



DESCRIPTION OF A 2.365 ACRE PARCEL – PARCEL A

Situated in the Township of Wayne, County of Wayne and State of Ohio, being part of the Southeast Quarter of Section 13, Township 16 North, Range 13 West;

and being part of the lands as conveyed to Sprenger Wayne Ltd. Co., as recorded in OR Vol. 246, Pg. 128 of the Wayne County Records and being more particularly described as follows:

BEGINNING at an iron pin set at the southwest corner of the Smithville Western Commons Phase XXI, as recorded in Plat Bk. 26, Pg. 218 (Survey No. RR-921) of said County Records, the same being the easterly right of way of Swanson Blvd. (40' Private R/W) as shown on Plat Bk. 18, Pg. 131 (Survey No. HH-299) of said County Records;

1; Thence along the southerly line of said Phase XXI, N 88°07'52" E, a distance of 319.00 feet to an iron pin set on the westerly line of a parcel conveyed to Haven Investments, LLC in OR Vol. 818, Pg. 1124 of said County Records;

2; Thence along the westerly line of said Haven Investments, LLC parcel, S 00°51'41" E, a distance of 206.17 feet to the centerline of E. Smithville Western Road (60' R/W), the same being the south line of the Southeast Quarter of said Section 13, and passing on line a 3/4" iron pin in concrete found at 176.17 feet;

3; Thence along the centerline of said Southeast Quarter and the centerline of said E. Smithville Western Road, S 89°10'52" W, a distance of 464.95 feet to the southeast corner of a parcel conveyed to Dennis E. Horn in OR Vol. 660, Pg. 1516 of said County Records;

4; Thence along the easterly line of said Horn parcel, N 01°05'38" W, a distance of 350.00 feet to an iron pin set on the southerly line of a parcel conveyed to Sprenger Wayne Ltd. Co. in OR Vol. 246, Pg. 128 of said County Records, and passing on line an iron pin set at 30.00 feet;

5; Thence along the southerly line of said Sprenger Wayne parcel, N 89°10'52" E, a distance of 104.78 feet to an iron pin set on the westerly right of way of said Swanson Blvd.;

Cardinal Precision Surveying, LLC



6; Thence along the westerly right of way of said Swanson Blvd., S 01°52'08" E, a distance of 299.68 feet to an iron pin set;

7; Thence continuing along the westerly right of way of said Swanson Blvd., 31.78 feet along the arc of a tangent curve to the right, said curve having a radius of 20.00 feet, a delta angle of 91°03'00" and being subtended by a chord bearing S 43°39'22" W, a chord length of 28.54 feet to an iron pin set on the northerly right of way of said E. Smithville Western Road;

8; Thence along the northerly right of way of said E. Smithville Western Road, N 89°10'52" E, a distance of 80.01 feet to an iron pin set at the southeast corner of the right of way of said Swanson Blvd.;

9; Thence along the easterly right of way of said Swanson Blvd., 31.05 feet along the arc of a non-tangent curve to the right, said curve having a radius of 20.00 feet, a delta angle of 88°56'57" and being subtended by a chord bearing N 46°20'37" W, a chord length of 28.02 feet to an iron pin set;

10; Thence continuing along the easterly right of way of said Swanson Blvd., N 01°52'08" W, a distance of 150.72 feet to the Point of Beginning, containing 2.365 acres (103,005 square feet), with 0.320 acres being in the right of way of said E. Smithville Western Road, more or less;

As surveyed by Alaina J. Krejci, P.S. # S-8625 in January/February 2018, subject to any easements, restrictions, leases and/or right of ways of record. Iron pins set are 5/8" x 30" rebar with pink plastic caps stamped "KREJCI S-8625"

Basis of Bearings is, Ohio State Plane Coordinate System, North Zone (3401), NAD 83 (2011). Distances are listed in ground.

See Survey "WW"- 100 _____

Alaina J. Krejci, P.S.
Professional Surveyor No. S-8625
PP# - out of _____



OK MM 6/20/18

Cardinal Precision Surveying, LLC



New Philadelphia, Ohio

DESCRIPTION OF A 1.431 ACRE PARCEL -- PARCEL B

Situated in the Township of Wayne, County of Wayne and State of Ohio, being part of the Southeast Quarter of Section 13, Township 16 North, Range 13 West;

And being part of the lands as conveyed to Sprenger Wayne Ltd. Co., as recorded in OR Vol. 246, Pg. 128 of the Wayne County Records and being more particularly described as follows:

BEGINNING at an iron pin set at the southwest corner of the Smithville Western Commons Phase XXI, as recorded in Plat Bk. 26, Page 218 (Survey No. RR-921) of said County Records, the same being the easterly right of way of Swanson Blvd. (40' Private R/W) as shown on Plat Bk. 18, Pg. 131 (Survey No. HH-299) of said County Records; Thence along the easterly right of way of said Swanson Blvd. and the westerly line of said Phase XXI, N 01°52'08" W, a distance of 240.34 feet to an iron pin set at the southernmost northwest corner of Lot 111 of said Phase XXI and the True Point of Beginning of the parcel herein described;

1; Thence continuing along the easterly right of way of said Swanson Blvd., N 01°52'08" W, a distance of 321.16 feet to an iron pin set at the southwest corner of Smithville Western Commons Phase XVIII, recorded in Plat Bk. 21, Pg. 288 (Survey No. NN-033) of said County Records;

2; Thence along the southerly line of said Phase XVIII, N 88°07'52" E, a distance of 65.04 feet to an iron pin set;

3; Thence continuing along the southerly line of said Phase XVIII, N 51°45'22" E, a distance of 43.45 feet to an iron pin set at the southwest corner of Smithville Western Commons Phase XX, as recorded in Plat Bk. 24, Pg. 382 (Survey No. QQ-486);

4; Thence along the southerly line of said Phase XX, N 88°08'16" E, a distance of 88.86 feet to an iron pin set on the westerly line of Smithville Western Commons Phase XXI, as recorded in Plat Bk. 26, Pg. 218 (Survey No. RR-921) of said County Records;

5; Thence along the westerly line of said Phase XXI, S 00°51'41" E, a distance of 346.98 feet to an iron pin set on the interior corner of Lot 111 of said Phase XXI;

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6; Thence along the northerly line of the southerly portion of said Lot 111, S 88°07'52" W, a distance of 182.78 feet to the Point of Beginning, containing 1.431 acres (62,346 square feet), more or less;

As surveyed by Alaina J. Krejci, P.S. # S-8625 in January/February 2018, subject to any easements, restrictions, leases and/or right of ways of record. Iron pins set are 5/8" x 30" rebar with pink plastic caps stamped "KREJCI S-8625"

Basis of Bearings is, Ohio State Plane Coordinate System, North Zone (3401), NAD 83 (2011). Distances are listed in ground.

See Survey "WW"- 100

Alaina J. Krejci, P.S.
Professional Surveyor No. S-8625
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