

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



BOUNDARY DESCRIPTION OF 4.461 ACRE PARCEL

SW-5623C

Situated in the Township of Canaan, T-17N; R-13W, Northwest Quarter of Section 14, County of Wayne, State of Ohio:

Known as being part of lands conveyed to Stellar Family Farm, LLC in Volume 509; Page 819 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" pipe found at the northeast corner of aforesaid Northwest Quarter and in the intersection of Sterling Road (C.R. 59) and Pine Street (T.R. 195);

Thence S 88° 24' 29" W, 999.49 feet along the north line of said Northwest Quarter and in said Sterling Road to a 3/4" iron bar found at a northeast corner of lands conveyed to Paul S. & Janis L. Stellar in Volume 956, Page 1112 of said Official Records ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 01° 35' 31" E, 30.00 feet;

Thence S 01° 35' 31" E, 552.00 feet to the southeast corner of said Stellar lands and being the principal place of beginning of the parcel herein described;

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. continuing S 01° 35' 31" E, 158.00 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. S 88° 24' 29" W, 727.95 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on an east line of lands conveyed to Brian D. Bercaw & Ashley N. Hoobler in Volume 961, Page 4085 of said Official Records;

Continued 4.461 ac. on Page 2

Page 2 (Description 4.461 ac.)

3. **N 01° 48' 21" W, 710.00** feet along east line of said Bercaw & Hobbler lands and Lot 5 of Dorchester Subdivision #1 in Volume 9, Page 546 of Wayne County Plat Records to the north line of aforesaid Northwest Quarter and in aforesaid Sterling Road ~ witnessed by a 5/8" rebar found S 01° 48' 21" E, 29.91 feet;
4. **N 88° 24' 29" E, 144.60** feet along the north line of said Northwest Quarter and in said Sterline Road to a 3/4" iron bar found at the northwest corner of aforesaid Stellar Lands;
5. **S 01° 35' 31" E, 552.00** feet along the west line of said Stellar lands to the southwest corner thereof ~ witnessed by a iron monument found west side of base of 15" pine;
6. **N 88° 24' 29" E 586.00** feet along the south line of said Stellar lands to the place of beginning and containing within said bounds **4.461** 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 44; Page 66 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 11.887 ACRE PARCEL

SW-5623C

Situated in the Township of Canaan, T-17N; R-13W, Northwest Quarter of Section 14, County of Wayne, State of Ohio:

Known as being part of lands conveyed to Stellar Family Farm, LLC in Volume 509; Page 819 and all of lands conveyed to Paul S. & Janis L. Stellar in Volume 956, Page 1112 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" pipe found at the northeast corner of aforesaid Northwest Quarter and in the intersection of Sterling Road (C.R. 59) and Pine Street (T.R. 195);

Thence S 88° 24' 29" W, 999.49 feet along the north line of said Northwest Quarter and in said Sterling Road to a 3/4" iron bar found at a northwest corner of aforesaid Stellar Family Farm, LLC lands and being the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 01° 35' 31" E, 30.00 feet;

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. S 01° 35' 31" E, 710.00 feet along a west line of said Stellar Family Farm, LLC lands and a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. S 88° 24' 29" W, 727.95 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on an east line of lands conveyed to Brian D. Bercaw & Ashley N. Hoobler in Volume 961, Page 4085 of said Official Records;
3. N 01° 48' 21" W, 710.00 feet along east lines of said Bercaw & Hoobler lands and Lot 5 of Dorchester Subdivision #1 in Volume 9, Page 546 of Wayne County Plat Records to the north line of aforesaid Northwest Quarter and in aforesaid Sterling Road ~ witnessed by a 5/8" rebar found S 01° 48' 21" E, 29.91 feet;

Continued 11.887 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 11.887 ac.)


4. N 88° 24' 29" E 730.60 feet, passing through a 3/4" iron bar found at a distance of 144.560 feet, along the north line of aforesaid Northwest Quarter and in Sterling Road to the place of beginning and containing within said bounds 11.887 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.

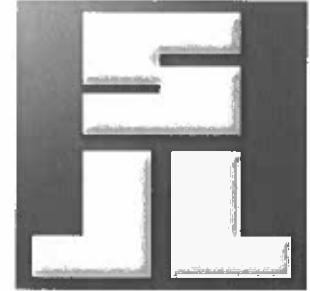
See Wayne County Survey Records Volume YY ; Page 666 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 1.469 ACRE PARCEL

SW-5623C

Situated in the Village of Creston, T-17N; R-13W, Northwest Quarter of Section 14, County of Wayne, State of Ohio:

Known as being part of lands conveyed to Stellar Family Farm, LLC in Volume 509, Page 819 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 1" pipe found at the northeast corner of aforesaid Northwest Quarter and in the intersection of Sterling Road (C.R. 59) and Pine Street (T.R. 195) ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 02° 13' 50" E, 30.00 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 02° 13' 50" E, 200.00** feet along the east line of said Northwest Quarter lands to a 5/8" rebar pin with I.D. cap marked "SJL, INC" set on a south line of aforesaid Village of Creston corporation line;
2. **S 88° 24' 29" W, 320.06** feet along the south line of said corporation line to a 5/8" rebar pin with I.D. cap marked "SJL, INC" set;
3. **N 02° 13' 50" W, 200.00** feet along a west line of said corporation line to a north line of aforesaid Northwest Quarter and in aforesaid Sterling Road ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 02° 13' 50" E, 30.00 feet
4. **N 88° 24' 29" E, 306.06** feet along the north line of said Northwest Quarter and in said Sterling Road to the place of beginning and containing within said bounds **1.469** acres of land, more or less, and subject to all legal highways and easements of record.

Continued 1.469 ac. on Page 2

Page 2 (Description 1.469 ac.)

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 44 ; Page 66 for survey.

Permanent Parcel Number: _____



Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 139.718 ACRE PARCEL

SW-5623C

Situated in the Township of Canaan, T-17N; R-13W, Northwest Quarter of Section 14, County of Wayne, State of Ohio:

Known as being part of lands conveyed to Stellar Family Farm, LLC in Volume 509, Page 819 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" pipe found at the northeast corner of aforesaid Northwest Quarter and in the intersection of Sterling Road (C.R. 59) and Pine Street (T.R. 195) ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 02° 13' 50" E, 30.00 feet;

Thence S 02° 13' 50" E, 200.00 feet along the east line of said Northeast Quarter to a 5/8" rebar with I.D. cap marked "SJL, INC" set and being the principal place of beginning of the parcel herein described;

THENCE WITH THE FOLLOWING SEVENTEEN (17) COURSES:

1. continuing S 02° 13' 50" E, 2513.43 feet along the east line of said Northwest Quarter to a stone found at the southeast corner thereof;
2. S 87° 53' 49" W, 2701.18 feet along the south line of said Northwest Quarter to a 5/8" capped pin with I.D. cap marked "GASBARRE" found at the southwest corner thereof;
3. N 01° 53' 58" W, 2110.60 feet along the west line of said Northwest Quarter to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the southwest corner of lands conveyed to Robert & Tammy Mosher in Volume 278, Page 107 of said Official Records;
4. N 88° 24' 29" E, 145.48 feet along the south line of said Mosher lands to a 3/4" pipe found;

Continued 139.718 ac. on Page 2

Page 2 (Description 139.718 ac.)

5. **N 01° 51' 42" W, 97.50** feet along an east line of said Mosher lands to the southwest corner of Lot 2 in Dorchester Subdivision #1 as recorded in Volume 9, Page 546 of the Wayne County Plat Records ~ witnessed by a 5/8" iron bar found N 88° 23' 09" E, 0.19 feet;
6. **N 88° 23' 09" E, 299.19** feet, passing through a 5/8" rebar found at a distance of 149.83 feet, along the south line of said Dorchester Subdivision #1 to a 5/8" rebar found at the southeast corner of Lot 1 in said Subdivision;
7. **S 18° 16' 08" E, 103.19** feet along a west line of lands conveyed to Brian D, Bercaw & Aashley N. Hoobler in Volume 961, Page 4085 of said Official Records to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
8. **S 36° 42' 39" E, 190.19** feet along a west line of said Bercaw & Hoobler lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
9. **S 24° 46' 21" E, 94.78** feet along a west line of said Bercaw & Hoobler lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
10. **S 72° 49' 00" E, 125.84** feet along a south line of said Bercaw & Hoobler lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
11. **N 77° 50' 23" E, 219.35** feet along a south line of said Bercaw & Hoobler lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
12. **N 01° 48' 21" W, 161.00** feet along an east line of said Bercaw & Hoobler lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
13. **N 88° 24' 29" E, 727.95** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
14. **N 01° 35' 31" W, 710.00** feet along a new division line and the east line of lands conveyed to Paul S. & Janis L. Stellar to a 3/4" iron bar found on the north line of aforesaid Northwest Quarter and in aforesaid Sterling Road ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 01° 35' 31" E, 30.00 feet;

Continued 139.718 ac. on Page 3

Page 3 (Description 139.718 ac.)

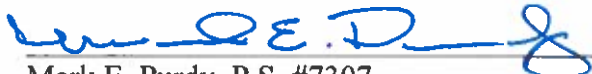
15. N 88° 24' 29" E, 679.43 feet along the north line of said Northwest Quarter and in said Sterling Road to a west line of the Village of Creston corporation ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set;
16. S 02° 13' 50" E, 200.00 feet along a west line of said corporation line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
17. N 88° 24' 29" E, 320.06 feet along a south line of said corporation line to the east line of said Northwest Quarter to the place of beginning and containing within said bounds 139.718 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 44 ; Page 66 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-5623C-closure.docx

Thu, Apr 10 2025 9:24:37 AM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			471178.24	2130765.00	
	S01°35'31"E	158.00			
PP			471020.30	2130769.38	
	S88°24'29"W	727.95			
PP			471000.08	2130041.72	
	N01°48'21"W	710.00			
PP			471709.73	2130019.34	
	N88°24'29"E	144.60			
PP			471713.74	2130163.89	
	S01°35'31"E	552.00			
PP			471161.96	2130179.22	
	N88°24'29"E	586.00			
PP			471178.24	2130765.00	

Closure Error Distance> 0.0000
Total Distance Inversed> 2878.55
Area: 4.461 AC., 194314.0 SF.

Thu, Apr 10 2025 9:26:18 AM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			471730.02	2130749.66	
	S01°35'31"E	710.00			
PP			471020.30	2130769.38	
	S88°24'29"W	727.95			
PP			471000.08	2130041.72	
	N01°48'21"W	710.00			
PP			471709.73	2130019.34	
	N88°24'29"E	730.60			
PP			471730.02	2130749.66	

Closure Error Distance> 0.0000
Total Distance Inversed> 2878.55
Area: 11.887 AC., 517783.8 SF.

Thu, Apr 10 2025 4:02:35 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			471757.79	2131748.77	
	S02°13'50"E	200.00			
PP			471557.94	2131756.55	
	S88°24'29"W	320.06			
PP			471549.05	2131436.61	
	N02°13'50"W	200.00			
PP			471748.90	2131428.83	
	N88°24'29"E	320.06			
PP			471757.79	2131748.77	

Closure Error Distance> 0.0000
Total Distance Inversed> 1040.12
Area: 1.469 AC., 64008.0 SF.

Inverse With Area

Thu, Apr 10 2025 1:02:46 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			2922.24	3125.90	
	S02°13'50"E	2513.43			
PP			410.72	3223.73	
	S87°53'49"W	2701.18			
PP			311.60	524.37	
	N01°53'58"W	2110.60			
PP			2421.04	454.42	
	N88°24'29"E	145.48			
PP			2425.08	599.84	
	N01°51'42"W	97.50			
PP			2522.53	596.67	
	N88°23'09"E	299.19			
PP			2530.96	895.75	
	S18°16'08"E	103.19			
PP			2432.96	928.10	
	S36°42'39"E	190.19			
PP			2280.50	1041.78	
	S24°46'21"E	94.78			
PP			2194.44	1081.50	
	S72°49'00"E	125.84			
PP			2157.26	1201.72	
	N77°50'23"E	219.35			
PP			2203.47	1416.15	
	N01°48'21"W	161.00			
PP			2364.38	1411.07	
	N88°24'29"E	727.95			
PP			2384.60	2138.74	
	N01°35'31"W	710.00			
PP			3094.33	2119.02	
	N88°24'29"E	679.43			
PP			3113.20	2798.18	
	S02°13'50"E	200.00			
PP			2913.35	2805.97	
	N88°24'29"E	320.06			
PP			2922.24	3125.90	

Closure Error Distance> 0.0000

Total Distance Inversed> 11399.15

Area: 139.718 AC., 6086112.7 SF.

SW-5623C-closure.docx

Inverse With Area				Thu, Apr 10 2025 9:24:37 AM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			471178.24	2130765.00	
	S01°35'31"E	158.00			
PP			471020.30	2130769.38	
	S88°24'29"W	727.95			
PP			471000.08	2130041.72	
	N01°48'21"W	710.00			
PP			471709.73	2130019.34	
	N88°24'29"E	144.60			
PP			471713.74	2130163.89	
	S01°35'31"E	552.00			
PP			471161.96	2130179.22	
	N88°24'29"E	586.00			
PP			471178.24	2130765.00	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2878.55					
Area: 4.461 AC., 194314.0 SF.					

Inverse With Area				Thu, Apr 10 2025 9:26:18 AM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			471730.02	2130749.66	
	S01°35'31"E	710.00			
PP			471020.30	2130769.38	
	S88°24'29"W	727.95			
PP			471000.08	2130041.72	
	N01°48'21"W	710.00			
PP			471709.73	2130019.34	
	N88°24'29"E	730.60			
PP			471730.02	2130749.66	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2878.55					
Area: 11.887 AC., 517783.8 SF.					

Inverse With Area				Thu, Apr 10 2025 4:02:35 PM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			471757.79	2131748.77	
	S02°13'50"E	200.00			
PP			471557.94	2131756.55	
	S88°24'29"W	320.06			
PP			471549.05	2131436.61	
	N02°13'50"W	200.00			
PP			471748.90	2131428.83	
	N88°24'29"E	320.06			
PP			471757.79	2131748.77	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1040.12					
Area: 1.469 AC., 64008.0 SF.					

Inverse With Area

Thu, Apr 10 2025 1:02:46 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			2922.24	3125.90	
	S02°13'50"E	2513.43			
PP			410.72	3223.73	
	S87°53'49"W	2701.18			
PP			311.60	524.37	
	N01°53'58"W	2110.60			
PP			2421.04	454.42	
	N88°24'29"E	145.48			
PP			2425.08	599.84	
	N01°51'42"W	97.50			
PP			2522.53	596.67	
	N88°23'09"E	299.19			
PP			2530.96	895.75	
	S18°16'08"E	103.19			
PP			2432.96	928.10	
	S36°42'39"E	190.19			
PP			2280.50	1041.78	
	S24°46'21"E	94.78			
PP			2194.44	1081.50	
	S72°49'00"E	125.84			
PP			2157.26	1201.72	
	N77°50'23"E	219.35			
PP			2203.47	1416.15	
	N01°48'21"W	161.00			
PP			2364.38	1411.07	
	N88°24'29"E	727.95			
PP			2384.60	2138.74	
	N01°35'31"W	710.00			
PP			3094.33	2119.02	
	N88°24'29"E	679.43			
PP			3113.20	2798.18	
	S02°13'50"E	200.00			
PP			2913.35	2805.97	
	N88°24'29"E	320.06			
PP			2922.24	3125.90	

Closure Error Distance> 0.0000

Total Distance Inversed> 11399.15

Area: 139.718 AC., 6086112.7 SF.