

Legal Description for a 0.080 Acre Parcel (out of Parcel 12-02506.000)

Situated in the Township of Chippewa, County of Wayne and State of Ohio and being a part of the Southeast Quarter of Section 17, T-18N, R-11W and being more fully described as follows

Commencing at a #6 solid bar found buried 18" below the north edge of the roadway surface at the Northeast corner of said Quarter Section (witness a pinch pipe found buried 8" below the north edge of the roadway surface **S 89° 19' 26" W** at a distance of 1915.28 feet) thence along said Quarter Section line **S 89° 19' 26" W** distance of **905.33** feet to a point and **THE TRUE PLACE OF BEGINNING**

1) Thence **S 00° 40' 34" E** passing over a #4 rebar found at 29.84 feet and along the easterly line of property now or formerly in the name of Dale Tester (510/828-830) a distance of 279.00 feet to a point;

2) Thence **S 89° 19' 26" W**, along the southerly line of said Tester a distance of 12.43 feet to a solid bar set;

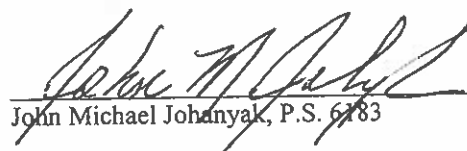
3) Thence **N 00° 40' 34" W**, passing over a solid bar set at 249.00 feet a distance of 279.00 feet to a point on the Quarter section line;

4) Thence **N 89° 19' 26" E** along the Quarter section line a distance of 12.43 feet to **THE TRUE PLACE OF BEGINNING** and containing **0.080 acres** of land be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in January of 2025.

All solid # 5 bars (5/8") set flush with I.D. cap John Michael Johanyak, PS 6183.

The Basis of Bearings: Relative to the Ohio State Plane Coordinate System NAD 83 (2011)

See Wayne County Survey Records Volume 44 Page 328 for survey.

 2-10-25
John Michael Johanyak, P.S. 6183 Date





Legal Description for a 0.746 Acre Parcel (out of Parcel 12-03055.001)

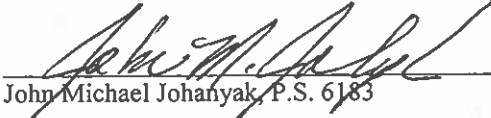
Situated in the Township of Chippewa, County of Wayne and State of Ohio and being a part of the Southeast Quarter of Section 17, T-18N, R-11W and being more fully described as follows

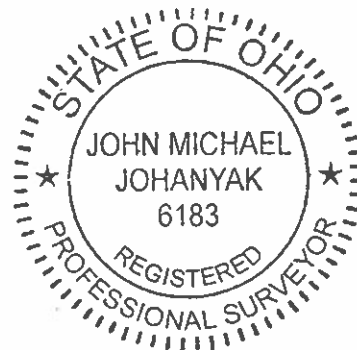
Commencing at a #6 solid bar found buried 18" below the north edge of the roadway surface at the Northeast corner of said Quarter Section (witness a pinch pipe found buried 8" below the north edge of the roadway surface S 89° 19' 26" W at a distance of 1915.28 feet) thence along said Quarter Section line S 89° 19' 26" W distance of 1080.33 feet to a point and **THE TRUE PLACE OF BEGINNING**

- 1) Thence S 00° 40' 34" E passing over a #4 rebar found at 29.87 feet and along the westerly line of property now or formerly in the name of Dale Tester (510/828-830) a distance of 279.00 feet to a point;
- 2) Thence S 89° 19' 26" W, a distance of 116.51 feet to a solid bar set;
- 3) Thence N 00° 40' 34" W, passing over a solid bar set at 249.00 feet a distance of 279.00 feet to a point on the Quarter section line;
- 4) Thence N 89° 19' 26" E along the Quarter section line a distance of 116.50 feet to **THE TRUE PLACE OF BEGINNING** and containing 0.746 acres of land be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in January of 2025.

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The Basis of Bearings: Relative to the Ohio State Plane Coordinate System NAD 83 (2011)

See Wayne County Survey Records Volume 44 Page 328 for survey.

 2-10-25
John Michael Johanyak, P.S. 6183 Date





Legal Description for a 1.787 Acre Parcel (out of Parcel 12-02506.000 & 12-03055.001)

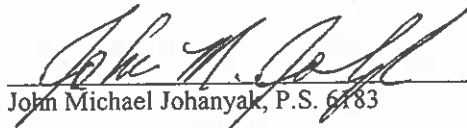
Situated in the Township of Chippewa, County of Wayne and State of Ohio and being a part of the Southeast Quarter of Section 17, T-18N, R-11W and being more fully described as follows

Commencing at a #6 solid bar found buried 18" below the north edge of the roadway surface at the Northeast corner of said Quarter Section (witness a pinch pipe found buried 8" below the north edge of the roadway surface **S 89° 19' 26" W** at a distance of 1915.28 feet) thence along said Quarter Section line **S 89° 19' 26" W** distance of 917.76 feet to a point and **THE TRUE PLACE OF BEGINNING**

- 1) Thence **S 00° 40' 34" E** passing over a solid bar set at 30.00 feet a distance of 279.00 feet to a solid bar set;
- 2) Thence **S 89° 19' 26" W**, a distance of 279.08 feet to a solid bar set;
- 3) Thence **N 00° 40' 34" W**, passing over a solid bar set at 249.00 feet a distance of 279.00 feet to a point on the Quarter section line;
- 4) Thence **N 89° 19' 26" E** along the Quarter section line a distance of 279.07 feet to **THE TRUE PLACE OF BEGINNING** and containing **1.787 acres** of land be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in January of 2025.

All solid # 5 bars (5/8") set flush with I.D. cap John Michael Johanyak, PS 6183.
The Basis of Bearings: Relative to the Ohio State Plane Coordinate System NAD 83 (2011)

See Wayne County Survey Records Volume 44 Page 328 for survey.


John Michael Johanyak, P.S. 6183
Date 2-10-25





Legal Description for a 4.981 Acre Parcel (out of Parcel 12-03055.001 & 12-02506.000)

Situated in the Township of Chippewa, County of Wayne and State of Ohio and being a part of the Southeast Quarter of Section 17, T-18N, R-11W and being more fully described as follows

Commencing at a #6 solid bar found buried 18" below the north edge of the roadway surface at the Northeast corner of said Quarter Section (witness a pinch pipe found buried 8" below the north edge of the roadway surface S 89° 19' 26" W at a distance of 1915.28 feet) thence along said Quarter Section line S 89° 19' 26" W distance of 777.76 feet to a point and **THE TRUE PLACE OF BEGINNING**

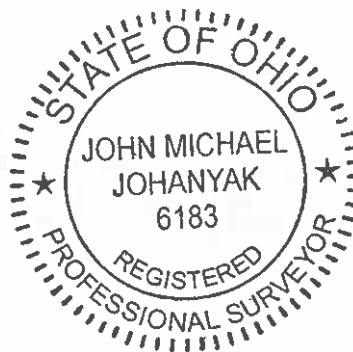
- 1) Thence S 00° 40' 34" E passing over a #4 rebar found at 31.33 feet and along the westerly line of property now or formerly in the names of Roger S. and Sara L. Clark (972/5407) and Carl Tester (722/700) a distance of 837.25 feet to a #4 rebar found on the north line of the Railroad R/W;
- 2) Thence N 59° 21' 32" W, along the northerly line of the Railroad R/W a distance of 48.89 feet to a #4 rebar found at the POC of a curve to the right;
- 3) Thence along said curve having a delta angle of 04° 33' 17" , a radius of 5699.65 feet, a chord of 452.97 feet, a chord bearing N 57° 04' 53" W a tangent of 226.67 feet an arc distance of 453.09 feet to a solid bar set.
- 4) Thence N 00° 40' 30" W, a distance of 282.20 feet to a solid bar set;
- 5) Thence N 89° 19' 26" E, and along the southerly line of property extended westerly now or formerly in the name of Dale Tester (510/828-830) a distance of 279.08 feet to a solid bar set;
- 6) Thence N 00° 40' 34" W passing over a solid bar set at a distance of 249.00 feet a distance of 279.00 feet to a point on the Quarter Section line;
- 7) Thence N 89° 19' 26" E along the Quarter section line a distance of 140.00 feet to **THE TRUE PLACE OF BEGINNING** and containing **4.981 acres** of land be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in January of 2025.

All solid # 5 bars (5/8") set flush with I.D. cap John Michael Johanyak, PS 6183.
The Basis of Bearings Relative to the Ohio State Plane Coordinate System NAD 83 (2011)

See Wayne County Survey Records Volume 44 Page 328 for survey.

John Michael Johanyak, P.S. 6183

Date





Legal Description for a 2.262 Acre Parcel (out of Parcel 12-03055.001)

Situated in the Township of Chippewa, County of Wayne and State of Ohio and being a part of the Southeast Quarter of Section 17, T-18N, R-11W and being more fully described as follows

Commencing at a #6 solid bar found buried 18" below the north edge of the roadway surface at the Northeast corner of said Quarter Section (witness a pinch pipe found buried 8" below the north edge of the roadway surface S 89° 19' 26" W at a distance of 1915.28 feet) thence along said Quarter Section line S 89° 19' 26" W distance of 1196.83 feet to a point and **THE TRUE PLACE OF BEGINNING**

1) Thence S 00° 40' 30" E passing over a solid bar set at 30.00 feet a distance of 561.20 feet to a solid bar set on the north line of the R railroad R/W;

2) Thence along the north line of the Railroad R/W along a curve to the right said curve having a delta angle of 01° 24' 36", a radius of 5699.65 feet, a chord of 140.26 feet, a chord bearing N 54° 05' 57" W a tangent of 70.14 feet an arc distance of 140.27 feet to a solid bar set at the POT of said curve;

3) Thence N 53° 29' 47" W, continuing along the north line of the Railroad R/W a distance of 110.34 feet to a bent #4 rebar found;

4) Thence N 01° 17' 51" W, and along the easterly line of property now or formerly in the name of John Stanley Galehouse Jr., Trustee (63/202) and passing over a solid bar set at a distance of 380.96 feet a distance of 410.96 feet to a point on the Quarter section line;

5) Thence N 89° 19' 26" E along the Quarter section line a distance of 205.02 feet to **THE TRUE PLACE OF BEGINNING** and containing 2.262 acres of land be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in January of 2025.

All solid # 5 bars (5/8") set flush with I.D. cap John Michael Johanyak, PS 6183.
The Basis of Bearings Relative to the Ohio State Plane Coordinate System NAD 83 (2011)

See Wayne County Survey Records Volume 44 Page 328 for survey.


John Michael Johanyak, P.S. 6183 Date 2-10-25

