

**0.066 ACRES  
VACANT LAND – EGYPT ROAD  
SMITHVILLE, OHIO**

Situated in the Township of Green, (T-17N, R-12W), Northeast Quarter of Section 21, County of Wayne, and State of Ohio:

Beginning at a 1" iron bar found and held marking the northeast corner of the Northeast Quarter of Section 21 and being the intersection of the centerline of Egypt Road (T.R. 216 – 60' wide) with the centerline of Smucker Road (C.R. 502 – 60' wide);

Thence S 00°13'26" E, along the east line of the Northeast Quarter of Section 21 and the centerline of Egypt Road, a distance of 253.29' to a point thereon being the southeast corner of land conveyed to Ryan Z. Byler and Elsa M. Byler as recorded in O.R. 943, Page 2963 and being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

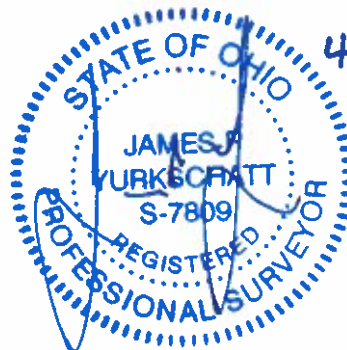
1. Thence continuing S 00°13'26" E, along the east line of the Northeast Quarter of Section 21 and the centerline of Egypt Road, a distance of 20.00' to a point thereon being the northeast corner of land conveyed to Gene A. McConahay and Susan F. McConahay as recorded in O.R. 775, Page 1092;
2. Thence S 72°23'13" W, along a north line of said McConahay land, passing over a 3/4" pinch-top iron pipe found at 30.01' and the west right-of-way line of Egypt Road at 31.44', a total distance of 150.00' to a 5/8" rebar (cap id. "Campbell & Assoc.") set marking a north corner of said McConahay land and being on the east line of land conveyed to Wayne Moore and Twila Moore as recorded in O.R. 962, Page 3085 (Deed Parcel 2);
3. Thence N 00°13'26" W, along the east line of said Moore land, a distance of 20.00' to a 5/8" rebar (cap id. "Campbell & Assoc.") set thereon marking the southwest corner of said Byler land (witness a bent 3/4" pinch-top iron pipe found 0.45' south and 4.96' east);
4. Thence N 72°23'13" E, along the south line of said Byler land, passing over the west right-of-way line of Egypt Road at 118.56' and a 3/4" pinch-top iron pipe found at 119.88', a total distance of 150.00' to the **TRUE PLACE OF BEGINNING** and containing 0.066 acres (2,863 square feet) of land.

For survey see Volume **YY** , Page **12** of the Wayne County Survey Records.

Survey and description prepared by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on April 9, 2025.

Part of Permanent Parcel Number: 31-00791.000

Prior Deed Reference: O.R. 962, Page 3085 (Deed Parcel 1)



**3.735 ACRES  
8295 SMUCKER ROAD  
SMITHVILLE, OHIO**

Situated in the Township of Green, (T-17N, R-12W), Northeast Quarter of Section 21, County of Wayne, and State of Ohio:

Beginning at a 1" iron bar found and held marking the northeast corner of the Northeast Quarter of Section 21 and being the intersection of the centerline of Egypt Road (T.R. 216 – 60' wide) with the centerline of Smucker Road (C.R. 502 – 60' wide);

Thence S 88°57'39" W, along the north line of the Northeast Quarter of Section 21 and the centerline of Smucker Road, a distance of 143.16' to a point thereon being the northwest corner of land conveyed to Ryan Z. Byler and Elsa M. Byler as recorded in O.R. 943, Page 2963 and being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

1. Thence S 00°13'26" E, along the west line of said Byler land, passing over a 5/8" rebar (cap id. "Campbell & Assoc.") set on the south right-of-way line of Smucker Road at 30.00' (witness an iron T-post found 2.71' north and 4.69' east), then to and along the west line of land conveyed to Wayne Moore and Twila Moore as recorded in O.R. 962, Page 3085 (Deed Parcel 1) and a north line of land conveyed to Gene A. McConahay and Susan F. McConahay as recorded in O.R. 775, Page 1092, a total distance of 326.60' to a 5/8" rebar (cap id. "Campbell & Assoc.") set marking a north corner of said McConahay land (witness a bent 1/2" rebar found 1.21' south and 1.11' east);
2. Thence S 72°23'13" W, along the north line of said McConahay land, then to and along the north lines of lands conveyed to Trevor Michael Stretch as recorded in O.R. 331, Page 237 and to Belfort Farm, LLC, as recorded in O.R. 855, Page 215, a distance of 388.00' to a point being the southeast corner of land conveyed to Deborah H. Stinner, Trustee, as recorded in O.R. 916, Page 3898 (witness a 3/4" pinch-top iron pipe found and held for line at 0.27' south);
3. Thence N 12°48'02" W, along the east line of said Stinner, Trustee land, passing over a 5/8" rebar (cap id. "Campbell & Assoc.") set on the south right-of-way line of Smucker Road at 415.98' (witness a 3/4" pinch-top iron pipe found 0.38' south and 2.81' west), a total distance of 446.62' to a point on the north line of the Northeast Quarter of Section 21 and the centerline of Smucker Road;
4. Thence N 88°57'39" E, along the north line of the Northeast Quarter of Section 21 and the centerline of Smucker Road, a distance of 467.56' to the **TRUE PLACE OF BEGINNING** and containing 3.735 acres (162,684 square feet) of land.

For survey see Volume YY , Page 12 of the Wayne County Survey Records.

Survey and description prepared by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on April 09, 2025.

Part of Permanent Parcel Number: 31-00791.000

Prior Deed Reference: O.R. 962, Page 3085 (Deed Parcel 2)



Inverse With Area

Wed Apr 9 12:49:08 2025

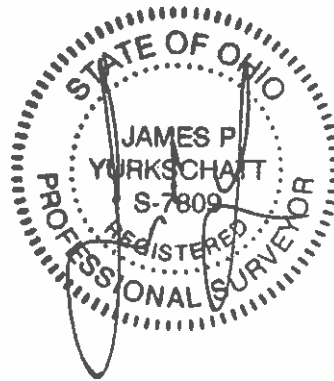
PntNo	Bearing	Distance	Northing	Easting	Description
PP			435121.52	2155405.63	
	S 00°13'26" E	326.60			
PP			434794.93	2155406.91	
	S 72°23'13" W	388.00			
PP			434677.52	2155037.10	
	N 12°48'02" W	446.62			
PP			435113.04	2154938.15	
	N 88°57'39" E	467.56			
PP			435121.52	2155405.63	

Closure Error Distance> 0.0044 Error Bearing> S 70°51'37" W  
Closure Precision> 1 in 372544.3 Total Distance Inversed> 1628.78

Area: 162684 Sq. Feet, 3.735 Acres

*Closure*

*8295 Smucker Road*

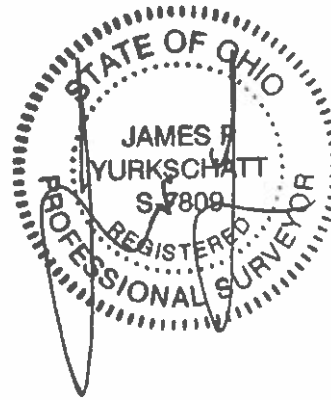


Inverse With Area

Wed Apr 9 10:58:28 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			434873.429	2155692.894	
	S 00°13'26" E	20.00			
PP			434853.429	2155692.973	
	S 72°23'13" W	150.00			
PP			434808.041	2155550.004	
	N 00°13'26" W	20.00			
PP			434828.041	2155549.926	
	N 72°23'13" E	150.00			
PP			434873.429	2155692.894	
Closure Error Distance> 0.0000					
Total Distance Inversed> 340.00					

Area: 2863 Sq. Feet, 0.066 Acres



*Closure*

*Vacant Land - Egypt Road*