



# LEWIS LAND PROFESSIONALS

INC.

Civil Engineering & Land Surveying

Legal Description

Consolidation Parcel- 98.698 Acres

Project No. 25-024

Situated in the Township of Chippewa, (T-18N, R-11W), Southwest 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 5/8" iron pin found at the northwest corner of said Southwest Quarter of Section 21, being the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 13 courses;

1. Thence, **North 89°16'27" East**, passing over a 5/8" iron pin capped "SJL Inc" found at 30.00 feet and a 5/8" iron pin at 330.00 feet, along the north line of said Southwest Quarter of Section 21, a distance of **623.17 feet** to a point in Chippewa Creek,
2. Thence, **South 54°15'33" East**, along the centerline of Chippewa Creek, a distance of **693.79 feet** to a point,
3. Thence, **South 65°40'41" East**, continuing along the centerline of Chippewa Creek, a distance of **133.52 feet**
4. Thence, **South 69°05'20" East**, continuing along the centerline of Chippewa Creek, a distance of **517.01 feet** to a point;
5. Thence, **South 49°00'35" West**, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 100.00 feet, a distance of **237.38 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set on the westerly line of said Cynthia L. Steiner parcel;
6. Thence, **South 58°05'07" East**, along the westerly line of said Cynthia L. Steiner parcel, a distance of **306.41 feet** to a 1.5" iron pipe found on the westerly line of said Cynthia L. Steiner parcel;

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7. Thence, **South 01°58'53" East**, continuing along the westerly line of said Cynthia L. Steiner parcel, a distance of **1226.12 feet** to a 1" pinched top iron pipe found;
8. Thence, **South 88°11'55" West**, continuing along the westerly line of said Cynthia L. Steiner parcel, a distance of **345.23 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set;
9. Thence, **South 01°53'15" East**, continuing along the westerly line of said Cynthia L. Steiner parcel, a distance of **490.32 feet** to a point on the south line of said Section 21, witnessed by a 1/2" threaded iron pin found 0.27', North 23°58'59" West;
10. Thence, **South 88°12'36" West**, along the south line of said Section 21, a distance of **1023.33 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set on the easterly line of a parcel conveyed to Eric J. and Lindsay D. Steiner as recorded in O.R. Vol. 774, Pg. 2077 of the Wayne County Recorder's records;
11. Thence, **North 01°27'59" West**, along the east line of said Eric J. and Lindsay D. Steiner parcel, a distance of **50.00 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set;
12. Thence, **South 88°12'36" West**, passing over a 5/8" iron pin capped "SJL Inc" found at 464.98 feet, along the north line of said Eric J. and Lindsay D. Steiner parcel, a distance of **494.98 feet** to a point on the centerline of Porr Road (Township Road 261), also being on the west line of said Section 21;
13. Thence **North 01°25'14" West**, along the centerline of said Porr Road and west line of said Section 21, a distance of **2679.14 feet** to the **PLACE OF BEGINNING** and containing **98.698 acres** of land, more or less, of which 1.845 acres lie within the right-of-way of said Porr 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 14 of the Wayne County Survey Records.

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

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



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 2-19-2025



Legal Description  
Lot Split Parcel – 1.767 Acres  
Project No. 25-024

Situated in the Township of Chippewa, (T-18N, R-11W), Southwest 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 is further bounded and described as follows:

**COMMENCING** at a 5/8" iron pin found at the northwest corner of said Southwest Quarter of Section 21, said point also being the northwesterly 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, **North 89°16'27" East**, passing over a 5/8" iron pin capped "SJL Inc" found at 30.00 feet and a 5/8" iron pin at 330.00 feet, along the north line of said Southwest Quarter of Section 21 and northerly line of said L&R Dairy Farm LLC parcel, a distance of **623.17 feet** to a point in Chippewa Creek; thence, **South 54°15'33" East**, along the centerline of Chippewa Creek and northerly line of said L&R Dairy Farm LLC parcel, a distance of **693.79 feet** to a point; thence, **South 65°40'41" East**, continuing along the centerline of Chippewa Creek and northerly line of said L&R Dairy Farm LLC parcel, a distance of **133.52 feet** to the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 4 courses;

1. Thence, **South 69°05'20" East**, continuing along the centerline of Chippewa Creek, a distance of **517.01 feet** to a point;
2. Thence, **South 49°00'35" West**, along a new line of division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 100.00 feet, a distance of **237.38 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set on the northerly line of said L&R Dairy Farm LLC parcel;
3. Thence, **North 58°05'07" West**, along a northerly line of said L&R Dairy Farm LLC parcel, a distance of **356.09 feet** to a point, witnessed by a 5/8" iron pin (bent) found 0.51', **South 89°21'50" East**;

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4. Thence North **00°34'15" West**, along a northerly line of said L&R Dairy Farm LLC parcel, a distance of **152.00 feet** to the **PLACE OF BEGINNING** and containing **1.767 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.

For survey See Volume YY, Page 14 of the Wayne County Survey Records.

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

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



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Mapcheck 1: 25-024 WEST LOT SPLIT

Closure Summary

Precision, 1 part in: 201173.34'  
Error distance: 0.01'  
Error direction: N14°40'14"E  
Area: 1.7667acres  
Square area: 76958.50  
Perimeter: 1262.48'

Point of Beginning

Easting: 2184089.6823'  
Northing: 463928.4231'

Side 1: Line

Direction: S69°05'20"E  
Angle: [-69.0889 (d)]  
Deflection angle: [110.9111 (d)]  
Distance: 517.01'  
Easting: 2184572.6396'  
Northing: 463743.8924'

Side 2: Line

Direction: S49°00'35"W  
Angle: [-61.9014 (d)]  
Deflection angle: [118.0986 (d)]  
Distance: 237.38'  
Easting: 2184393.4602'  
Northing: 463588.1875'

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Side 3: Line

Direction: N58°05'07"W  
Angle: [-107.0950 (d)]  
Deflection angle: [72.9050 (d)]  
Distance: 356.09'  
Easting: 2184091.1982'  
Northing: 463776.4368'

Side 4: Line

Direction: N0°34'15"W  
Angle: [-122.4856 (d)]  
Deflection angle: [57.5144 (d)]  
Distance: 152.00'  
Easting: 2184089.6839'  
Northing: 463928.4292'

Mapcheck 2: 25-024 WEST CONSOLIDATION

Closure Summary

Precision, 1 part in: 1558872.78'  
Error distance: 0.01'  
Error direction: N26°16'52"E  
Area: 98.6981 acres  
Square area: 4299287.67  
Perimeter: 8820.40'

Point of Beginning

Easting: 2182781.7650'  
Northing: 464380.7743'

Side 1: Line

Direction: N89°16'27"E  
Angle: [-90.7258 (d)]  
Deflection angle: [89.2742 (d)]  
Distance: 623.17'  
Easting: 2183404.8850'  
Northing: 464388.6685'

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Side 2: Line

Direction: S54°15'33"E  
Angle: [-143.5333 (d)]  
Deflection angle: [36.4667 (d)]  
Distance: 693.79'  
Easting: 2183968.0117'  
Northing: 463983.4120'

Side 3: Line

Direction: S65°40'41"E  
Angle: [168.5811 (d)]  
Deflection angle: [-11.4189 (d)]  
Distance: 133.52'  
Easting: 2184089.6812'  
Northing: 463928.4200'

Side 4: Line

Direction: S69°05'20"E  
Angle: [176.5892 (d)]  
Deflection angle: [-3.4108 (d)]  
Distance: 517.01'  
Easting: 2184572.6385'  
Northing: 463743.8893'

Side 5: Line

Direction: S49°00'35"W  
Angle: [-61.9014 (d)]  
Deflection angle: [118.0986 (d)]  
Distance: 237.38'  
Easting: 2184393.4591'  
Northing: 463588.1844'

Side 6: Line

Direction: S58°05'07"E  
Angle: [72.9050 (d)]  
Deflection angle: [-107.0950 (d)]  
Distance: 306.41'  
Easting: 2184653.5509'  
Northing: 463426.1987'

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Side 7: Line

Direction: S1°58'53"E  
Angle: [-123.8961 (d)]  
Deflection angle: [56.1039 (d)]  
Distance: 1226.12'  
Easting: 2184695.9439'  
Northing: 462200.8118'

Side 8: Line

Direction: S88°11'55"W  
Angle: [-89.8200 (d)]  
Deflection angle: [90.1800 (d)]  
Distance: 345.23'  
Easting: 2184350.8845'  
Northing: 462189.9595'

Side 9: Line

Direction: S1°53'15"E  
Angle: [89.9139 (d)]  
Deflection angle: [-90.0861 (d)]  
Distance: 490.32'  
Easting: 2184367.0342'  
Northing: 461699.9056'

Side 10: Line

Direction: S88°12'36"W  
Angle: [-89.9025 (d)]  
Deflection angle: [90.0975 (d)]  
Distance: 1023.33'  
Easting: 2183344.2036'  
Northing: 461667.9405'

Side 11: Line

Direction: N1°27'59"W  
Angle: [-89.6764 (d)]  
Deflection angle: [90.3236 (d)]  
Distance: 50.00'  
Easting: 2183342.9240'  
Northing: 461717.9241'

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Side 12: Line

Direction: S88°12'36"W  
Angle: [89.6764 (d)]  
Deflection angle: [-90.3236 (d)]  
Distance: 494.98'  
Easting: 2182848.1856'  
Northing: 461702.4628'

Side 13: Line

Direction: N1°25'14"W  
Angle: [-89.6306 (d)]  
Deflection angle: [90.3694 (d)]  
Distance: 2679.14'  
Easting: 2182781.7675'  
Northing: 464380.7794'