

DESCRIPTION OF SURVEY
0.068 ACRE PARCEL
LANDS OF: SHERRI A. KOCSIS, TRUSTEE

Situated in the County of Wayne, State of Ohio, Chippewa Township, Township 18 North, Range 11 West, Northwest Quarter of Section 35, and bounded and described as follows:

Beginning at a bent 1" iron rod found in the centerline of Black Diamond Rd. (C.R. 133) at the Southwest corner of the Northwest Quarter of Section 35, said point witnessed by a 5/8" rebar found North 35° 12' 56" West, a distance of 0.19 feet, and said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 453,857.48 feet

East = 2,193,576.17 feet;

Thence North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd. (C.R. 133), a distance of 378.55 feet to a point at the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence continuing North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd., a distance of 10.00 feet to a point at a Southwest corner of lands, now or formerly, owned by Joseph Kocsis, Jr, Trustee;
- 2) Thence South 89° 32' 24" West along the South line of said Kocsis lands, and passing through a 5/8" rebar with Gasbarre cap found at 25.00 feet, a distance of 295.16 feet to a 5/8" rebar with Gasbarre cap found;
- 3) Thence South 00° 33' 52" West along the West line of said Kocsis lands, a distance of 10.00 feet to a 5/8" rebar with cap set;
- 4) Thence South 89° 32' 24" West, a distance of 295.16 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 0.068 Acre of land, more or less, of which 0.007 Acre is contained within the limits of the existing road right of way but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in June, 2026, said line passing through a 5/8" rebar with cap set 25.00 feet from the centerline of the aforementioned Black Diamond Rd. (C.R. 133);

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99990074.

DESCRIPTION OF SURVEY
0.068 ACRE PARCEL
LANDS OF: SHERRI A. KOCSIS, TRUSTEE

For reference survey, see Survey Volume 44, Page 333.



Joseph H. Moine, Jr. June 19, 2026

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Deed Reference: O.R. 624, P. 2220

Part of Parcel No. 12-02978.001

DESCRIPTION OF SURVEY
1.561 ACRE PARCEL
LANDS OF: JOSEPH KOCSIS JR, TRUSTEE

Situated in the County of Wayne, State of Ohio, Chippewa Township, Township 18 North, Range 11 West, Northwest Quarter of Section 35, and bounded and described as follows:

Beginning at a bent 1" iron rod found in the centerline of Black Diamond Rd. (C.R. 133) at the Southwest corner of the Northwest Quarter of Section 35, said point witnessed by a 5/8" rebar found North 35° 12' 56" West, a distance of 0.19 feet, and said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 453,857.48 feet

East = 2,193,576.17 feet;

Thence North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd. (C.R. 133), a distance of 388.55 feet to a point at the **TRUE PLACE OF BEGINNING** of the parcel of land herein described, said point also being the Northwest corner of lands, now or formerly, owned by Sherri A. Kocsis, Trustee;

- 1) Thence continuing North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd., a distance of 166.50 feet to a point;
- 2) Thence South 89° 32' 24" West passing through a 5/8" rebar with cap set at 25.00 feet, a distance of 407.00 feet to a 5/8" rebar with cap set;
- 3) Thence South 00° 27' 36" East, a distance of 166.47 feet to a 5/8" rebar with cap set;
- 4) Thence South 89° 32' 24" West passing through a 5/8" rebar with Gasbarre cap found at 114.82 feet at the Northeast corner of the aforementioned Kocsis lands, a distance of 295.16 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 1.561 Acres of land, more or less, of which 0.115 Acre is contained within the limits of the existing road right of way but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in June, 2026, said line passing through a 5/8" rebar with Gasbarre cap found 25.00 feet from the centerline of the aforementioned Black Diamond Rd. (C.R. 133);

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99990074.

DESCRIPTION OF SURVEY
1.561 ACRE PARCEL
LANDS OF: JOSEPH KOCSIS JR, TRUSTEE

For reference survey, see Survey Volume YY, Page 333.



Joseph H. Moine, Jr. 17 June, 2026

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Deed Reference: O.R. 526, P. 171
O.R. 618, P. 680
O.R. 624, P. 2217
O.R. 797, P. 1755
O.R. 824, P. 2211

Part of Parcel No. 12-02978.000

DESCRIPTION OF SURVEY

1.629 ACRES PARCEL

PART LANDS OF: JOSEPH KOCSIS JR, TRUSTEE

PART LANDS OF: SHERRI A. KOCSIS, TRUSTEE

Situated in the County of Wayne, State of Ohio, Chippewa Township, Township 18 North, Range 11 West, Northwest Quarter of Section 35, and bounded and described as follows:

Beginning at a bent 1" iron rod found in the centerline of Black Diamond Rd. (C.R. 133) at the Southwest corner of the Northwest Quarter of Section 35, said point witnessed by a 5/8" rebar found North 35° 12' 56" West, a distance of 0.19 feet, and said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 453,857.48 feet

East = 2,193,576.17 feet;

Thence North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd. (C.R. 133), a distance of 378.55 feet to a point at the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence continuing North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd., a distance of 176.50 feet to a point;
- 2) Thence South 89° 32' 24" West passing through a 5/8" rebar with cap set at 21.00 feet, a distance of 407.00 feet to a 5/8" rebar with cap set;
- 3) Thence South 00° 27' 36" East, a distance of 166.47 feet to a 5/8" rebar with cap set;
- 4) Thence South 89° 32' 24" West, a distance of 114.82 feet to a 5/8" rebar with Gasbarre cap found at the Northeast corner of lands, now or formerly, owned by Sherri A. Kocsis, Trustee;
- 5) Thence South 00° 33' 52" West along the East line of said Kocsis lands, a distance of 10.00 feet to a 5/8" rebar with cap set;
- 6) Thence South 89° 32' 24" West, a distance of 295.16 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 1.629 Acres of land, more or less, of which 0.122 Acre is contained within the limits of the existing road right of way but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in June, 2026, said line passing through a 5/8" rebar with cap set 25.00 feet from the centerline of the aforementioned Black Diamond Rd. (C.R. 133);

DESCRIPTION OF SURVEY

1.629 ACRES PARCEL

PART LANDS OF: JOSEPH KOCSIS JR, TRUSTEE

PART LANDS OF: SHERRI A. KOCSIS, TRUSTEE

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99990074.

For reference survey, see Survey Volume YY, Page 333.



Joseph H. Moine, Jr. 17 JUNE 2026

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Joseph Kocsis, Jr, Trustee

Deed Reference: O.R. 526, P. 171
O.R. 618, P. 680
O.R. 624, P. 2217
O.R. 797, P. 1755
O.R. 824, P. 2211

Part of Parcel No. 12-02978.000

Sherri Kocsis, Trustee

Deed Reference: O.R. 624, P. 2220
Part of Parcel No. 12-02978.001

DESCRIPTION OF SURVEY

Revised 17 June, 2026

2.110 ACRES PARCEL

LANDS OF: SHERRI A. KOCSIS, TRUSTEE

9055 Black Diamond Rd.

Situated in the County of Wayne, State of Ohio, Chippewa Township, Township 18 North, Range 11 West, Northwest Quarter of Section 35, and bounded and described as follows:

Beginning at a bent 1" iron rod found in the centerline of Black Diamond Rd. (C.R. 133) at the Southwest corner of the Northwest Quarter of Section 35, said point witnessed by a 5/8" rebar found North 35° 12' 56" West, a distance of 0.19 feet, and said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 453,857.48 feet

East = 2,193,576.17 feet;

Thence North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd. (C.R. 133), a distance of 67.13 feet to a point at a Northwest corner of lands, now or formerly, owned by Joseph Kocsis Jr., Trustee, said point witnessed by a 1/2" iron rod found 0.10 feet West, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence continuing North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd., a distance of 311.42 feet to a point;
- 2) Thence North 89° 32' 24" East passing through a 5/8" rebar with cap set at 25.00 feet, a distance of 295.16 feet to a 5/8" rebar with cap set in a West line of the aforementioned Kocsis lands;
- 3) Thence South 00° 33' 52" West along said West line of said Kocsis lands, a distance of 311.42 feet to a 5/8" rebar with cap set;
- 4) Thence South 89° 32' 24" West along a North line of said Kocsis lands, a distance of 295.16 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 2.110 Acres of land, more or less, of which 0.214 Acre is contained within the limits of the existing road right of way but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in June, 2026, said line passing through a 1-1/4" iron pipe found 25.00 feet from the centerline of the aforementioned Black Diamond Rd. (C.R. 133);

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

DESCRIPTION OF SURVEY

2.110 ACRES PARCEL

LANDS OF: SHERRI A. KOCSIS, TRUSTEE

Revised 17 June, 2026

9055 Black Diamond Rd.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99990074.

For reference survey, see Survey Volume YY, Page 333.



Joseph H. Moine, Jr. 17 June 2026

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Deed Reference: O.R. 624, P. 2220

All of Parcel No. 12-02979.000
Part of Parcel No. 12-02978.001

DESCRIPTION OF SURVEY
26.335 ACRES PARCEL
LANDS OF: JOSEPH KOCSIS JR, TRUSTEE

Situated in the County of Wayne, State of Ohio, Chippewa Township, Township 18 North, Range 11 West, Northwest Quarter of Section 35, and bounded and described as follows:

Beginning at a bent 1" iron rod found in the centerline of Black Diamond Rd. (C.R. 133) at the Southwest corner of the Northwest Quarter of Section 35, said point witnessed by a 5/8" rebar found North 35° 12' 56" West, a distance of 0.19 feet, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described, and said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 453,857.48 feet

East = 2,193,576.17 feet;

- 1) Thence North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd. (C.R. 133), a distance of 67.13 feet to a point at the Southwest corner of lands, now or formerly, owned by Sherri A. Kocsis, Trustee, said point witnessed by a 1/2" iron rod found 0.10 feet West;
- 2) Thence North 89° 32' 24" East along the South line of said Kocsis lands, and passing through a 1-1/4" iron pipe found at 25.00 feet, a distance of 295.16 feet to a 5/8" rebar with cap set;
- 3) Thence North 00° 33' 52" East along the East line of said Kocsis lands, a distance of 321.42 feet to a 5/8" rebar with Gasbarre cap found;
- 4) Thence North 89° 32' 24" East, a distance of 114.82 feet to a 5/8" rebar with cap set;
- 5) Thence North 00° 27' 36" West, a distance of 166.47 feet to a 5/8" rebar with cap set;
- 6) Thence South 89° 32' 24" West, a distance of 407.00 feet to a point in the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd. (C.R. 133), said line passing through a 5/8" rebar with cap set at 21.00 feet from the centerline of said road;
- 7) Thence North 00° 33' 52" East along the West line of the Northwest Quarter of Section 35 and the centerline of Black Diamond Rd. (C.R. 133), a distance of 600.22 feet to a point at the Southwest corner of lands, now or formerly, owned by Jeffrey A. II & Laura E. Mcendree;

DESCRIPTION OF SURVEY
26.335 ACRES PARCEL
LANDS OF: JOSEPH KOCSIS JR, TRUSTEE

- 8) Thence North 88° 49' 55" East along the South line of said Mcendree lands, and passing through a 5/8" rebar found at 30.00 feet, a distance of 1110.51 feet to a 5/8" rebar found at a corner of lands, now or formerly, owned by Racheal Mcendree;
- 9) Thence South 01° 17' 55" East along a West line of said Mcendree lands, a distance of 1165.15 feet to a point in the South line of the Northwest Quarter of Section 35 and the North line of lands, now or formerly owned by Joseph, Jr. & Sherri A. Kocsis, Trustees, said line passing through a 5/8" rebar found 0.24 feet from the South line of the Northwest Quarter of Section 35;
- 10) Thence South 89° 21' 04" West along the South line of the Northwest Quarter of Section 35 and the North line of said Kocsis lands, a distance of 1148.14 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 26.335 Acres of land, more or less, of which 0.460 Acre is contained within the limits of the existing road right of way but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in June, 2026, said line passing through a 5/8" rebar with cap set 20.00 feet from the centerline of the aforementioned Black Diamond Rd. (C.R. 133);

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99990074.

For reference survey, see Survey Volume 44, Page 333.

DESCRIPTION OF SURVEY
26.335 ACRES PARCEL
LANDS OF: JOSEPH KOCSIS JR, TRUSTEE



Joseph H. Moine, Jr. 17 JUL 15, 2026

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Deed Reference: O.R. 526, P. 171
O.R. 618, P. 680
O.R. 624, P. 2217
O.R. 797, P. 1755
O.R. 824, P. 2211

Part of Parcel No. 12-02978.000

Map Check
2025-KOCSIS
0.068 AC CLOSURE

Mon Jun 15 19:55:26 2026

Operator JOE MOINE, PS Project
Date Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	454236.01	2193579.90	
K2688-K2683N	00°33'52" E	10.00	K2683	454246.01	2193580.00	
K2683-K2685N	89°32'24" E	295.16	K2685	454248.38	2193875.15	
K2685-K2689S	00°33'52" W	10.00	K2689	454238.38	2193875.05	
K2689-K2688S	89°32'24" W	295.16	K2688	454236.01	2193579.90	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 610322005758.3 Total Distance Traversed> 610.32
2951 S.F.

0.0677 ACRE

Map Check
2025-KOCSIS
1.561 AC CLOSURE

Mon Jun 15 19:50:40 2026

Operator JOE MOINE, PS Project
Date Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	454246.01	2193580.00	
K2683-K2690N	00°33'52" E	166.50	K2690	454412.50	2193581.64	
K2690-K2691N	89°32'24" E	407.00	K2691	454415.77	2193988.62	
K2691-K2692S	00°27'36" E	166.47	K2692	454249.30	2193989.96	
K2692-K2683S	89°32'24" W	409.98	K2683	454246.01	2193580.00	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 1149949897942.5 Total Distance Traversed> 1149.95

68002 S.F.

1.5611 ACRES

Map Check
2025-KOCSIS
1.629 AC CLOSURE

Mon Jun 15 19:42:57 2026

Operator JOE MOINE, PS Project
Date Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	454236.01	2193579.90	
K2688-K2690N	00°33'52" E	176.50	K2690	454412.50	2193581.64	
K2690-K2691N	89°32'24" E	407.00	K2691	454415.77	2193988.62	
K2691-K2692S	00°27'36" E	166.47	K2692	454249.30	2193989.96	
K2692-K2685S	89°32'24" W	114.82	K2685	454248.38	2193875.15	
K2685-K2689S	00°33'52" W	10.00	K2689	454238.38	2193875.05	
K2689-K2688S	89°32'24" W	295.16	K2688	454236.01	2193579.90	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 1169951908469.5 Total Distance Traversed> 1169.95

70954 S.F.

1.6289 ACRES

Map Check
2025-KOCSIS
2.110 AC CLOSURE

Mon Jun 15 19:22:38 2026

Operator JOE MOINE, PS Project
Date Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	453924.60	2193576.83	
K2681-K2688N	00°33'52" E	311.42	K2688	454236.01	2193579.90	
K2688-K2689N	89°32'24" E	295.16	K2689	454238.38	2193875.05	
K2689-K2687S	00°33'52" W	311.42	K2687	453926.97	2193871.98	
K2687-K2681S	89°32'24" W	295.16	K2681	453924.60	2193576.83	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 1213157016162.7 Total Distance Traversed> 1213.16

91904 S.F.

2.1098 ACRES

Map Check
2025-KOCSIS-2
26.335 AC CLOSURE

Mon Jun 15 19:17:40 2026

Operator JOE MOINE, PS Project
Date Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	453857.48	2193576.17	
K2682-K2681N	00°33'52" E	67.13	K2681	453924.60	2193576.83	
K2681-K2687N	89°32'24" E	295.16	K2687	453926.97	2193871.98	
K2687-K2685N	00°33'52" E	321.42	K2685	454248.38	2193875.15	
K2685-K2692N	89°32'24" E	114.82	K2692	454249.30	2193989.96	
K2692-K2691N	00°27'36" W	166.47	K2691	454415.77	2193988.62	
K2691-K2690S	89°32'24" W	407.00	K2690	454412.50	2193581.64	
K2690-K2651N	00°33'52" E	600.22	K2651	455012.69	2193587.55	
K2651-K2620N	88°49'55" E	1110.51	K2620	455035.33	2194697.83	5/8" REB
K2620-K2695S	01°17'55" E	1165.15	K2695	453870.48	2194724.23	
K2695-K2682S	89°21'04" W	1148.14	K2682	453857.48	2193576.17	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 5396014316932.3 Total Distance Traversed> 5396.01
1147150 S.F.

26.3349 ACRES