) Thence S 60° 22' 51" E along a New Division Line, a distance of **443.16 feet** to a 5/8" SJL Bar found;
- 7) Thence S 0° 58' 28" E along the western line of lands now or formerly owned by Aaron Yoder (O.R. 911/1667), a distance of **115.48 feet** to a 3/4" iron bar set;
- 8) Thence S 89° 22' 10" W along a New Division Line, a distance of **1025.10 feet** (passing over a 3/4" iron bar set at a distance of 995.10 feet) to the **PLACE OF BEGINNING** and containing **4.380 acres** of land, more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in October 2023 by David J Bodo Jr., Ohio Registered Surveyor Number S-8239, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from GPS observations made in October 2023 by David Bodo & Associates, Inc.

Note: All iron bar set are 3/4" in diameter rebar by 30" long with a plastic surveyor's cap stamped "David Bodo & Associates". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated February 5, 2024.

4.380 acres are in current PID 47.02229.002.

Wayne County Survey Reference: XX-734



**Description of a 9.829 Acre Parcel of Land**  
For Roy W. & Leanna E. Miller

Situated in the Township of Sugar Creek, (T-16, R-11) Northeast Quarter of Section of 31, County of Wayne, and State of Ohio:

Being a part of the Northeast Quarter of Section 31, Township 16 of Range 11 and being part of a 24.000 Acre Parcel of land as conveyed to Roy W. & Leanna E. Miller by Official Records 958, Page 4261 of the Wayne County Deed Records, and being more particularly described as follows:

Beginning at a stone found at the southwest corner of said Northeast Quarter of Section 31, said point being the **TRUE PLACE OF BEGINNING (N: 389,692.88 – E: 2,174,771.21)**;

- 1) Thence **N 5° 19' 49" E** in Kohler Road (T.R. 129) along the west line of said Northeast Quarter of Section 31, which is the east line of lands now or formerly owned by Don & Ellen Nussbaum (O.R. 923/1579) and the east line of lands now or formerly owned by Chad L. Trustee (O.R. 948/1039), a distance of **410.89 feet** to a 3/4" iron bar set;
- 2) Thence **N 89° 22' 10" E** along a New Division Line, a distance of **1025.10 feet** (passing over a 3/4" iron bar set at a distance of 30.00 feet) to a 3/4" iron bar set;
- 3) Thence **S 0° 58' 28" E** along the west line of lands now or formerly owned by Aaron Jay Yoder (O.R. 911/1667) and the west line of lands now or formerly owned by Aaron & Arlene Hershberger & Roy & Clara Yoder (O.R. 911/4102), a distance of **408.68 feet** (passing over a 5/8" Gasbarre bar found at a distance of 75.65 feet and a stone found at a distance of 408.24 feet) to a point (witnessed by a 5/8" bar found, S 74° 17' 48" E at a distance of 0.62 feet);
- 4) Thence **S 89° 22' 10" W** along the north line of lands now or formerly owned by Edward A. & Miriam H. Stutzman (O.R. 909/2308), which is the south line of said Northeast Quarter of Section 31, a distance of **1070.22 feet** (passing over a 5/8" Baker bar found at a distance of 1046.82 feet) to the **PLACE OF BEGINNING** and containing **9.829 acres** of land, more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in October 2023 by David J Bodo Jr., Ohio Registered Surveyor Number S-8239, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from GPS observations made in October 2023 by David Bodo & Associates, Inc.

Note: All iron bar set are 3/4" in diameter rebar by 30" long with a plastic surveyor's cap stamped "David Bodo & Associates". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated February 5, 2024.

9.829 acres are in current PID 47.02229.002.

Wayne County Survey Reference: XX-734



**Description of a 14.784 Acre Parcel of Land**  
For Roy W. & Leanna E. Miller

Situated in the Township of Sugar Creek, (T-16, R-11) Northeast Quarter of Section of 31, County of Wayne, and State of Ohio:

Being a part of the Northeast Quarter of Section 31, Township 16 of Range 11 and being all of a 5.007 acre parcel and part of a 24.000 Acre Parcel of land as conveyed to Roy W. & Leanna E. Miller by Official Record 507, Page 1304 and Official Record 958, Page 4261 of the Wayne County Deed Records, and being more particularly described as follows:

Beginning at a stone found at the southwest corner of said Northeast Quarter of Section 31,

Thence N 5° 19' 49" E in Kohler Road (T.R. 129) along the west line of said Northeast Quarter of Section 31, which is the east line of lands now or formerly owned by Don & Ellen Nussbaum (O.R. 923/1579) and the Chad L. Trustee (O.R. 948/1039), a distance of 441.05 feet to a 3/4" iron bar set, said point being the **TRUE PLACE OF BEGINNING (N: 390,132.03 – E: 2,174,812.18)**;

- 1) Thence N 5° 19' 49" E in Kohler Road & along the west line of said Northeast Quarter of Section 31 and eastern line of said Lehman parcel and lands now or formerly owned by S. Kohler LLC (O.R. 948/1043), a distance of **676.45 feet** to a 3/4" iron bar set;
- 2) Thence S 89° 32' 31" E along the southern line of lands now or formerly owned by L & R Holdings LLC (O.R. 740/2665), a distance of **605.23 feet** (passing over a 3/4" iron bar set at a distance of 30.00 feet) to a 5/8" bar found;
- 3) Thence N 5° 20' 48" E along the eastern line of said L & R parcel, a distance of **202.18 feet** to a 5/8" iron bar found;
- 4) Thence N 89° 14' 09" E along said L & R parcel, a distance of **602.75 feet** to a 5/8" bar found;
- 5) Thence S 0° 58' 57" E along a western line of Clarence N. & Esther I. Neuenschwander (O.R. 934/4589), a distance of **291.21 feet** to a 5/8" iron bar found;
- 6) Thence S 89° 15' 05" W along the north line of said Neuenschwander parcel, a distance of **282.61 feet** to a 1" pipe found;
- 7) Thence S 0° 58' 28" E along the west line of said Neuenschwander parcel, a distance of **486.53 feet** to a 5/8" SJL bar found;
- 8) Thence N 60° 22' 51" W along a New Division Line, a distance of **443.16 feet** to a 5/8" SJL bar found;
- 9) Thence N 61° 28' 58" W along the north line of lands now or formerly owned by Roy W. & Leanna E. Miller (O.R. 958/4261), a distance of **53.18 feet** to a 5/8" SJL bar found;
- 10) Thence S 87° 08' 32" W along the north line of said Miller (O.R. 958/4261) parcel, a distance of **211.88 feet** to a 3/4" iron bar set;

- 11) Thence **S 0° 58' 28" E** along a New Division Line, a distance of **326.40 feet** to a 3/4" iron bar set;
- 12) Thence **S 89° 22' 10" W** along a New Division Line, a distance of **382.25 feet** (passing over a 3/4" iron bar set at 352.25 feet) to the **TRUE PLACE OF BEGINNING** and containing **14.784 acres** of land, of which 9.774 acres are from PID: 47-02229.002 and 5.010 acres are from PID: 47-02229.001, more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in October 2023 by David J Bodo Jr., Ohio Registered Surveyor Number S-8239, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing and Coordinates for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83(2011) US Survey Feet) as determined from GPS observations made in October 2023 by David Bodo & Associates, Inc.

Note: All iron bar set are 3/4" in diameter rebar by 30" long with a plastic surveyor's cap stamped "David Bodo & Associates". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated March 8, 2024.

9.774 acres are in current PID 47.02229.002.

5.010 acres are in current PID 47-02229.001

Wayne County Survey Reference: XX-734



*DM* 3/11/2024

David Bodo & Associates, Inc.  
Final Closure 4.380 acre, Roy Miller  
Job No. 23362

Wed Jan 31 09:01:33 2024

Starting Coordinates: Northing 390,101.99– Easting 2,174,809.38  
Distance Units: Feet

Bearing	Distance
N 5° 19' 49" E	30.16
N 89° 22' 10" E	382.25
N 0° 58' 28" W	326.40
N 87° 08' 32" E	211.88
S 61° 28' 58" E	53.18
S 60° 22' 51" E	443.16
S 0° 58' 28" E	115.48
S 89° 22' 10" W	1025.10

Ending Coordinates: Northing 390101.99 – Easting 2174809.38

Area: 190,777.36 S.F., 4.3796 Acres  
Total Perimeter Distance> 2,587.61  
Closure Error Distance> 0.00 Error Bearing> S 4° 00' 27" E  
Closure Precision> 1 in 615,320.9



*David Bodo Jr.* 3/11/2024



David Bodo & Associates, Inc.  
Final Closure of 9.829 acre, Roy Miller  
Job No. 23362

Wed Jan 31 09:01:00 2024

Starting Coordinates: Northing 389,692.88 – Easting 2,174,771.21  
Distance Units: Feet

Bearing	Distance
N 5° 19' 49" E	410.89
N 89° 22' 10" E	1025.10
S 0° 58' 28" E	408.68
S 89° 22' 10" W	1070.22

Ending Coordinates: Northing 389,692.87 – Easting 2,174,771.21

Area: 428,150.51 S.F., 9.8290 Acres  
Total Perimeter Distance > 2,914.89  
Closure Error Distance > 0.00 Error Bearing > S 28° 27' 08" E  
Closure Precision > 1 in 621,838.0



David Bodo & Associates, Inc.  
Final Closure of 14.784 acre, Roy Miller  
Job No. 23362

Fri Mar 8 09:23:23 2024

Starting Coordinates: Northing 390,132.026 – Easting 2,174,812.178

Distance Units: Feet

Bearing	Distance
N 05° 19' 49" E	676.450
S 89° 32' 31" E	605.230
N 05° 20' 48" E	202.180
N 89° 14' 09" E	602.750
S 00° 58' 57" E	291.210
S 89° 15' 05" W	282.610
S 00° 58' 28" E	486.530
N 60° 22' 51" W	443.160
N 61° 28' 58" W	53.180
S 87° 08' 32" W	211.880
S 00° 58' 28" E	326.400
S 89° 22' 10" W	382.250

Ending Coordinates: Northing 390,132.024 – Easting 2,174,812.172

Area: 643,993.50 S.F., 14.7841 Acres

Total Perimeter Distance: 4,563.830

Closure Error Distance: 0.007 Error Bearing: S 80° 15' 00" W

Closure Precision: 1 in 675,547.7

