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R. Aaron Wells, P.S.
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January 24, 2025

**Description of 2.176 Acres
For
JSTR Properties LLC**

Situated in the Township of Baughman (T-17 N, R-11 W), Northeast Quarter of Section 14, the County of Wayne, the State of Ohio.

Being part of a 67.807 acre tract (PN 02-00157.000) heretofore conveyed to JSTR Properties, LLC in O.R. 964 at Page 3931 of the Wayne County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at the retraced location of a stone monument at the southeast corner of the northeast quarter of Section 14 in Lovers Lane Rd. – TR 451 (40' R/W) as shown on a survey performed by Gasbarre & Associates, Inc. as dated March 6, 2014;

Thence with said road and with the east line of Section 14 being also the west line of Section 13 North 0 deg. 31 min. 06 sec. West, 1342.50 feet to an iron monument found by magnetic location in Shifferly Rd. – TR 39 (60' R/W);

Thence with the south bound of the aforesaid parent tract, the north bound of an 80.0 acre tract heretofore conveyed to JSTR Properties, LLC (O.R. 964 – Pg. 3931) and with said Shifferly road South 89 deg. 21 min. 21 sec. West, 1822.97 feet to a point at the **TRUE PLACE OF BEGINNING** of the tract herein to be described with said point of beginning being located South 0 deg. 38 min. 39 sec. East, 30.00 feet from an iron pin set;

(1) Thence continuing with the bound of said parent tract, the bound of said 80.0 acre tract and with said road South 89 deg. 21 min. 21 sec. West, 400.11 feet to a point being located South 0 deg. 38 min. 39 sec. East, 30.00 feet from an iron pin set;

(2) Thence leaving said road and through the bounds of said parent tract North 0 deg. 38 min. 39 sec. West, 236.92 feet to an iron pin set and passing on line an iron pin set at 30.00 feet;

(3) Thence continuing through the bounds of said parent tract North 89 deg. 21 min. 21 sec. East, 400.11 feet to an iron pin set;

(4) Thence continuing through the bounds of said parent tract South 0 deg. 38 min. 39 sec. East, 236.92 feet (passing on line an iron pin set at 206.92 feet) to the **TRUE PLACE OF BEGINNING**, containing 2.176 Acres, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above-described tract consists of 0.275 acre within the right-of-way of Shifferly Road – TR 39.

See Volume XX at Page 968 of the Wayne County Survey Records for survey.

Bearings herein are oriented to Ohio State Plane North Zone NAD 83 and all iron pins set are 5/8"x30" re-bars with blue plastic caps stamped R.A.W. 8401.

Survey and description by R. Aaron Wells, Professional Surveyor #8401 in January 2025.

Parcel Number: _____



R. Aaron Wells
R. Aaron Wells, P.S. # 8401

MAPCHECK REPORT

Fri Jan 24 09:15:24 2025

Project:

for 2.176 ac tr

Starting Pt#1 Coordinates - North: 5000.0000', East: 5000.0000'

Ending coordinates - North: 5000.0000', East: 5000.0000'

ERROR - North: 0.00', East: 0.00', Total: 0.00', Bearing: S 90°00'00" W

S 89°21'21" W 400.11'

2	N:4995.5017'	E:4599.9153'
	N 0°38'39" W 236.92'	

3	N:5232.4068'	E:4597.2517'
	N 89°21'21" E 400.11'	

4	N:5236.9050'	E:4997.3364'
	S 0°38'39" E 236.92'	

5	N:5000.0000'	E:5000.0000'
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Perimeter: 1274.06'

Area: 2.1762 acres 94794.06 sq ft

Precision: Perfect