

Samuel C. Ward, P.S.
Randall A. Emler, P.S.

WARD & EMLER SURVEYING, INC.

*Professional Land Surveyors
113 Third Street SE
New Philadelphia OH 44663
(330) 364-5866
Email – wesurvey@frontier.com*

R. Aaron Wells, P.S.
James R. Fouts, P.S.

March 31, 2025

**Description of 1.179 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 2.176 acre tract (PN 02-00157.001) heretofore conveyed to JSTR Properties, LLC in O.R. 972 at Page 5792 of the Wayne County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at an iron pin found by magnetic location at the northeast corner of the northeast quarter of Section 14 in Lovers Lane Rd. – TR 451 (40' R/W);

Thence with said road and with the east line of Section 14 being also the west line of Section 13 South 0 deg. 15 min. 09 sec. East, 1341.45 feet to a point in Shifferly Rd. – TR 39 (60' R/W) with said point being located North 89 deg. 21 min. 21 sec. East, 6.23 feet from an iron pin found by magnetic location;

Thence with the south bound of the residue of a 67.807 acre tract and 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, 1829.20 feet to a point at the southeast corner of the aforesaid 2.176 acre parent tract being also 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 on a previous survey;

(1) Thence with the south bound of said parent tract, the north bound of said 80.0 acre tract and with said road South 89 deg. 21 min. 21 sec. West, 260.00 feet to a point being located South 0 deg. 38 min. 39 sec. East, 25.00 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, 197.54 feet to an iron pin set and passing on line an iron pin set at 25.00 feet;

(3) Thence continuing through the bounds of said parent tract North 89 deg. 21 min. 21 sec. East, 260.00 feet to an iron pin set on the east bound of said parent tract;

(4) Thence with said parent tract and with a bound of the aforesaid residue 67.807 acre tract South 0 deg. 38 min. 39 sec. East, 197.54 feet (passing on line an iron pin set on a previous survey at 167.54 feet) to the **TRUE PLACE OF BEGINNING**, containing **1.179 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 0.179 acre in the right-of-way of Shifferly Road – TR 39.

See Volume XX at Page 997 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 March 2025.

Parcel Number: _____



R. Aaron Wells, P.S. #8401

Samuel C. Ward, P.S.
Randall A. Emler, P.S.

WARD & EMLER SURVEYING, INC.
Professional Land Surveyors
113 Third Street SE
New Philadelphia OH 44663
(330) 364-5866
Email – wesurvey@frontier.com

R. Aaron Wells, P.S.
James R. Fouts, P.S.

March 31, 2025

**Description of 0.997 Acre
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 2.176 acre tract (PN 02-00157.001) heretofore conveyed to JSTR Properties, LLC in O.R. 972 at Page 5792 of the Wayne County Deed Records with the tract to be conveyed being more fully described as follows:

Commencing at an iron pin found by magnetic location at the northeast corner of the northeast quarter of Section 14 in Lovers Lane Rd. – TR 451 (40' R/W);

Thence with said road and with the east line of Section 14 being also the west line of Section 13 South 0 deg. 15 min. 09 sec. East, 1341.45 feet to a point in Shifferly Rd. – TR 39 (60' R/W) with said point being located North 89 deg. 21 min. 21 sec. East, 6.23 feet from an iron pin found by magnetic location;

Thence with the south bound of the residue of a 67.807 acre tract and 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, 1829.20 feet to a point at the southeast corner of the aforesaid 2.176 acre parent tract with said point being located South 0 deg. 38 min. 39 sec. East, 30.00 feet from an iron pin set on a previous survey;

Thence leaving said road and with the east bound of said parent tract and with a bound of the aforesaid residue 67.807 acre tract North 0 deg. 38 min. 39 sec. West, 197.54 feet to an iron pin set at the **TRUE PLACE OF BEGINNING** of the tract herein to be described and passing on line an iron pin set on a previous survey at 30.00 feet;

(1) Thence through the bounds of said parent tract South 89 deg. 21 min. 21 sec. West, 260.00 feet to an iron pin set;

(2) Thence continuing through the bounds of said parent tract South 0 deg. 38 min. 39 sec. East, 197.54 feet to a point the north bound of the aforesaid 80.0 acre tract and in the aforesaid Shifferly road and passing on line an iron pin set at 172.54 feet;

(3) Thence with the north bound of said 80.0 acre tract and with said road South 89 deg. 21 min. 21 sec. West, 140.11 feet to a point at the southwest corner of said parent tract with said point being located South 0 deg. 38 min. 39 sec. East, 30.00 feet from an iron pin set on a previous survey;

(4) Thence leaving said road and with the west bound of said parent tract North 0 deg. 38 min. 39 sec. West, 236.92 feet to an iron pin set on a previous survey at the northwest corner of said parent tract and passing on line an iron pin set on a previous survey at 30.00 feet;

(5) Thence with the north bound of said parent tract North 89 deg. 21 min. 21 sec. East, 400.11 feet to an iron pin set on a previous survey at the northeast corner of said parent tract;

(6) Thence with the east bound of said parent tract South 0 deg. 38 min. 39 sec. East, 39.38 feet to the **TRUE PLACE OF BEGINNING**, containing 0.997 Acre, 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 is to be conveyed between adjoining property owners only.

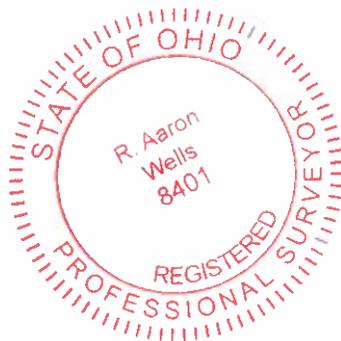
See Volume XX at Page 997 of the Wayne County Survey Records for survey.

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 March 2025.

Parcel Number: _____

R. Aaron Wells, P.S. #8401



Samuel C. Ward, P.S.
Randall A. Emler, P.S.

WARD & EMLER SURVEYING, INC.

*Professional Land Surveyors
113 Third Street SE
New Philadelphia OH 44663
(330) 364-5866
Email – wesurvey@frontier.com*

R. Aaron Wells, P.S.
James R. Fouts, P.S.

March 31, 2025

**Description of 66.603 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 2.176 acre tract (PN 02-00157.001) heretofore conveyed to JSTR Properties, LLC in O.R. 972 at Page 5792 and part of the residue 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 an iron pin found by magnetic location at the northeast corner of the northeast quarter of Section 14 in Lovers Lane Rd. – TR 451 (40' R/W) at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

(1) Thence with said road and with the east line of Section 14 being also the west line of Section 13 South 0 deg. 15 min. 09 sec. East, 1341.45 feet to a point in Shifferly Rd. – TR 39 (60' R/W) with said point being located North 89 deg. 21 min. 21 sec. East, 6.23 feet from an iron pin found by magnetic location;

(2) Thence with 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, 1829.20 feet to a point at the southeast corner of the aforesaid 2.176 acre parent tract with said point being located South 0 deg. 38 min. 39 sec. East, 30.00 feet from an iron pin set on a previous survey;

(3) Thence leaving said road and with the east bound of said 2.176 acre parent tract and with a bound of the aforesaid residue 67.807 acre parent tract North 0 deg. 38 min. 39 sec. West, 197.54 feet to an iron pin set and passing on line an iron pin set on a previous survey at 30.00 feet;

(4) Thence through the bounds of said 2.176 acre parent tract South 89 deg. 21 min. 21 sec. West, 260.00 feet to an iron pin set;

(5) Thence continuing through the bounds of said parent tract South 0 deg. 38 min. 39 sec. East, 197.54 feet to a point on the north bound of the aforesaid 80.0 acre tract and in the aforesaid Shifferly road and passing on line an iron pin set at 172.54 feet;

(6) Thence with the north bound of said 80.0 acre tract and with said road South 89 deg. 21 min. 21 sec. West, 585.77 feet to an iron monument found by magnetic location on the west line of the northeast quarter of Section 14 in Dalton-Fox Lake Rd. – CR 32 (60' R/W) and passing on line an iron

monument found at 583.62 feet;

(7) Thence with said Dalton-Fox Lake road and with the west line of said quarter section North 0 deg. 28 min. 44 sec. West, 871.36 feet to an iron monument found by magnetic location at the southwest corner of a 3.390 acre tract heretofore conveyed to Timothy M. & Andrea M. Sigler (O.R. 943 – Pg. 842);

(8) Thence leaving said road and quarter section line and with the south bound of said 3.390 acre tract and with the south bound of a 3.529 acre tract heretofore conveyed to Timothy M. & Andrea M. Sigler (O.R. 943 – Pg. 842) North 89 deg. 11 min. 00 sec. East, 1360.06 feet to an iron pin set at the southeast corner of said 3.529 acre tract and passing on line a 5/8" iron pin found at 29.86 feet and a 1/2" iron pin found at 766.25 feet;

(9) Thence with the east bound of said 3.529 acre tract and with the east bound of a 3.566 acre tract heretofore conveyed to Nicholas Maurer (O.R. 930 – Pg. 4951) North 0 deg. 26 min. 56 sec. West, 462.00 feet to a 5/8" iron pin found at the northeast corner of said 3.566 acre tract on the north line of Section 14 and passing on line a 1/2" iron pin found capped SJL Inc. at 220.00 feet;

(10) Thence with the north line of Section 14 being also the south line of Section 11 North 89 deg. 11 min. 00 sec. East, 1320.00 feet to the **TRUE PLACE OF BEGINNING**, containing 66.603 Acres, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

See Volume XX at Page 997 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 March 2025.

Parcel Number: _____



R. Aaron Wells, P.S. #8401

MAPCHECK REPORT

Tue Apr 01 11:10:46 2025

Project:

for 1.179 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: N 0°00'00" W

S 89°21'21" W 260.00'

2 N:4997.0769' E:4740.0164'

N 0°38'39" W 197.54'

3 N:5194.6044' E:4737.7956'

N 89°21'21" E 260.00'

4 N:5197.5275' E:4997.7791'

S 0°38'39" E 197.54'

5 N:5000.0000' E:5000.0000'

Perimeter: 915.08'

Area: 1.1791 acres 51360.40 sq ft

Precision: Perfect

MAPCHECK REPORT

Tue Apr 01 14:42:01 2025

Project:
for 0.997 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 260.00'

2 N:4997.0769' E:4740.0164'
S 0°38'39" E 197.54'

3 N:4799.5494' E:4742.2373'
S 89°21'21" W 140.11'

4 N:4797.9742' E:4602.1361'
N 0°38'39" W 236.92'

5 N:5034.8792' E:4599.4726'
N 89°21'21" E 400.11'

6 N:5039.3775' E:4999.5573'
S 0°38'39" E 39.38'

7 N:5000.0000' E:5000.0000'

Perimeter: 1274.06'

Area: 0.9971 acres 43433.66 sq ft

Precision: Perfect

MAPCHECK REPORT

Tue Apr 01 15:38:51 2025

Project:

for 66.603 ac tr

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

Ending coordinates - North: 5000.0038', East: 4999.9961'

ERROR - North: 0.00', East: 0.00', Total: 0.01', Bearing: N 45°54'34" W

S 0°15'09" E 1341.45'

2	N:3658.5630'	E:5005.9117'
	S 89°21'21" W 1829.20'	
3	N:3637.9981'	E:3176.8273'
	N 0°38'39" W 197.54'	
4	N:3835.5256'	E:3174.6064'
	S 89°21'21" W 260.00'	
5	N:3832.6025'	E:2914.6229'
	S 0°38'39" E 197.54'	
6	N:3635.0750'	E:2916.8437'
	S 89°21'21" W 585.77'	
7	N:3628.4894'	E:2331.1108'
	N 0°28'44" W 871.36'	
8	N:4499.8190'	E:2323.8278'
	N 89°11'00" E 1360.06'	
9	N:4519.2040'	E:3683.7497'
	N 0°26'56" W 462.00'	
10	N:4981.1898'	E:3680.1301'
	N 89°11'00" E 1320.00'	
11	N:5000.0038'	E:4999.9961'

Perimeter: 8424.92'

Area: 66.6036 acres 2901254.70 sq ft

Precision: 1536500.01