

Boundary Description for
Shelmar Realty, Inc
Split Parcel
25.4203 Acres

Situated in the City of Wooster, County of Wayne and State of Ohio and known as being part of the Southwest Quarter of Section 32, Township 16, Range 13, further known as being part of a parcel of land conveyed to Shelmar Realty, Inc. by deed dated January 01, 1987 and recorded in Deed Book 457, Page 108 of the Wayne County Recorder's Records and is bounded and described as follows: Commencing at a 5/8 inch iron pin found at the Southeast quarter corner of the Southwest Quarter of said Section 32 and is the PRINCIPAL PLACE OF BEGINNING of the premises herein to be described,

thence with the Southerly line of said Section 32 **South 89°58'53" West**, passing over a 5/8 inch iron pin found at the Northeast quarter corner of the Northwest Quarter corner of said Section 5 at 71.20 feet, a total distance of **1,458.06 feet** to an iron pin set at a Southeaster corner of land conveyed to Shelmar Realty, Inc. by deed dated January 01, 1987 and recorded in Deed Book 457, Page 108 of the Wayne County Recorder's Records;

thence with an Eastern line and prolongation thereof of said Shelmar land **North 00°30'06" West**, a distance of **745.12 feet** to an iron pin set,

thence **North 89°21'22" East**, passing over a 3/4-inch pinched pipe on a Westerly of Mechanicsburg Road 60 feet wide at 1452.47 feet a total distance of **1482.47 feet** to a point being a Southeasterly corner of land conveyed to Jay D. Shisler by deed dated April 06, 1992 and recorded in Deed Book 684, Page 499 of the Wayne County Recorder's Records and being a point on an Easterly line of said Easterly line of said Southwest Quarter of Section 32;

thence with said Easterly line of said Easterly line of said Southwest Quarter of Section 32 **South 01°20'20" East**, a distance of **761.49 feet** to the Principal Place of Beginning, containing 1,107,307 square feet or 25.4203 acres of land, more or less, according to a survey by Daniel P. Engle, P.S. No. S-8452, for Davey Resource Group in March, 2024. Subject to all highways, easements and covenants of legal record.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS first observed in March 2024. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Davey Resource Group"

(xx-855)



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312



Page 1 of 1

F:\TGC Eng\PROJECTS\2845 SILVER ROAD WOOSTER\SURVEY
INFO\DESCRIPTIONS\2845 SPLIT PARCEL DESC.docx

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

Boundary Description for
Shelmar Realty, Inc
and
Threejays, LLC
Consolidated Parcel
44.0821 Acres

Situated in the City of Wooster, County of Wayne and State of Ohio and known as being part of the Northwest Quarter of Section 5, Township 15, Range 13 and being part of the Southwest Quarter of Section 32, Township 16, Range 13, further known as being part of a parcel of land conveyed to Shelmar Realty, Inc. by deed dated January 01, 1987 and recorded in Deed Book 457, Page 108 of the Wayne County Recorder's Records and being a parcel of land conveyed to Threejay, LLC by deed dated January 19, 2006 and recorded in Deed Book 540, Page 1448 of the Wayne County Recorder's Records and is bounded and described as follows: Commencing at a 5/8 inch iron pin found at the Southeast quarter corner of the Southwest Quarter of said Section 32 and is the PRINCIPAL PLACE OF BEGINNING of the premises herein to be described,

thence with the Southerly line of said Section 32 **South 89°58'53" West**, a distance of **71.20 feet** to a 5/8 inch iron pin found at the Northeast quarter corner of the Northwest Quarter corner of said Section 5;

thence with the Easterly line of said Northwest Quarter of Section 5 **South 00°21'42" East**, a distance of **557.85 feet** to a 5/8 inch iron pin found on said Easterly line of Northwest Quarter of Section 5 and the centerline of Silver Road;

thence along the centerline lines of the said Silver Road the next 4 courses:

1. **North 89°22'25" West**, a distance of **1141.90 feet** to a Magnetic Nail set;
2. **North 55°46'18" West**, a distance of **330.86 feet** to a Magnetic Nail set;
3. **North 43°16'52" West**, a distance of **159.55 feet** to a Magnetic Nail set;
4. **North 43°20'22" West**, a distance of **333.46 feet** to a Magnetic Nail set on said Northerly line of Section 5 and Southerly line of Section 32;

XX-855



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Page 1 of 2
F:\TGC Eng\PROJECTS\12845 SILVER ROAD WOOSTER\SURVEY
INFO\DESCRIPTIONS\12845 CONSOLIDATED PARCEL DESC.docx
Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

thence with said Northerly line of Section 5 and Southerly line of Section 32 **North 89°58'53" East**, a distance of **363.25 feet** to an iron pin set at a Southeaster corner of land conveyed to Shelmar Realty, Inc. by deed dated January 01, 1987 and recorded in Deed Book 457, Page 108 of the Wayne County Recorder's Records;

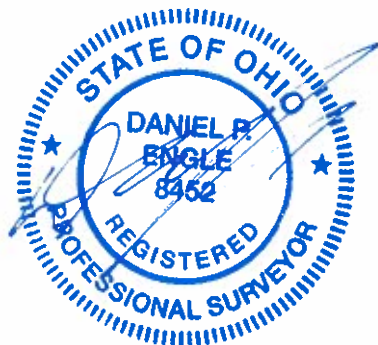
thence with an Eastern line and prolongation thereof of said Shelmar land **North 00°30'06" West**, a distance of **745.12 feet** to an iron pin set,

thence **North 89°21'22" East**, passing over a 3/4-inch pinched pipe on a Westerly of Mechanicsburg Road 60 feet wide at 1452.47 feet a total distance of **1482.47 feet** to a point being a Southeasterly corner of land conveyed to Jay D. Shisler by deed dated April 06, 1992 and recorded in Deed Book 684, Page 499 of the Wayne County Recorder's Records and being a point on an Easterly line of said Easterly line of said Southwest Quarter of Section 32;

thence with said Easterly line of said Easterly line of said Southwest Quarter of Section 32 **South 01°20'20" East**, a distance of **761.49 feet** to the Principal Place of Beginning, containing 1,920,215 square feet or 44.0821 acres of land, more or less, according to a survey by Daniel P. Engle, P.S. No. S-8452, for Davey Resource Group in March, 2024. Subject to all highways, easements and covenants of legal record.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS first observed in March 2024. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Davey Resource Group"



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Page 2 of 2
F:\TGC Eng\PROJECTS\12846 SILVER ROAD WOOSTER\SURVEY
INFO\DESCRIPTIONS\12846 CONSOLIDATED PARCEL DESC.docx

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

Boundary Description for
Shelmar Realty, Inc
Remainder Parcel
127.3775 Acres

Situated in the City of Wooster, County of Wayne and State of Ohio and known as being part of the Southwest Quarter of Section 32, Township 16, Range 13, further known as being part of a parcel of land conveyed to Shelmar Realty, Inc. by deed dated January 01, 1987 and recorded in Deed Book 457, Page 108 of the Wayne County Recorder's Records and is bounded and described as follows: Commencing at a Rail Road Spike found at the Southwest corner of said Section 32; thence with the Westerly line of said Section 32 North 00°30'26" West, passing over a 5/8-inch capped iron rod (Rudolph #6449) at a distance of 34.82 feet, a total distance of 402.60 feet to a pin set at a Northwestern corner of a 10.02 acre parcel of land conveyed to Shelmar Realty, Inc. by deed dated January 01, 1987 and recorded in Deed Book 457, Page 108 of the Wayne County Recorder's Records and is the PRINCIPAL PLACE OF BEGINNING of the premises herein to be described,

thence continuing with said Westerly line of Section 32 **North 00°30'26" West**, a distance of **2321.65 feet** to T-Post with PCV at the Westerly Quarter Corner of said Section 32;

thence with the Northerly quarter section line of the said Southwest Quarter of Section 32 **South 89°27'15" East**, a distance of **2763.05 feet** to a 3/4-inch iron pipe found at the center of said Section 32 and the centerline of Mechanicsburg Road, C.R. 22, 60 feet wide;

thence with an Easterly line of said Section 32 **South 01°20'20" West**, a distance of **1449.49 feet** to a point;

thence with a Northerly line of a parcel of land conveyed to The Young Mens Christian Association of Wooster by deed dated August 06, 2018 and recorded in Deed Book 887, Page 2352 of the Wayne County Recorder's Records **North 88°39'39" West**, passing through a 5/8-inch iron pin a distance of 30.00 feet, a total distance of **310.00 feet** to an iron pin set;

thence continuing with a Northerly line of said parcel of land conveyed to The Young Mens Christian Association of Wooster **North 01°20'22" East**, a distance of **15.00 feet** to an iron pin set;

thence continuing with a Northerly line of said parcel of land conveyed to The Young Mens Christian Association of Wooster **North 88°39'39" West**, a distance of **168.00** to an iron pin set;

thence with a Westerly line of said parcel of land conveyed to The Young Mens Christian Association of Wooster **South 01°20'22" West**, a distance of **262.18** to an iron pin set;



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Page 1 of 2

F:\TGC Eng\PROJECTS\12845 SILVER ROAD WOOSTER\SURVEY
INFO\DESCRIPTIONS\12845 REMAINDER PARCEL DESC.docx

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

thence with a Southerly line of said parcel of land conveyed to The Young Mens Christian Association of Wooster **North 89°21'22" East**, a distance of **86.47** to an iron pin set;

thence with a Westerly line of a parcel of land conveyed to Jay D. Shisler by deed dated April 06, 1992 and recorded in Deed Book 684, Page 499 of the Wayne County Recorder's Records **South 01°20'22" West**, a distance of **256.07 feet** to a 3/4-inch iron pinched pipe;

thence with a new dividing line through said parcel of land conveyed to Shelmar Realty, Inc. **South 89°21'22" West**, a distance of **1090.65 feet** to an iron pin set;

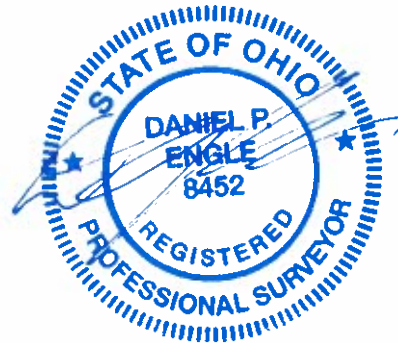
thence with a new dividing line through said parcel of land conveyed to Shelmar Realty, Inc. **South 00°30'06" East**, a distance of **329.32 feet** to an iron pin set at a Northeasterly corner of said 10.02 acre parcel of land conveyed to Shelmar Realty, Inc.;

thence with a Northerly line of said 10.02 acre parcel of land conveyed to Shelmar Realty, Inc. **South 89°21'37" West**, a distance of 1217.70 feet to the Principal Place of Beginning, containing 5,548,566 square feet or 127.3775 acres of land, more or less, according to a survey by Daniel P. Engle, P.S. No. S-8452, for Davey Resource Group in March, 2024. Subject to all highways, easements and covenants of legal record.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS first observed in March 2024. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Davey Resource Group"

XX-855



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004