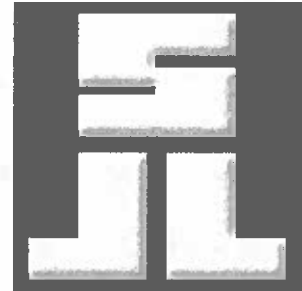


**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 2.000 ACRE PARCEL

EW-2242EB

Situated in the Township of Sugar Creek, T-16N; R-11W, Northeast Quarter of Section 31,
County of Wayne, State of Ohio:

Known as being part of Miller Homes of Kidron, LLC in Volume 980, Page 1636 of Wayne
County Official Records and further bounded and described as follows;

Commencing at a stone found at the southwest corner of said Northeast Quarter and in Kohler
Road (T-R. 129) ~ witnessed by a 5/8" capped pin with I.D. cap marked "BAKER" found N 89°
22' 10" E, 23.40 feet;

Thence N 89° 22' 10" E, 642.63 feet along the south line of said Northeast Quarter to a 5/8"
rebar with I.D. cap marked "SJL, INC" found at a southeast corner of lands conveyed to Dennis
& Nelson D. Weaver in Volume 980, Page 1632 of Wayne County Official Records

Thence N 00° 37' 50" E, 204.04 feet along an east line of said Weaver lands to a 5/8" rebar with
I.D. cap marked "SJL, INC" set at the principal place of beginning of the parcel herein
described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. continuing N 00° 37' 50" E, 204.63 feet along an east line of said Weaver lands to a 5/8"
rebar with I.D. cap marked "SJL, INC" found at a northeast corner thereof and on a south
line of lands conveyed to Roy W. & Leanna Miller in Volume 984, Page 4831 of said
Official Records;
2. N 89° 22' 10" E, 425.14 feet along a south line of said Weaver lands to a 3/4" capped pin
with I.D. cap marked "BODO & ASSOC." found at the southeast corner thereof and on a
west line of Clara E. Yoder CAD as recorded in Volume 29, Page 288 of Wayne County
Plat Records;

Continued 2.000 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 2.000 ac.)

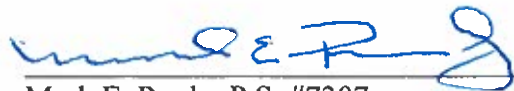
3. S 00° 58' 28" E, 204.63 feet, passing through at 5/8" capped pin with I.D. cap marked "GASBARRE" found at a distance of 75.64 feet, along a west line of said Clara E. Yoder CAD to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
4. S 89° 22' 10" W, 426.36 feet along a new division line to the place of beginning and containing within said bounds 2.000 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 February of 2026.

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 263 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 2.000 ACRE PARCEL

EW-2242EB

Situated in the Township of Sugar Creek, T-16N; R-11W, Northeast Quarter of Section 31,
County of Wayne, State of Ohio:

Known as being part of Miller Homes of Kidron, LLC in Volume 980, Page 1636 of Wayne
County Official Records and further bounded and described as follows;

Commencing at a stone found at the southwest corner of said Northeast Quarter and in Kohler
Road (T-R. 129) ~ witnessed by a 5/8" capped pin with I.D. cap marked "BAKER" found N 89°
22' 10" E, 23.40 feet;

Thence N 89° 22' 10" E, 642.63 feet along the south line of said Northeast Quarter to a 5/8"
rebar with I.D. cap marked "SJL, INC" found at a southeast corner of lands conveyed to Dennis
& Nelson D. Weaver in Volume 980, Page 1632 of Wayne County Official Records also being
the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 00° 37' 50" E, 204.04** feet along an east line of said Weaver lands to a 5/8" rebar with
I.D. cap marked "SJL, INC" set;
2. **N 89° 22' 10" E, 426.36** feet along a new division line to a 5/8" rebar with I.D. cap
marked "SJL, INC" set on a west line of Clara E. Yoder CAD as recorded in Volume 29,
Page 288 of Wayne County Plat Records;
3. **S 00° 58' 28" E, 204.04** feet along a west line of said Clara E. Yoder CAD to a stone
found at the southwest corner thereof and on the south line of said Northeast Quarter;

Continued 2.000 ac. on Page 2

Page 2 (Description 2.000 ac.)

4. S 89° 22' 10" W, 427.59 feet along the south line of said Northeast Quarter to the place of beginning and containing within said bounds 2.000 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 February of 2026.

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 263 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



**BOUNDARY DESCRIPTION OF A 30' ACCESS &
UTILITY EASEMENT**

EW-2242EB

Situated in the Township of Sugar Creek, T-16N; R-11W, Northeast Quarter of Section 31,
County of Wayne, State of Ohio:

Known as being part of Roy W. & Leanna Miller in Volume 984, Page 4831 of Wayne County
Official Records and further bounded and described as follows;

Commencing at a stone found marking the southwest corner of said Northeast Quarter and in
Kohler Road (T.R. 129) ~ witnessed by a 5/8" capped pin with I.D. cap marked "BAKER" found
N 89° 22' 10" E, 23.40 feet;

Thence N 05° 19' 48" E, 410.89 feet along the west line of said Northeast Quarter and in Kohler
Road to a capped pin with I.D. cap marked "BODO & ASSOC." found at the northwest corner of
a 1.500 ac. parcel of lands conveyed to Miller Homes of Kidron, LLC in Volume 980, Page 1636
of said Official Records also being the principal place of beginning of the easement herein
described ~ witnessed by a capped pin with I.D. cap marked "BODO & ASSOC." found N 89°
22' 10" E, 30.00 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. continuing N 05° 19' 48" E, 30.17 feet along the west line of said Northeast Quarter and
in Kohler Road to a capped pin with I.D. cap marked "BODO & ASSOC." found at the
southeast corner of lands conveyed to Roy W. & Leanna Miller in Volume 962, Page
2101 of said Official Records ~ witnessed by a capped pin with I.D. cap marked "BODO
& ASSOC." found N 89° 22' 10" E, 30.00 feet;
2. N 89° 22' 10" E, 628.83 feet along a south line of said Miller lands, passing through a
capped pin with I.D. cap marked "BODO & ASSOC." found at a distance of 382.25 feet,
and its easterly extension to a point;

Continued easement on Page 2

Page 2 (Description easement)

3. S 00° 37' 50" E, 30.01 feet along the east easement line to a point on a north line of a 4.000 ac parcel of aforesaid Miller Homes of Kidron, LLC lands;
4. S 89° 22' 10" W, 629.96 feet, passing through of 5/8" rebar with I.D. cap marked "SJL, INC" found at a distance of 30.00 feet, along north lines of said Miller Homes of Kidron, LLC lands and Dennis & Nelson D. Weaver in Volume 980, Page 1632 of said Official Records to the place of beginning.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in February of 2026.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.


Mark E. Purdy, P.S. #7307



EW=2242EB-closure.docx

Inverse With Area
Tue, Feb 10 2026 2:42:41 PM

PntNo	Bearing	Distance	Northing	Easting	Description
32			389699.95	2175413.80	
	N00°37'50"W	204.04			
PP			389903.98	2175411.56	
	N89°22'10"E	426.36			
PP			389908.67	2175837.90	
	S00°58'28"E	204.04			
PP			389704.66	2175841.37	
	S89°22'10"W	427.59			
32			389699.95	2175413.80	

Closure Error Distance> 0.0000
Total Distance Inversed> 1262.04
Area: 2.000 AC., 87120.0 SF.

Inverse With Area
Tue, Feb 10 2026 2:43:40 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			389903.98	2175411.56	
	N00°37'50"W	204.63			
31			390108.59	2175409.30	
	N89°22'10"E	425.14			
PP			390113.27	2175834.42	
	S00°58'28"E	204.63			
PP			389908.67	2175837.90	
	S89°22'10"W	426.36			
PP			389903.98	2175411.56	

Closure Error Distance> 0.0000
Total Distance Inversed> 1260.76
Area: 2.000 AC., 87119.4 SF.

EASEMENT Inverse With Area
Mon, Feb 09 2026 4:25:23 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			390101.99	2174809.38	
	N05°19'48"E	30.17			
3			390132.03	2174812.18	
	N89°22'10"E	626.83			
PP			390138.93	2175438.97	
	S00°37'50"E	30.01			
PP			390108.92	2175439.30	
	S89°22'10"W	629.96			
PP			390101.99	2174809.38	

Closure Error Distance> 0.0000
Total Distance Inversed> 1316.97
Area: 0.433 AC., 18856.6 SF.