

**DESCRIPTION OF SURVEY**

EXHIBIT A

**1.906 ACRES PARCEL**

**LANDS OF: TODD ALAN GRABLE**

(11939 Whitman Rd.)

Situated in the County of Wayne, State of Ohio, Chippewa Township, Township 18 North, Range 11 West, Southeast Quarter of Section 16, and bounded and described as follows:

Beginning at a bent 7/8" iron rod found in the centerline of Whitman Rd. T.R. 15 at the Southwest corner of the Southeast Quarter of Section 16, said point also being a corner of lands, now or formerly, owned by Robert N. MacGregor;

Thence North 01° 12' 14" West along the West line of the Southeast Quarter of Section 16 and the centerline of Whitman Rd. T.R. 15, and the East line of said MacGregor lands, a distance of 166.72 feet to the **TRUE PLACE OF BEGINNING** of the parcel of land herein described, said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 467,054.81 feet

East = 2,185,346.27 feet;

- 1) Thence continuing North 01° 12' 14" West along the West line of the Southeast Quarter of Section 16 and the centerline of Whitman Rd. T.R. 15, and the East line of said MacGregor lands, a distance of 166.35 feet to a railroad spike found at the Southwest corner of lands, now or formerly, owned by Jerry & Elizabeth Sheller;
- 2) Thence North 88° 46' 22" East along the South line of said Sheller lands and along the South line of lands, now or formerly, owned by Michael R. Wagner, a distance of 501.00 feet to a 5/8" rebar with cap set, said line passing through a 5/8" rebar with Moine cap found at 30.00 feet;
- 3) Thence South 01° 13' 38" East, a distance of 118.00 feet to a 5/8" rebar with cap set;
- 4) Thence South 59° 22' 41" West, a distance of 115.53 feet to a 5/8" rebar with cap set;
- 5) Thence South 89° 58' 04" West, a distance of 400.50 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 1.906 Acres of land, more or less, of which 0.115 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 September, 2024, said line passing through a 5/8" rebar with cap set 30.01 feet from the centerline of the aforementioned Whitman Rd. T.R. 15.

**DESCRIPTION OF SURVEY**  
**1.906 ACRES PARCEL**  
**LANDS OF: TODD ALAN GRABLE**

(11939 Whitman Rd.)

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99990074.

For reference survey, see Survey Volume XX, Page 859.



*Joseph H. Moine, Jr.* 4 SEPT, 2024

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

Deed Reference: O.R.962, P.1629  
Part of Parcel No. 12-01373.000

**DESCRIPTION OF SURVEY**

EXHIBIT A

**8.079 ACRES PARCEL**

**LANDS OF: TODD ALAN GRABLE**

(Vacant Land)

Situated in the County of Wayne, State of Ohio, Chippewa Township, Township 18 North, Range 11 West, Southeast Quarter of Section 16, and bounded and described as follows:

Beginning at a bent 7/8" iron rod found in the centerline of Whitman Rd. T.R. 15 at the Southwest corner of the Southeast Quarter of Section 16, said point also being a corner of lands, now or formerly, owned by Robert N. MacGregor, and said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described, and said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 467,054.81 feet

East = 2,185,346.27 feet;

- 1) Thence North 01° 12' 14" West along the West line of the Southeast Quarter of Section 16 and the centerline of Whitman Rd. T.R. 15, and the East line of said MacGregor lands, a distance of 166.72 feet to a point;
- 2) Thence North 89° 58' 04" East passing through a 5/8" rebar with cap set at 30.01 feet, a distance of 400.50 feet to a 5/8" rebar with cap set;
- 3) Thence North 59° 22' 41" East, a distance of 115.53 feet to a 5/8" rebar with cap set;
- 4) Thence North 01° 13' 38" West, a distance of 118.00 feet to a 5/8" rebar with cap set in the South line of lands, now or formerly, owned by Michael R. Wagner;
- 5) Thence North 88° 46' 22" East along the South line of said Wagner lands, a distance of 807.81 feet to a 5/8" rebar with cap set in the West line of Lot 9 of the Genet Estates Allotment as recorded in Plat Book 21, Page 370;
- 6) Thence South 01° 08' 06" East along the West line of Lots 9 & 8 of said Allotment, a distance of 333.07 feet to a 5/8" rebar with cap set in the North line of Lot 22 of the Replat of Lots 6 & 7 of Genet Estates Allotment as recorded in Plat Book 30, Page 318, said line passing through a 5/8" rebar with SJL cap found at 13.34 feet;
- 7) Thence South 88° 52' 47" West along the North line of Lot 22, a distance of 777.61 feet to an old 1" iron pipe found at the Northeast corner of the aforementioned MacGregor lands;

**DESCRIPTION OF SURVEY**

**8.079 ACRES PARCEL**

**LANDS OF: TODD ALAN GRABLE**

(Vacant Land)

8) Thence South 88° 36' 59" West along the South line said MacGregor lands, a distance of 530.81 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 8.079 Acres of land, more or less, of which 0.115 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 September, 2024, said line passing through a 5/8" rebar with cap set 30.00 feet from the Southwest corner of the Southeast Quarter of Section 16 and the centerline of Whitman Rd. T.R. 15.

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99990074.

For reference survey, see Survey Volume XX, Page 859.



*Joseph H. Moine, Jr.* 4 SEPT, 2024

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

Deed Reference: O.R.962, P.1629  
Part of Parcel No. 12-01373.000

**DESCRIPTION OF SURVEY**  
**0.138 ACRES PARCEL - EASEMENT**  
**LANDS OF: TODD ALAN GRABLE**

EXHIBIT C

(Vacant Land)

Situated in the County of Wayne, State of Ohio, Chippewa Township, Township 18 North, Range 11 West, Southeast Quarter of Section 16, and bounded and described as follows:

Beginning at a bent 7/8" iron rod found in the centerline of Whitman Rd. T.R. 15 at the Southwest corner of the Southeast Quarter of Section 16, said point also being a corner of lands, now or formerly, owned by Robert N. MacGregor, and said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 467,054.81 feet

East = 2,185,346.27 feet;

- 1) Thence North 01° 12' 14" West along the West line of the Southeast Quarter of Section 16 and the centerline of Whitman Rd. T.R. 15, and the East line of said MacGregor lands, a distance of 151.72 feet to a point, said point being the **TRUE PLACE OF BEGINNING** of the EASEMENT herein described;
- 2) Thence continuing North 01° 12' 14" West along the West line of the Southeast Quarter of Section 16 and the centerline of Whitman Rd. T.R. 15, and the East line of said MacGregor lands, a distance of 15.00 feet to a point;
- 2) Thence North 89° 58' 04" East passing through a 5/8" rebar with cap set at 30.01 feet, a distance of 400.50 feet to a 5/8" rebar with cap set;
- 3) Thence South 00° 01' 56" East, a distance of 15.00 feet to a point;
- 4) Thence South 89° 58' 04" West, a distance of 400.19 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 0.138 Acre of land, more or less, but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in September, 2024.

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99990074.

For reference survey, see Survey Volume XX, Page 859.

**DESCRIPTION OF SURVEY  
0.138 ACRES PARCEL - EASEMENT  
LANDS OF: TODD ALAN GRABLE**

(Vacant Land)



*Joseph H. Moine, Jr. 4 SEPT. 2024*

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

Deed Reference: O.R.962, P.1629  
Part of Parcel No. 12-01373.000

Map Check  
GRABLE LOT SPLIT  
8.079 AC PARCEL

Mon Sep 02 10:02:43 2024

Operator           JOE MOINE, PS  
Date

Project           GRABLE LOT SPLIT  
Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			2026	467054.85	2185346.30	ROD
2026-G56	N 01°12'14" W	166.72	G56	467221.53	2185342.80	
G56-G57	N 89°58'04" E	400.50	G57	467221.76	2185743.30	
G57-G59	N 59°22'41" E	115.53	G59	467280.60	2185842.71	
G59-G58	N 01°13'38" W	118.00	G58	467398.58	2185840.19	
G58-G52	N 88°46'22" E	807.81	G52	467415.88	2186647.81	#5 REB SET
G52-G51	S 01°08'06" E	333.07	G51	467082.87	2186654.41	#5 REB SET
G51-1962	S 88°52'47" W	777.61	1962	467067.66	2185876.95	PIPE
1962-2026	S 88°36'59" W	530.81	2026	467054.85	2185346.30	ROD

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 3250044360260.3 Total Distance Traversed> 3250.04

351906 S.F.

8.079 ACRES

Map Check  
GRABLE LOT SPLIT  
1.906 AC PARCEL

Mon Sep 02 09:57:32 2024

Operator           JOE MOINE, PS  
Date

Project           GRABLE LOT SPLIT  
Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	467221.53	2185342.80	
G56-2116	N 01°12'14" W	166.35	2116	467387.85	2185339.30	RR SPK SET
2116-G58	N 88°46'22" E	501.00	G58	467398.58	2185840.19	
G58-G59	S 01°13'38" E	118.00	G59	467280.60	2185842.71	
G59-G57	S 59°22'41" W	115.53	G57	467221.76	2185743.30	
G57-G56	S 89°58'04" W	400.50	G56	467221.53	2185342.80	
Closure error distance> 0.000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 1301379989524.6 Total Distance Traversed> 1301.38						
83007 S.F.						
1.906 ACRES						



Map Check

Mon Sep 02 10:08:22 2024

GRABLE LOT SPLIT

0.138 AC ACCESS EASEMENT

Operator JOE MOINE, PS

Project

GRABLE LOT SPLIT

Date

Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	467206.53	2185343.11	
G61-G56	N 01°12'14" W	15.00	G56	467221.53	2185342.80	
G56-G57	N 89°58'04" E	400.50	G57	467221.76	2185743.30	
G57-G60	S 00°01'56" E	15.00	G60	467206.76	2185743.30	
G60-G61	S 89°58'04" W	400.19	G61	467206.53	2185343.11	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 830696360789.4 Total Distance Traversed> 830.70

6005 S.F.

0.138 ACRE