

LEGAL DESCRIPTION PARCEL 4 – WEST SALEM OHIO

SITUATE IN THE TOWNSHIP OF CONGRESS (T-21, R-14), SOUTHEAST QUARTER OF SECTION 6, COUNTY OF WAYNE AND STATE OF OHIO:

BEING A PORTION OF LAND CONVEYED TO 42 RACEWAY LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DEED RECORDED IN OFFICIAL RECORD BOOK 774, PAGES 2020 THROUGH 2023 OF WAYNE COUNTY RECORDER'S RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND HEXAGONAL REBAR AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6) ON THE CENTERLINE OF COUNTY ROAD 70 AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND GRANTED TO KIMBERLY VIZINEAU SUCCESSOR CO. TRUSTEE AND BOBBI JO SHELTON SUCCESSOR CO. TRUSTEE BY DEED IN BOOK 963, PAGE 4294 OF OFFICIAL RECORDS;

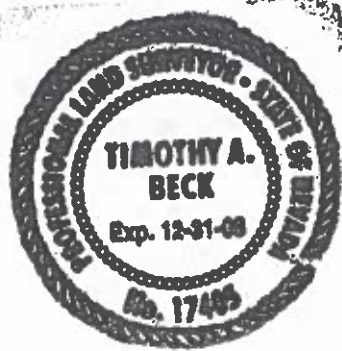
1. THENCE SOUTH 86°54'31" EAST, A DISTANCE OF 1607.72 FEET ALONG THE NORTH LINE SAID SOUTHEAST QUARTER (SE 1/4) THEREOF, (PASSING A SET 5/8 INCH REBAR CAPPED, "ASM 8612" AT 672.05 FEET AND PASSING A SET 5/8 INCH REBAR CAPPED, "ASM 8612" AT 1328.45 FEET) TO A SET 5/8 INCH REBAR CAPPED, "ASM 8612" AT INTERSECTION OF THE CENTERLINES OF COUNTY ROAD 70 AND U.S. ROUTE 42;
2. THENCE ALONG SAID CENTERLINE OF U.S. ROUTE 42, SOUTH 51°02'08" WEST, A DISTANCE OF 2072.49 FEET TO A SET 5/8 INCH REBAR CAPPED, "ASM 8612", BEING A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER (SE1/4);
3. THENCE ALONG SAID WESTERLY LINE, NORTH 00°14'59" EAST, A DISTANCE OF 1389.97 (PASSING A FOUND 5/8 INCH REBAR AT 32.79 FEET AND PASSING A FOUND 5/8 INCH REBAR AT 565.29 FEET) TO THE **POINT OF BEGINNING**.

CONTAINING 1,115,968 SQUARE FEET OR 25.619 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL PUBLIC RIGHT-OF-WAY(S) FOR HIGHWAY PURPOSES.

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 14 WEST, WHICH BEARS SOUTH 00°08'00" WEST PER DEED BOOK 760, PAGE 584 OF OFFICIAL RECORDS.

WAYNE COUNTY SURVEY REFERENCES: FF-464, FF-418, RR-610 AND QQ-487 OF
OFFICIAL RECORDS.



TIMOTHY A. BECK, PS
OHIO PROFESSIONAL
SURVEYOR NO. 8612

Timothy A. Beck
DATE: 7/3/2025

SURVEY: YY-379

Polyline Report

PARCEL 4

Thu, May 29 2025 4:19:48 PM

Northing	Easting	Bearing	Distance
465623.180	2079588.435		
		S51°02'08"W	2072.490
464319.921	2077976.997		
		N00°14'59"E	1389.972
465709.880	2077983.056		
		S86°54'31"E	1607.719
465623.180	2079588.435		

Closure Error Distance> 0.00000 Error Bearing> N90°00'00"E

Closure Precision> 1 in 21776260778094.5 Total Distance> 5070.181

Polyline Area: 1115968.162 sq ft, 25.619 acres