



Situated in the Village of Doylestown, County of Wayne and State of Ohio, and known as being part of Lot 142 of said Village, also known as being part of the lands conveyed to Andrew D. and Susan M. Mosier in D.V. 952, Page 1873 of the Wayne County Recorder's Records and is further bounded and described as follows:

Commencing at the northwesterly corner of said Lot 142; which is the **"TRUE PLACE OF BEGINNING"** of the parcel herein described;

Thence, **South 51°49'50" East**, along the northerly line of said Lot 142, a distance of **198.42 feet** to the northeasterly corner of said Lot 142;

Thence, **South 38°28'37" West**, along the southerly line of said Lot 142, a distance of **119.70 feet** to a point;

Thence, **North 51°40'50" West**, a distance of **198.23 feet** to a point on the westerly line of said Lot 142, said point also being on the southerly right-of-way line of High Street (width varies);

Thence, **North 38°23'10" East**, along the westerly line of said Lot 142 and the southerly right-of-way line of said High Street, a distance of **119.18 feet** to the **TRUE PLACE OF BEGINNING**, and containing **0.544 Acres** of land, more or less, but subject to all legal highways and easements of record, as determined from a field survey under the direction of Eric J. Misanko, Registered Surveyor No. 8850, in September 2024, for and on behalf of Lewis Land Professionals, Inc.

The **BASIS OF BEARING** for this description is Grid North of the NAD83 (2011), Ohio State Plane Coordinate System, North Zone, as established by GPS observations.

Survey: XX-868



Situated in the Village of Doylestown, County of Wayne and State of Ohio, and known as being part of O.L. 32 of said Village, also known as being part of the lands conveyed to Andrew D. and Susan M. Mosier in D.V. 952, Page 1873 of the Wayne County Recorder's Records and is further bounded and described as follows:

Commencing at the northeasterly corner of Village of Doylestown Lot 142 which is the **"TRUE PLACE OF BEGINNING"** of the parcel herein described;

Thence, **South 51°49'50" East**, a distance of **101.58 feet** to a point;

Thence, **South 38°23'10" West**, a distance of **119.96 feet** to a point;

Thence, **North 51°40'50" West**, a distance of **101.77 feet** to a point on the easterly line of said Lot 142;

Thence, **North 38°28'37" East**, along the easterly line of said Lot 142, a distance of **119.70 feet** to the **TRUE PLACE OF BEGINNING**, and containing **0.280 Acres** of land, more or less, but subject to all legal highways and easements of record, as determined from a field survey under the direction of Eric J. Misanko, Registered Surveyor No. 8850, in September 2024, for and on behalf of Lewis Land Professionals, Inc.

The **BASIS OF BEARING** for this description is Grid North of the NAD83 (2011), Ohio State Plane Coordinate System, North Zone, as established by GPS observations.

Survey: XX-868



Legal Description
Parcel C – 0.203 Acres
Project No. 24-239

Situated in the Village of Doylestown, County of Wayne and State of Ohio, and known as being part of O.L. 32 of said Village, also known as being part of the lands conveyed to Andrew D. and Susan M. Mosier in D.V. 952, Page 1873 of the Wayne County Recorder's Records and is further bounded and described as follows:

Commencing at the northeasterly corner of Village Lot 142; Thence, **South 51°49'50" East**, a distance of **101.58 feet** to the "**TRUE PLACE OF BEGINNING**" of the parcel herein described;

Thence, **North 38°23'10" East**, a distance of **96.97 feet** to a 5/8" iron pin set (capped "Lewis Land Professionals") on the southerly line of a parcel conveyed to Ragen and Chad Eastwood as recorded in D.V. 920, Page 5056 of the Wayne County Recorder's Records;

Thence, **South 50°28'04" East**, along the southerly line of said Eastwood parcel, a distance of **64.64 feet** to a 1" pinched top iron pipe found at the southeasterly corner of said Eastwood parcel and on the westerly line of a parcel conveyed to Bud A. Nash as recorded in D.V. 845, Page 2423 of the Wayne County Recorder's Records;

Thence, **South 08°28'49" West**, along the westerly line of said Nash parcel and easterly line of said O.L. 32, a distance of **109.85 feet** to a point on the easterly line of said O.L. 32;

Thence, **North 51°49'50" West**, a distance of **119.40 feet** to the **TRUE PLACE OF BEGINNING**, and containing **0.203 Acres** of land, more or less, but subject to all legal highways and easements of record, as determined from a field survey under the direction of Eric J. Misanko, Registered Surveyor No. 8850, in September 2024, for and on behalf of Lewis Land Professionals, Inc.

The **BASIS OF BEARING** for this description is Grid North of the NAD83 (2011), Ohio State Plane Coordinate System, North Zone, as established by GPS observations.

Survey: XX-868



Mapcheck 6: NEW 8.981 ACRE LOT

Closure Summary

Precision, 1 part in: 763265.74'
Error distance: 0.00'
Error direction: N6°20'42"W
Area: 8.9809acres
Square area: 391206.76
Perimeter: 3206.84'

Point of Beginning

Easting: 2191119.2359'
Northing: 475943.2645'

Side 1: Line

Direction: N38°23'10"E
Angle: [-141.6139 (d)]
Deflection angle: [38.3861 (d)]
Distance: 145.00'
Easting: 2191209.2748'
Northing: 476056.9219'

Side 2: Line

Direction: S51°40'50"E
Angle: [-90.0667 (d)]
Deflection angle: [89.9333 (d)]
Distance: 300.00'
Easting: 2191444.6446'
Northing: 475870.9083'

Side 3: Line

Direction: N38°23'10"E
Angle: [90.0667 (d)]
Deflection angle: [-89.9333 (d)]
Distance: 216.93'
Easting: 2191579.3489'
Northing: 476040.9476'

Side 4: Line

Direction: S50°28'04"E
Angle: [-88.8539 (d)]
Deflection angle: [91.1461 (d)]
Distance: 64.64'
Easting: 2191629.2036'
Northing: 475999.8034'

Side 5: Line

Direction: S8°28'49"W
Angle: [-121.0519 (d)]
Deflection angle: [58.9481 (d)]
Distance: 34.39'
Easting: 2191624.1322'
Northing: 475965.7894'

Side 6: Line

Direction: S74°39'34"E
Angle: [96.8603 (d)]
Deflection angle: [-83.1397 (d)]
Distance: 192.33'
Easting: 2191809.6095'
Northing: 475914.9074'

Side 7: Line

Direction: S74°19'52"E
Angle: [-179.6717 (d)]
Deflection angle: [0.3283 (d)]
Distance: 478.56'
Easting: 2192270.3855'
Northing: 475785.6591'

Side 8: Line

Direction: S6°25'40"W
Angle: [-99.2411 (d)]
Deflection angle: [80.7589 (d)]
Distance: 452.54'
Easting: 2192219.7234'
Northing: 475335.9638'

Side 9: Line

Direction: N75°30'20"W
Angle: [-81.9333 (d)]
Deflection angle: [98.0667 (d)]
Distance: 194.00'
Easting: 2192031.8980'
Northing: 475384.5193'

Side 10: Line

Direction: N52°07'43"W
Angle: [-156.6231 (d)]
Deflection angle: [23.3769 (d)]
Distance: 106.87'
Easting: 2191947.5358'
Northing: 475450.1259'

Side 11: Line

Direction: N82°33'42"W
Angle: [149.5669 (d)]
Deflection angle: [-30.4331 (d)]
Distance: 59.00'
Easting: 2191889.0323'
Northing: 475457.7640'

Side 12: Line

Direction: N7°23'49"E
Angle: [-90.0414 (d)]
Deflection angle: [89.9586 (d)]
Distance: 17.68'
Easting: 2191891.3085'
Northing: 475475.2968'

Side 13: Line

Direction: N76°32'50"W
Angle: [96.0558 (d)]
Deflection angle: [-83.9442 (d)]
Distance: 337.86'
Easting: 2191562.7187'
Northing: 475553.8979'

Side 14: Line

Direction: N8°28'49"E
Angle: [-94.9725 (d)]
Deflection angle: [85.0275 (d)]
Distance: 35.17'
Easting: 2191567.9052'
Northing: 475588.6834'

Side 15: Line

Direction: N51°40'50"W
Angle: [119.8392 (d)]
Deflection angle: [-60.1608 (d)]
Distance: 571.87'
Easting: 2191119.2354'
Northing: 475943.2687'

Mapcheck 2: NEW 1.925 ACRE LOT

Closure Summary

Precision, 1 part in: 226079.65'
Error distance: 0.01'
Error direction: N40°21'28"E
Area: 1.9245acres
Square area: 83829.62
Perimeter: 1307.44'

Point of Beginning

Easting: 2191393.1881'
Northing: 476289.0772'

Side 1: Line

Direction: S51°49'50"E
Angle: [-51.8306 (d)]
Deflection angle: [128.1694 (d)]
Distance: 198.00'
Easting: 2191548.8531'
Northing: 476166.7153'

Side 2: Line

Direction: S37°57'36"W
Angle: [-90.2094 (d)]
Deflection angle: [89.7906 (d)]
Distance: 77.62'
Easting: 2191501.1081'
Northing: 476105.5166'

Side 3: Line

Direction: S50°28'04"E
Angle: [91.5722 (d)]
Deflection angle: [-88.4278 (d)]
Distance: 22.68'
Easting: 2191518.6004'
Northing: 476091.0805'

Side 4: Line

Direction: N37°57'36"E
Angle: [88.4278 (d)]
Deflection angle: [-91.5722 (d)]
Distance: 80.08'
Easting: 2191567.8586'
Northing: 476154.2188'

Side 5: Line

Direction: S3°14'51"E
Angle: [-41.2075 (d)]
Deflection angle: [138.7925 (d)]
Distance: 109.06'
Easting: 2191574.0367'
Northing: 476045.3339'

Side 6: Line

Direction: S50°28'04"E
Angle: [132.7797 (d)]
Deflection angle: [-47.2203 (d)]
Distance: 6.89'
Easting: 2191579.3507'
Northing: 476040.9483'

Side 7: Line

Direction: S38°23'10"W
Angle: [-91.1461 (d)]
Deflection angle: [88.8539 (d)]
Distance: 216.93'
Easting: 2191444.6464'
Northing: 475870.9091'

Side 8: Line

Direction: N51°40'50"W
Angle: [-90.0667 (d)]
Deflection angle: [89.9333 (d)]
Distance: 300.00'
Easting: 2191209.2766'
Northing: 476056.9227'

Side 9: Line

Direction: N38°23'10"E
Angle: [-89.9333 (d)]
Deflection angle: [90.0667 (d)]
Distance: 296.18'
Easting: 2191393.1919'
Northing: 476289.0816'

Mapcheck 3: PARCEL A

Closure Summary

Precision, 1 part in: 597824.17'
Error distance: 0.00'
Error direction: N60°42'03"W
Area: 0.5438acres
Square area: 23687.86

Perimeter: 635.53'

Point of Beginning

Easting: 2191283.2783'

Northing: 476150.3370'

Side 1: Line

Direction: S51°49'50"E

Angle: [-51.8306 (d)]

Deflection angle: [128.1694 (d)]

Distance: 198.42'

Easting: 2191439.2735'

Northing: 476027.7155'

Side 2: Line

Direction: S38°28'37"W

Angle: [-89.6925 (d)]

Deflection angle: [90.3075 (d)]

Distance: 119.70'

Easting: 2191364.7962'

Northing: 475934.0074'

Side 3: Line

Direction: N51°40'50"W

Angle: [-90.1575 (d)]

Deflection angle: [89.8425 (d)]

Distance: 198.23'

Easting: 2191209.2717'

Northing: 476056.9190'

Side 4: Line

Direction: N38°23'10"E

Angle: [-89.9333 (d)]

Deflection angle: [90.0667 (d)]

Distance: 119.18'

Easting: 2191283.2774'

Northing: 476150.3375'

Mapcheck 4: PARCEL B

Closure Summary

Precision, 1 part in: 78624.27'

Error distance: 0.01'

Error direction: N29°16'31"E

Area: 0.2797 acres

Square area: 12183.41

Perimeter: 443.01'

Point of Beginning

Easting: 2191439.2734'
Northing: 476027.7152'

Side 1: Line

Direction: S51°49'50"E
Angle: [-51.8306 (d)]
Deflection angle: [128.1694 (d)]
Distance: 101.58'
Easting: 2191519.1342'
Northing: 475964.9398'

Side 2: Line

Direction: S38°23'10"W
Angle: [-89.7833 (d)]
Deflection angle: [90.2167 (d)]
Distance: 119.96'
Easting: 2191444.6441'
Northing: 475870.9099'

Side 3: Line

Direction: N51°40'50"W
Angle: [-90.0667 (d)]
Deflection angle: [89.9333 (d)]
Distance: 101.77'
Easting: 2191364.7989'
Northing: 475934.0119'

Side 4: Line

Direction: N38°28'37"E
Angle: [-89.8425 (d)]
Deflection angle: [90.1575 (d)]
Distance: 119.70'
Easting: 2191439.2762'
Northing: 476027.7201'

Mapcheck 5: PARCEL C

Closure Summary

Precision, 1 part in: 90569.75'
Error distance: 0.00'
Error direction: N15°55'25"W
Area: 0.2027acres
Square area: 8830.33
Perimeter: 390.86'

Point of Beginning

Easting: 2191519.1355'

Northing: 475964.9386'

Side 1: Line

Direction: N38°23'10"E
Angle: [-141.6139 (d)]
Deflection angle: [38.3861 (d)]
Distance: 96.97'
Easting: 2191579.3498'
Northing: 476040.9480'

Side 2: Line

Direction: S50°28'04"E
Angle: [-88.8539 (d)]
Deflection angle: [91.1461 (d)]
Distance: 64.64'
Easting: 2191629.2045'
Northing: 475999.8038'

Side 3: Line

Direction: S8°28'49"W
Angle: [-121.0519 (d)]
Deflection angle: [58.9481 (d)]
Distance: 109.85'
Easting: 2191613.0050'
Northing: 475891.1548'

Side 4: Line

Direction: N51°49'50"W
Angle: [-60.3108 (d)]
Deflection angle: [119.6892 (d)]
Distance: 119.40'
Easting: 2191519.1343'
Northing: 475964.9427'