



Situated in the Township of Chippewa, (T-18N, R-11W), Southeast Quarter of Section 21, County of Wayne, and State of Ohio, and known as being part of a parcel conveyed to Cynthia L. Steiner as recorded in O.R. Vol. 970, Pg. 248 of the Wayne County Recorder's records and part of a parcel conveyed to L&R Dairy Farm LLC, as recorded in O.R. Vol. 959, Pg. 3677 of the Wayne County Recorder's records, and is further bounded and described as follows:

**COMMENCING** at a 3/4" iron pipe found at the southeast corner of said Southeast Quarter of Section 21, said point also being the centerline intersection of Coal Bank Road (County Road 95) and Bieri Road (Township Road 400); thence, **North 01°23'35" West**, along the east line of said Section 21 and centerline of said Coal Bank Road, a distance of **585.22 feet** to the southeasterly corner of said L&R Dairy Farm LLC parcel, also being the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 7 courses;

1. Thence, **South 88°36'26" West**, passing over a 5/8" iron pin found at 30.00 feet, along the southerly line of said L&R Dairy Farm LLC parcel, a distance of **1042.17 feet** to a 5/8" iron pin found at the southwesterly corner of said L&R Dairy Farm LLC parcel, also being on the easterly line of a parcel conveyed to Clifford P. and Gina L. Brake, as recorded in O.R. Vol. 762, Pg. 1293 of the Wayne County Recorder's records;
2. thence, **North 05°37'23" East**, along the easterly line of said Brake parcel, a distance of **184.01 feet** to a 5/8" iron pin found;
3. Thence, **North 67°44'57" West**, along the northerly line of Brake parcel, a distance of **375.17 feet** to a 5/8" iron pin capped "JMJ 6183" found;
4. Thence, **South 58°42'09" West**, continuing along the northerly line of said Brake parcel, a distance of **460.19 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set;

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5. Thence, **North 05°37'23" East**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 1012.00 feet, a distance of **1082.00 feet** to a point in Chippewa Creek;
6. thence, **South 83°47'25" East**, along the centerline of Chippewa Creek, a distance of **1644.59 feet** to the northeasterly corner of said L&R Dairy Farm LLC parcel, also being on the east line of said Section 21;
7. Thence **South 01°23'35" East**, along the easterly line of said L&R Dairy Farm LLC parcel and east line of said Section 21, passing over a 5/8" iron pin found at 50.00 feet, a distance of **959.98 feet** to the **PLACE OF BEGINNING** and containing **37.953 acres** of land, more or less, of which 0.890 acres lie within the right-of-way of said Coal Bank Road.

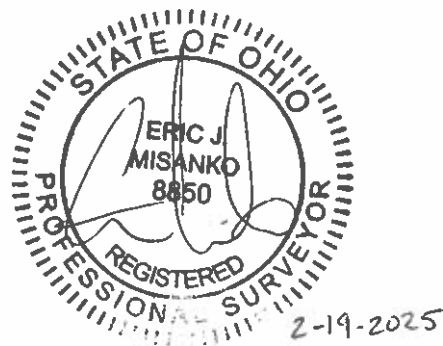
The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

Survey and description prepared by Eric J. Misanko, Registered Surveyor No. 8850 in January 2025, for and on behalf of Lewis Land Professionals, Inc.

For survey See Volume YY, Page 15 of the Wayne County Survey Records.

Permanent Parcel Number: \_\_\_\_\_

Prior Deed Reference: \_\_\_\_\_



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**COMMENCING** at a 3/4" iron pipe found at the southeast corner of said Southeast Quarter of Section 21, said point also being the centerline intersection of Coal Bank Road (County Road 95) and Bieri Road (Township Road 400); thence, **North 01°23'35" West**, along the east line of said Section 21 and centerline of said Coal Bank Road, a distance of **585.22 feet** to the southeasterly corner of a parcel conveyed to L&R Dairy Farm LLC, as recorded in O.R. Vol. 959, Pg. 3677 of the Wayne County Recorder's records; thence, **South 88°36'26" West**, passing over a 5/8" iron pin found at 30.00 feet, along the southerly line of said L&R Dairy Farm LLC parcel, a distance of **1042.17 feet** to a 5/8" iron pin found at the southwesterly corner of said L&R Dairy Farm LLC parcel; thence, **North 05°37'23" East**, along the westerly line of said L&R Dairy Farm LLC parcel, a distance of **184.01 feet** to a 5/8" iron pin found at the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 5 courses;

1. Thence, **North 67°44'57" West**, along the northerly line of a parcel conveyed to Clifford P. and Gina L. Brake, as recorded in O.R. Vol. 762, Pg. 1293 of the Wayne County Recorder's records, a distance of **375.17 feet** to a 5/8" iron pin capped "JMJ 6183" found;
2. Thence, **South 58°42'09" West**, continuing along the northerly line of said Brake parcel, a distance of **460.19 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set;
3. Thence, **North 05°37'23" East**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 1012.00 feet, a distance of **1082.00 feet** to a point in Chippewa Creek;

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4. thence, **South 83°47'25" East**, along the centerline of Chippewa Creek, a distance of **727.43 feet** to the northwesterly corner of said L&R Dairy Farm LLC parcel;
5. Thence **South 05°37'23" West**, along a westerly line of said L&R Dairy Farm LLC parcel, passing over a 5/8" iron pin found at 83.36 feet, a distance of **905.47 feet** to the **PLACE OF BEGINNING** and containing **15.000 acres** of land, more or less.

The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

Survey and description prepared by Eric J. Misanko, Registered Surveyor No. 8850 in January 2025, for and on behalf of Lewis Land Professionals, Inc.

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**Mapcheck 3: 25-024 EAST LOT SPLIT**

**Closure Summary**

Precision, 1 part in: 1278210.18'  
Error distance: 0.00'  
Error direction: S48°54'14"E  
Area: 15.0000acres  
Square area: 653397.95  
Perimeter: 3550.26'

**Point of Beginning**

Easting: 2187017.7889'  
Northing: 462520.5762'

**Side 1: Line**

Direction: N67°44'57"W  
Angle: [112.2508 (d)]  
Deflection angle: [-67.7492 (d)]  
Distance: 375.17'  
Easting: 2186670.5559'  
Northing: 462662.6388'

**Side 2: Line**

Direction: S58°42'09"W  
Angle: [126.4517 (d)]  
Deflection angle: [-53.5483 (d)]  
Distance: 460.19'  
Easting: 2186277.3320'  
Northing: 462423.5785'

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Side 3: Line

Direction: N5°37'23"E  
Angle: [-53.0794 (d)]  
Deflection angle: [126.9206 (d)]  
Distance: 1082.00'  
Easting: 2186383.3500'  
Northing: 463500.3720'

Side 4: Line

Direction: S83°47'25"E  
Angle: [-89.4133 (d)]  
Deflection angle: [90.5867 (d)]  
Distance: 727.43'  
Easting: 2187106.5119'  
Northing: 463421.6873'

Side 5: Line

Direction: S5°37'23"W  
Angle: [-90.5867 (d)]  
Deflection angle: [89.4133 (d)]  
Distance: 905.47'  
Easting: 2187017.7909'  
Northing: 462520.5744'

Mapcheck 4: 25-024 EAST CONSOLIDATION

Closure Summary

Precision, 1 part in: 745168.49'  
Error distance: 0.01'  
Error direction: N83°53'14"E  
Area: 37.9527acres  
Square area: 1653219.16  
Perimeter: 5748.11'

Point of Beginning

Easting: 2188041.6214'  
Northing: 462362.7835'

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Side 1: Line

Direction: S88°36'26"W  
Angle: [88.6072 (d)]  
Deflection angle: [-91.3928 (d)]  
Distance: 1042.17'  
Easting: 2186999.7593'  
Northing: 462337.4523'

Side 2: Line

Direction: N5°37'23"E  
Angle: [-82.9842 (d)]  
Deflection angle: [97.0158 (d)]  
Distance: 184.01'  
Easting: 2187017.7892'  
Northing: 462520.5769'

Side 3: Line

Direction: N67°44'57"W  
Angle: [106.6278 (d)]  
Deflection angle: [-73.3722 (d)]  
Distance: 375.17'  
Easting: 2186670.5563'  
Northing: 462662.6395'

Side 4: Line

Direction: S58°42'09"W  
Angle: [126.4517 (d)]  
Deflection angle: [-53.5483 (d)]  
Distance: 460.19'  
Easting: 2186277.3324'  
Northing: 462423.5792'

Side 5: Line

Direction: N5°37'23"E  
Angle: [-53.0794 (d)]  
Deflection angle: [126.9206 (d)]  
Distance: 1082.00'  
Easting: 2186383.3504'  
Northing: 463500.3726'

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Side 6: Line

Direction: S83°47'25"E  
Angle: [-89.4133 (d)]  
Deflection angle: [90.5867 (d)]  
Distance: 1644.59'  
Easting: 2188018.2910'  
Northing: 463322.4806'

Side 7: Line

Direction: S1°23'35"E  
Angle: [-97.6028 (d)]  
Deflection angle: [82.3972 (d)]  
Distance: 959.98'  
Easting: 2188041.6291'  
Northing: 462362.7843'

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