

EXHIBIT A

Situated in the Village Creston and the Township of Canaan (T-17N; R-13 W), Northwest Quarter of Section 11, County of Wayne, and State of Ohio:

Known as being Lot 893 in the Peachey Acres Allotment #5 as shown in Plat Volume 34, Page 285 of the Wayne County Plat Records.

Parcel Numbers:	09-01043.029	(1.901 ac in the Village of Creston)
	07-01136.	(26.019 ac in the Township of Canaan)

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 26.019 ACRE PARCEL

SW-6131

Situated in the Township of Canaan, T-17N; R-13W, Northwest Quarter of Section 11, County of Wayne, State of Ohio:

Known as being part of lands conveyed to Nicholas E. & Jill M. Gasser, Co-Trustees in Volume 920, Page 2021 of Wayne County Official Records and further bounded and described as follows;

Beginning at a stone found on a Village of Creston corporation line and at the northwest corner of Lot 808 in Peachey Acres Allotment #3 in Volume 25, Page 142 of Wayne County Plat Records also being the northeast corner of lands conveyed to James H. & Joan K. Winkler, Trustees in Volume 674, Page 2203 of aforesaid Official Records:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. **S 88° 24' 44" W, 872.29** feet along the north line of said Winkler lands to a 5/8" capped pin with I.D. cap marked "GASBARRE" found at the southeast corner of lands conveyed to Michelle R. Grassbaugh in Volume 767, Page 526 & Volume 950, Page 4 of said Official Records;
2. **N 01° 51' 14" W, 1083.19** feet along the east line of said Grassbaugh lands, passing through a 5/8" iron bar found at the northeast corner thereof at a distance of 1023.19 feet, and a new division line to a 5/8" rebar with I.D. cap "SJL, INC" set on the south line of lands conveyed to Roger S. & Cinda J. Maibach in Volume 751, Page 1715 of said Official Records;
3. **N 87° 59' 36" E, 1075.03** feet along the south line of said Maibach lands to a 5/8" capped pin with I.D. cap marked "GASBARRE" found at the northwest corner of lands conveyed to David B. & Lynn C. Vaughn in Volume 563, Page 2061 of said Official Records;

Continued 26.019 ac. on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

Page 2 (Description 26.019 ac.)

4. **S 01° 22' 37" E, 777.54** feet along the west line of said Vaughn lands to a 5/8" iron bar found at the southwest corner thereof also being on an aforesaid corporation line and at the northwest corner of Lot 832 in Peachey Acres Allotment #4 in Volume 26, Page 212 of said Plat Records;
5. **S 30° 16' 16" W, 369.11** feet on a northwest line of said corporation and said Lot 832 to the place of beginning and containing within said bounds **26.019** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2025.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume YY ; Page 38 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-6131-closure.docx

Inverse With Area				Tue, Apr 15 2025 10:19:11 AM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			474389.35	2130340.53	
	S88°24'44"W	872.29			
PP			474365.18	2129468.58	
	N01°51'14"W	1083.19			
PP			475447.80	2129433.54	
	N87°59'36"E	1075.03			
PP			475485.44	2130507.91	
	S01°22'37"E	777.54			
PP			474708.13	2130526.59	
	S30°16'16"W	369.11			
PP			474389.35	2130340.53	
Closure Error Distance> 0.0000					
Total Distance Inversed> 4177.16					
Area: 26.019 AC., 1133373.4 SF.					

Inverse With Area				Tue, Apr 15 2025 10:21:05 AM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			474389.35	2130340.53	
	N30°16'16"E	369.11			
PP			474708.13	2130526.59	
	N88°37'23"E	186.07			
PP			474712.60	2130712.61	
	S28°33'40"W	46.40			
PP			474671.85	2130690.43	
	S22°25'58"E	168.00			
PP			474516.56	2130754.54	
Radius: 330.00 Chord: 194.72 Degree: 17°21'44" Dir: Left					
Length: 197.66 Delta: 34°19'08" Tangent: 101.90					
Chord BRG: S51°39'38"W Rad-In: S21°10'48"E Rad-Out: S55°29'56"E					
Radius PntNo: PP N: 474208.85 E: 2130873.76					
PP			474395.77	2130601.81	
	S88°35'31"W	261.36			
PP			474389.35	2130340.53	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1228.60					
Area: 1.901 AC., 82825.9 SF.					

Inverse With Area				Tue, Apr 15 2025 10:22:19 AM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			474389.35	2130340.53	
	S88°24'44"W	872.29			
PP			474365.18	2129468.58	
	N01°51'14"W	1083.19			
PP			475447.80	2129433.54	
	N87°59'36"E	1075.03			
PP			475485.44	2130507.91	
	S01°22'37"E	777.54			
PP			474708.13	2130526.59	
	N88°37'23"E	186.07			
PP			474712.60	2130712.61	
	S28°33'40"W	46.40			
PP			474671.85	2130690.43	
	S22°25'58"E	168.00			

PP 474516.56 2130754.54
Radius: 330.00 Chord: 194.72 Degree: 17°21'44" Dir: Left
Length: 197.66 Delta: 34°19'08" Tangent: 101.90
Chord BRG: S51°39'38"W Rad-In: S21°10'48"E Rad-Out: S55°29'56"E
Radius PntNo: PP N: 474208.85 E: 2130873.76
PP 474395.77 2130601.81
S88°35'31"W 261.36
PP 474389.35 2130340.53
Closure Error Distance> 0.0000
Total Distance Inversed> 4667.54
Area: 27.920 AC., 1216199.2 SF.