

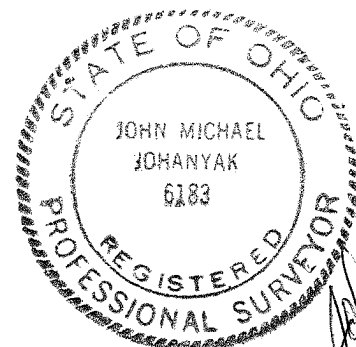
## LEGAL DESCRIPTION OF A 113.047 ACRE PARCEL

Situated in the County of Wayne and State of Ohio, and known as being a part of the Northeast and Southeast Quarters of Section 12, T-17N, R-11W Baughman Township and being more fully described as follows:

Commencing at a railroad spike found flush at the Southeast corner of the Southeast Quarter of said Section 12,

Thence **N 03° 00' 00" E**, along the Section line a distance of **1307.42 feet** to a point, and **THE TRUE PLACE OF BEGINNING**;

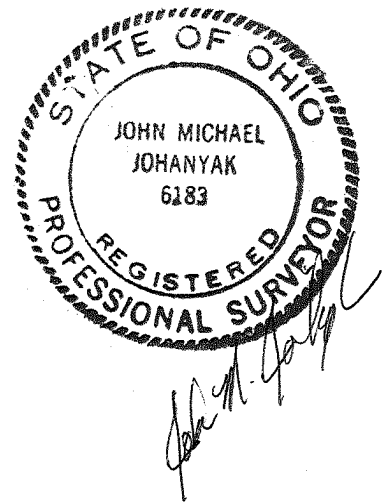
- 1) Thence **N 86° 31' 14" W**, passing over an iron pin found flush with ID P.S.6183 at a distance of **30.00 feet**, a distance of **1914.75 feet** to a solid bar set;
- 2) Thence **N 05° 37' 50" W** ", a distance **2976.43 feet** to a solid bar set;
- 3) Thence **N 65° 21 ' 01" W**, a distance of **307.55 feet** to a solid bar set;
- 4) Thence **N 03° 09' 33" E**, along the quarter section line, a distance **856.69 feet** to a 1" solid bar found buried 12", witness a 1" solid bar found buried 6" at a distance of **10.00 feet** at the Northwest corner of the Northeast Quarter of Section 12;
- 5) Thence **S 84° 43' 12" E**, a distance of **1163.41 feet** to an iron pin found with ID P.S. 6183;
- 6) Thence **S 03° 00' 00" W**, a distance of **1771.02 feet** to an iron in found with ID P.S. 6183
- 7) Thence **S 87° 00' 00" E**, a distance of **607.29 feet** to an iron pin with ID P.S. 6183
- 8) Thence **S 03° 00' 00" W**, a distance of **1386.00 feet** to a solid bar found with ID P.S. 6183
- 9) Thence **S 87° 00' 00" E**, a distance of **875.03 feet** to a point on the east line of Section 12;
- 10) Thence **S 03° 00' 00" W**, along the east line of Section 12 a distance of **725.59 feet** to the **TRUE PLACE OF BEGINNING** and containing **113.047 acres** of land, of which **64.996 acres** lie within the Northeast Quarter of Section 12, and **48.051 acres** lie within the Southeast Quarter of Section 12, and **0.500 acres** lie within the right of way of Deerfield Road, be the same more or less, but subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 on April 6, 2019 and June, 2002.



*John M. Johanyak*

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183. The Basis of Bearings for this description is survey "RR " 462.

Survey Reference: WW-648



## LEGAL DESCRIPTION OF A 35.015 ACRE PARCEL

Situated in the County of Wayne and State of Ohio, and known as being a part of the Northeast and Southeast Quarters of Section 12, T-17N, R-11W Baughman Township and being more fully described as follows:

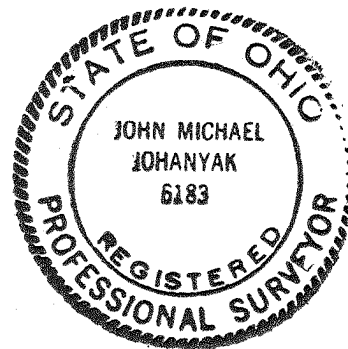
Commencing at a railroad spike found flush at the Southeast corner of the Southeast Quarter of said Section 12,

Thence N 03° 00' 00" E, along the Section line a distance of **1307.42 feet** to a point, Thence N 86° 31' 14" W, passing over an iron pin found flush with ID P.S.6183 at a distance of **30.00 feet**, a distance of **1914.75 feet** to a solid bar set and **THE TRUE PLACE OF BEGINNING**;

- 1) Thence N 86° 31' 14" W, a distance of **741.00 feet** to an iron pin found with ID P.S. 6183 on the west line of said Southeast Quarter of Section 12
- 2) Thence N 03° 09' 33" E, along the Southeast and Northeast Quarter Section lines a distance of **3050.00 feet** to a solid bar set;
- 3) Thence S 65° 21' 01" E, a distance of **307.55 feet** to a solid bar set;
- 4) Thence S 05° 37' 50" E, a distance **2976.43 feet** to the **TRUE PLACE OF BEGINNING** and containing **35.015 acres** of land, of which **15.924 acres** lie within the Northeast Quarter of Section 12, and **19.091 acres** lie within the Southeast Quarter of Section 12, be the same more or less, but subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 on April 6, 2019.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183. The Basis of Bearings for this description is survey "RR " 462.

Survey Reference: WW-648



A handwritten signature in black ink, appearing to read "John Michael Johanyak", written over the right side of the professional seal.

## LEGAL DESCRIPTION OF A 96.514 ACRE PARCEL

Situated in the County of Wayne and State of Ohio, and known as being a part of the Northeast and Southeast Quarters of Section 12, T-17N, R-11W Baughman Township and being more fully described as follows:

Commencing at a railroad spike found flush at the Southeast corner of the Southeast Quarter of said Section 12, this being **THE TRUE PLACE OF BEGINNING**;

1) Thence **N 86° 37' 02" W**, along the south line of the Southeast Quarter of Section 12 passing over an iron pin found with ID PS 6183 at a distance of **30.00 feet**, a distance of **1563.13 feet** to an iron pin found with ID PS 6183,

2) Thence along a curve to the right having a radius of **2825.00 feet**, a delta angle of **02° 43' 59"**, a tangent distance of **67.39 feet**, a chord distance of **134.75 feet**, a chord bearing of **N 08° 58' 27 "W** an arc distance of **134.76 feet** to an iron pin found with ID PS 6183;

3) Thence **N 07° 36' 27" W**, along the easterly line of property now or formerly in the names of Rebecca A. & Walter L. Mullet ( OR 161/ 668 ) a distance of **660.00 feet** to an iron pin found with ID PS 6183;

4) Thence **N 85° 41' 27" W**, a distance of **944.80 feet** to an iron pin found with ID PS 6183;

5) Thence **N 03° 09 ' 33" E**, along the Southeast and Northeast Quarter Section lines a distance of **3567.08 feet** to a solid bar set;

6) Thence **S 65° 21' 01" E**, a distance of **307.55 feet** to a solid bar set;

7) Thence **S 05° 37' 50" E**, a distance of **2976.43 feet** to a solid bar set;

8) Thence **S 86° 31' 14" E**, passing over a solid bar found at a distance of **1884.75 feet**, a distance of **1914.75 feet** to a point on the east line of Section 12;

9) Thence **S 03° 00' 00" W**, along the east line of Section 12 a distance of **1307.42 feet** to the **TRUE PLACE OF BEGINNING** and containing **96.514 acres** of land, of which **15.924 acres** lie within the Northeast Quarter of Section 12, and **80.590 acres** lie within the Southeast Quarter of Section 12, and **0.900 acres** lie within the right of way of Deerfield Road., be the same more or less, but subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 on April 6, 2019.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183. The Basis of Bearings for this description is survey "RR " 462.

Survey Reference: WW-648

