

### **Legal Description for a 13.230 Acre Parcel**

Situated in the Township of Chippewa, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 2, T-18N, R-11W and being more fully described as follows

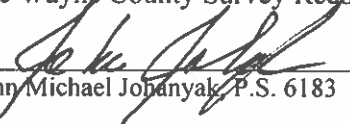
Commencing at a 1" solid bar found buried 4" below the roadway surface at the Southeast corner of the Northeast Quarter of Section 2 ( witness a solid bar found buried 4" below the roadway surface **N 00° 41' 20" W** at a distance of 2397.73 feet at the Northeast corner of Section 2) Thence along the East line of Section 2 **N 00° 41' 20" W** and in Hametown Road a distance of 951.21 feet to a point, Thence along the northerly line of KDD Farms LLC 675/2381 a distance of 989.98 feet to an iron pin marked Gasbarre and the **THE TRUE PLACE OF BEGINNING**

Thence with the following eight (8) courses:

- 1) Thence **S 89° 10' 32" W** along the northerly line of said KDD Miller Farms , LLC 675/2381 a distance of 492.71 feet to a 1 1/4" pipe 7" up;
- 2) Thence **N 00° 04' 43" W** along the easterly line of North Portage Mini Storage LLC 954/401 passing over a pin marked Purdy at a distance of 887.38 feet a distance of 926.16 feet to a point in Portage Street C.R. 5A 60' width
- 3) Thence **N 50° 37' 18" E** in said Portage Street a distance of 185.47 feet to a point;
- 4) Thence **S 39° 21' 15" E**, along the westerly line of Summit Properties Management, Inc. 793/1659 a distance of 330.95 feet to a pin marked JMJ;
- 5) Thence **N 51° 18' 24" E**, along the southerly line of said Summit Properties a distance of 262.35 feet to a bent #5 rebar;
- 6) Thence **S 46° 07' 17" E** a distance of 631.37 feet to an iron pin found marked Gasbarre;
- 7) Thence **S 89° 10' 32" W** along the northerly line of property in the name of Cypress Group 1 LLC 926/4233 a distance of 525.16 feet to an iron pin found marked Gasbarre;
- 8) Thence **S 00 40'57"E** along the westerly line of said Cypress Group a distance of 499.70 feet to **THE TRUE PLACE OF BEGINNING** and containing **13.230 acres** of land be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in August of 2024.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183.  
The Basis of Bearings: Relative to Grid North of the Ohio State Plane Coordinate System.

See Wayne County Survey Records Volume XX Page 856 for survey.

  
John Michael Johanyak, P.S. 6183

8/24/24  
Date



### **Legal Description for a 12.503 Acre Parcel**

Situated in the Township of Chippewa, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 2, T-18N, R-11W and being more fully described as follows

Commencing at a 1" solid bar found buried 4" below the roadway surface at the Northeast corner of said Section 2 ( witness a solid bar found buried 4" below the roadway surface **S 00° 41' 20" E** at a distance of 2397.73 feet at the Southeast corner of the Northeast Quarter of Section 2) Thence along the East line of Section 2 **S 00° 41' 20" E** and in Hametown Road a distance of 854.67 feet to a point and **the THE TRUE PLACE OF BEGINNING**

Thence with the following eighteen (18 ) courses:

- 1) Thence **S 00° 41' 20" E** continuing along the Section line and in Hametown Road C.R. 169 ( 60' width ) a distance of 49.97 feet to a point .
- 2) Thence **S 89° 15' 49" W**, along the northerly line of Tolan L. Shane 916/5966, passing over a #5 rebar at a distance of 29.89 feet a distance of 389.91 feet to an iron pin marked Hammontree;
- 3) Thence **S 00° 41' 56" E**, along the westerly lines of said Tolan L. Shane, Sandra A. Goetz 547/427, Doolittle Investments 948/1154, Jared N. Harris 679/1531, Jeffrey L. Franklin 759/1007 and Taylor R. Hornbeck and Nicholas R. Tater 948/5265 a distance of 542.48 feet to a 1/1/2" pipe with a #5 rebar on the northerly line of KDD Miller Farms LLC 675/2381;
- 4) Thence **S 89° 10' 32" W**, along said KDD Miller Farms LLC line a distance of 75.00 feet to a point (witness a pin marked Gasbarre 0.20 south );
- 5) Thence **N 00° 40' 57" W** along the easterly line of Cypress Group 1 LLC 926/4233 a distance of 499.70 feet to a pin marked Gasbarre;
- 6) Thence **N 46° 07' 17" W** a distance of 631.37 feet to a bent #5 rebar found;;
- 7) Thence **N 39° 21' 15" W** along the easterly line of said Summit Properties Management, Inc 793/1659 a distance of 184.52 feet to a #5 rebar found;
- 8) Thence **N 51° 10' 53" E** along the southerly line of Brandon William & Leigh Ann Noe and Ryan Clark 709/644, Deborah S. Snelgrove 653/941 and Cynthia Marie and William Paul Bergdorf 889/172 a distance of 327.21 feet to # 5 rebar found at an angle point in said line;
- 9) Thence **N 89° 49' 21" E**, a distance of 46.59 feet to an solid bar set;

10) Thence **N 01° 05' 22" W**, passing over a 1" open pipe at a distance of 131.57 feet a distance of 161.26 feet to a point on the Section line and in Eastern Road C.R. 150 ( 60' width );

11) Thence **N 89° 28' 27" E** along the Section line and in Eastern Road a distance of 156.20 feet to a point;

12) Thence **S 00° 51' 28" E**, passing over a pin marked JMJ at a distance of 30.00 feet and along the westerly line of The City of Norton and being the westerly line of JGB & Associates LTD. 906/1623 a distance of 162.20 feet to a pin marked JMJ at the southwest corner thereof;

13) Thence **N 89° 49' 24" E** along the southerly line of the City of Norton a distance of 388.80 feet to a # 5 rebar found;

14) Thence **S 00° 41' 20" E** along the westerly line of JGB & Associates LTD 959/1148 a distance of 315.86 feet to a #5 rebar found;

15) Thence **S 00° 27' 20" W** along the westerly line of Linda L.Lance 563/526 a distance of 174.75 feet to a #5 rebar found;

16) Thence **S 00° 44' 00" E** along the westerly line of John E, Goffinet Trustee 731/443 a distance of 99.97 feet to a # 5 rebar found;


17) Thence **S 00° 45' 23" E** along the westerly line of David R. Jr.. & Jessica Lance 87/162 a distance of 100.14 feet to a #5 rebar found;

18) Thence **N 89° 17' 05" E** along the southerly line of said Lance and passing over a #5 rebar found at a distance of 155.06 feet a distance of 184.85 feet to **THE TRUE PLACE OF BEGINNING** and containing **12.503 acres** of land be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in August of 2024.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183.

The Basis of Bearings: Relative to Grid North of the Ohio State Plane Coordinate System.

See Wayne County Survey Records Volume XX Page 856 for survey.

  
John Michael Johanyak, P.S. 6183

8/24/24  
Date



"Sight" Survey Wednesday, August 28, 2024 1:02 PM. Pg: 1  
 File Name: C:\Sight Survey Jobs\CLOSURE 13.230 acre 2024\CLOSURE 13.230 acre 2024.ss4

Point	Bearing	Distance	Northing	Easting	Elevation
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Database opened by 13306: Tuesday, August 27, 2024 1:34 PM.

Assigned Point

	1 TRUE PLACE OF BEGINNING		3000.00000	3000.00000	
Start	1 TRUE PLACE OF BEGINNING		3000.00000	3000.00000	
TR	S 89° 10' 32" W	492.71			
	2		2992.91051	2507.34101	
TR	N 0° 04' 43" W	926.16			
	3		3919.06964	2506.07030	
TR	N 50° 37' 18" E	185.47			
	4		4036.73890	2649.43370	
TR	S 39° 21' 15" E	330.95			
	5		3780.83477	2859.29312	
TR	N 51° 18' 24" E	262.35			
	6		3944.84335	3064.05812	
TR	S 46° 07' 17" E	631.37			
	7		3507.22010	3519.15588	
TR	S 89° 10' 32" W	525.16			
	8		3499.66369	2994.05024	
TC	S 0° 40' 57" E	499.70			
	CCP Calculated Closing Point		2999.99914	3000.00247	
TC	N 70° 50' 05" W	0.00			
	1 TRUE PLACE OF BEGINNING		3000.00000	3000.00000	

Prec. Ratio= 1 : 1476635.82  
 Trav Length= 3853.87  
 Close Dist= 0.00

Err Latitude= 0.00  
 Err Departure= 0.00

Area = 576301.6083 Sq Feet or 13.2301 Acres more or less

Angle Error= 0°00'01"  
 Error Per Sta 0°00'00"

Angle right at Pt. 1 from 8 to 2 = Unknown

Database saved on Tuesday, August 27, 2024 at 1:40 PM.

Database opened by 13306: Wednesday, August 28, 2024 10:04 AM.

Database opened by 13306: Wednesday, August 28, 2024 1:01 PM.



"Sight" Survey Wednesday, August 28, 2024 12:48 PM. Pg: 8  
 File Name: C:\Sight Survey Jobs\SUMMIT CLOSURE 12.503 ACRES\SUMMIT CLOSURE 12.503 ACRES.ss4

	Point	Bearing	Distance	Northing	Easting	Elevation
	10			3686.72810	2265.82171	
TR		N 1° 05' 22" W	161.26			
	11			3847.95895	2262.75563	
TR		N 89° 28' 27" E	156.20			
	12			3849.39246	2418.94905	
TR		S 0° 51' 28" E	162.20			
	13			3687.21063	2421.37726	
TR		N 89° 49' 24" E	388.80			
	14			3688.40946	2810.17542	
TR		S 0° 41' 20" E	315.86			
	15			3372.57229	2813.97303	
TR		S 0° 27' 20" W	174.75			
	16			3197.82782	2812.58362	
TR		S 0° 44' 00" E	99.97			
	17			3097.86600	2813.86311	
TR		S 0° 45' 23" E	100.14			
	18			2997.73473	2815.18506	
IN		N 89° 17' 52" E	184.83			
	1 TRUE PLACE OF BEGINNING			3000.00000	3000.00000	
Start		1 TRUE PLACE OF BEGINNING		3000.00000	3000.00000	
Start						

	1 TRUE PLACE OF BEGINNING		3000.00000	3000.00000	
IN	S 0° 41' 20" E	49.97	2950.03361	3000.60079	
	2		2945.02247	2610.72300	
IN	S 89° 15' 49" W	389.91	2402.58282	2617.33996	
	3		2401.50367	2542.34772	
IN	S 0° 41' 56" E	542.48	2901.16821	2536.39550	
	4		3338.79147	2081.29774	
IN	S 89° 10' 32" W	75.00	3481.46991	1964.29137	
	5		327.21	2219.23193	
IN	N 0° 40' 57" W	499.70	3686.58376	2265.82171	
	6		3686.72810	2262.75563	
IN	N 46° 07' 17" W	631.37	3847.95895	2262.75563	
	7		3849.39246	2418.94905	
IN	N 39° 21' 15" W	184.52	3687.21063	2421.37726	
	8		3688.40946	2810.17542	
IN	N 51° 10' 53" E	327.21			
	9				
IN	N 89° 49' 21" E	46.59			
	10				
IN	N 1° 05' 22" W	161.26			
	11				
IN	N 89° 28' 27" E	156.20			
	12				
IN	S 0° 51' 28" E	162.20			
	13				
IN	N 89° 49' 24" E	388.80			
	14				



CLOSURE

"Sight" Survey Wednesday, August 28, 2024 12:47 PM. Pg: 9  
 File Name: C:\Sight Survey Jobs\SUMMIT CLOSURE 12.503 ACRES\SUMMIT CLOSURE 12.503 ACRES.ss4

Point	Bearing	Distance	Northing	Easting	Elevation
IN	S 0° 41' 20" E	315.86			
15			3372.57229	2813.97303	
IN	S 0° 27' 20" W	174.75			
16			3197.82782	2812.58362	
IN	S 0° 44' 00" E	99.97			
17			3097.86600	2813.86311	
IN	S 0° 45' 23" E	100.14			
18			2997.73473	2815.18506	
TC	N 89° 17' 05" E	184.85			
CCP Calculated Closing Point			3000.04233	3000.02066	
TC	S 26° 00' 55" W	0.05			
1 TRUE PLACE OF BEGINNING			3000.00000	3000.00000	
Prec. Ratio=		1 : 95343.04			
Trav Length=		4490.83			
Close Dist=		0.05			
Err Latitude=		0.04			
Err Departure=		0.02			

Area = 544649.4236 Sq Feet or 12.5034 Acres more or less

Angle Error= 0°00'47"  
 Error Per Sta 0°00'03"  
 Angle right at Pt. 1 from 18 to 2 = Unknown  
 Database saved on Monday, August 26, 2024 at 2:23 PM.  
 Database saved on Monday, August 26, 2024 at 2:31 PM.  
 Database opened by 13306: Monday, August 26, 2024 9:26 PM.

Database saved on Monday, August 26, 2024 at 9:52 PM.  
 Database opened by 13306: Wednesday, August 28, 2024 9:53 AM.

Database opened by 13306: Wednesday, August 28, 2024 10:01 AM.

Database opened by 13306: Wednesday, August 28, 2024 10:25 AM.

