

**27.080 ACRES
NORTHWEST QUARTER OF SECTION 25
CHIPPEWA TOWNSHIP**

Situated in the Township of Chippewa (T-18, R-11), Northwest Quarter of Section 25, County of Wayne, and State of Ohio:

Being part of the land conveyed to Brian M. Bilinovich and Laura S. Bilinovich, Co-Trustees as recorded in O.R. 785, Page 314 of Wayne County Recorder's records and further bounded and described as follows:

Beginning at a railroad spike found and held marking the southwest corner of the Northwest Quarter of Section 25 and being the intersection of the centerline of Frazee Road (T.R. 65 – 60' wide) with the centerline of Warwick Road (C.R. 116 – 60' wide). Thence N 89°34'12" E, along the south line of the Northwest Quarter of Section 25 and the centerline of Warwick Road, a distance of 30.01' to a railroad spike found and held thereon marking the southeast corner of land conveyed to Allison Conley as recorded in O.R. 606, Page 1724 of Wayne County Recorder's records and being the **TRUE PLACE OF BEGINNING** for the parcel described herein;

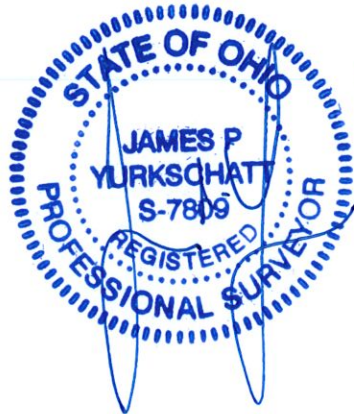
1. Thence N 00°57'02" E, along the east line of said Conley land and passing over a 5/8" rebar (cap id. "C&A") set on the north right-of-way line of Warwick Road at 30.01', a total distance of 614.00' to a 5/8" rebar (cap id. "C&A") set marking the northeast of said Conley land and being on the southerly limits of land conveyed to Rails-To-Trails of Wayne County as recorded in O.R. 645, Page 1120 of Wayne County Recorder's records;
2. Thence along the southerly limits of said Rails-To-Trails land and the arc of a curve to the right having a radius of 2266.68', a delta angle of 20°56'18", a chord bearing S 88°39'14" E for 823.74', an arc length of 828.34' to a 5/8" rebar (cap id. "C&A") set marking a point of tangency therein (witness a 1/2" rebar (cap id. "Bedore") found 2.40' north and 36.46' west);
3. Thence S 78°11'05" E, along the southerly limits of said Rails-To-Trails land, a distance of 171.50' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof;
4. Thence S 11°48'55" W, along the southerly limits of said Rails-To-Trails land, a distance of 33.00' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof;
5. Thence S 78°11'05" E, along the southerly limits of said Rails-To-Trails land, a distance of 1724.52' to a 5/8" rebar (cap id. "C&A") set on the east line of the Northwest Quarter of Section 25;
6. Thence S 00°45'27" E, along the east line of the Northwest Quarter of Section 25, a distance of 153.90' to a 2" iron pipe found and held marking the southeast corner thereof;
7. Thence S 89°34'12" W along the south line of the Northwest Quarter of Section 25 and partially along the centerline of Warwick Road, a distance of 2684.90' to the **TRUE PLACE OF BEGINNING** and containing 27.080 acres of land of which 1.040 acres are contained within the right-of-way limits of Warwick Road.

For survey see Volume WW, Page 623 of the Wayne County Survey Records.

Survey and description prepared by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on January 6, 2020. All 5/8" rebar set are 30" in length and capped "C&A".

Part of Permanent Parcel Number: 12-02098.001

Prior Deed Reference: O.R. 785, Page 314



1/6/2020

**100.291 ACRES
NORTHWEST QUARTER OF SECTION 25
CHIPPEWA TOWNSHIP**

Situated in the Township of Chippewa (T-18, R-11), Northwest Quarter of Section 25, County of Wayne, and State of Ohio:

Being part of the land conveyed to Brian M. Bilinovich and Laura S. Bilinovich, Co-Trustees as recorded in O.R. 785, Page 314 of Wayne County Recorder's records and further bounded and described as follows:

Beginning at a railroad spike found and held marking the southwest corner of the Northwest Quarter of Section 25 and being the intersection of the centerline of Frazee Road (T.R. 65 – 60' wide) with the centerline of Warwick Road (C.R. 116 – 60' wide). Thence N 89°34'12" E, along the south line of the Northwest Quarter of Section 25 and the centerline of Warwick Road, a distance of 30.01' to a railroad spike found and held thereon marking the southeast corner of land conveyed to Allison Conley as recorded in O.R. 606, Page 1724 of Wayne County Recorder's records. Thence N 00°57'02" E, along the east line of said Conley land and the extension thereof, a distance of 625.50' to a point within the limits of land conveyed to Rails-To-Trails of Wayne County as recorded in O.R. 645, Page 1120 of Wayne County Recorder's records. Thence N 42°07'32" E, a distance of 85.72' to a 5/8" rebar (cap id. "C&A") set on the northerly limits of said Rails-To-Trail land and being the southeast corner of land conveyed to Michelle Koontz and Joe Koontz, Trustees as recorded in O.R. 835, Page 2073 of Wayne County Recorder's records and being the **TRUE PLACE OF BEGINNING** for the parcel described herein;

1. Thence N 42°07'32" E, along an east line of said Koontz land, a distance of 248.28' to a 1/2" rebar found and held marking a corner thereof;
2. Thence N 02°14'43" W, along an east line of said Koontz land, a distance of 362.64' to a 1/2" rebar (cap id. "Bedore") found and held marking a corner thereof;
3. Thence N 07°26'17" E, along an east line of said Koontz land, a distance of 358.10' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof;
4. Thence N 00°12'37" E, along an east line of said Koontz land, a distance of 185.36' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof;
5. Thence N 17°38'37" E, along an east line of said Koontz land, a distance of 267.07' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof;
6. Thence N 21°43'03" W, along an east line of said Koontz land, a distance of 60.00' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof and being on a south line of land conveyed to CSX Transportation as recorded in D.V. 720, Page 705 of Wayne County Recorder's records;
7. Thence N 87°14'58" E, along a south line of said CSX Transportation land and passing over a 5/8" rebar (cap id. "C&A") set for reference at 800.00', a total distance of 983.08' to a corner of said CSX Transportation land being a point in an area of inaccessible lands;
8. Thence N 00°33'05" W, along a line of said CSX Transportation land, a distance of 537.88' to a point on the north line of the Northwest Quarter of Section 25;

9. Thence N 89°26'55" E, along the north line of the Northwest Quarter of Section 25, a distance of 637.41' to a point thereon being a corner of said CSX Transportation land;
10. Thence S 10°33'05" E, along a line of said CSX Transportation land, a distance of 264.00' to a corner thereof;
11. Thence N 89°26'55" E, along a south line of said CSX Transportation land, a distance of 664.59' to a corner thereof being a point on the east line of the Northwest Quarter of Section 25;
12. Thence S 00°45'27" E, along the east line of the Northwest Quarter of Section 25 and passing over a 5/8" rebar (cap id. "C&A") set for reference at 1695.13', a total distance of 2115.13' to a 5/8" rebar (cap id. "C&A") set thereon and being on the northerly limits of said Rails-To-Trails land;
13. Thence N 78°11'05" W, along the northerly limits of said Rails-To-Trails land, a distance of 1695.07' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof;
14. Thence S 11°48'55" W, along the northerly limits of said Rails-To-Trails land, a distance of 33.00' to a 5/8" rebar (cap id. "C&A") set marking a corner thereof;
15. Thence N 78°11'05" W, along the northerly limits of said Rails-To-Trails land, a distance of 171.50' to a 5/8" rebar (cap id. "C&A") set marking a point of curvature therein (witness a 1/2" rebar (cap id. "Bedore") found 2.98' north and 37.50' west);
16. Thence along the northerly limits of said Rails-To-Trails land and the arc of a curve to the left having a radius of 2332.68', a delta angle of 19°14'48", a chord bearing N 87°48'29" W for 779.91', an arc length of 783.59' to the **TRUE PLACE OF BEGINNING** and containing 100.291 acres of land.

For survey see Volume WW, Page 623 of the Wayne County Survey Records.

Survey and description prepared by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on January 6, 2020. All 5/8" rebar set are 30" in length and capped "C&A".

Part of Permanent Parcel Number: 12-02098.001

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