

LEGAL DESCRIPTION FOR A NEW 2.349 ACRE PARCEL

Grantor: Kirk K. Miller Properties, LLC

Grantee: Linden Avenue, LLC

Situated in the Township of Wooster, County of Wayne, State of Ohio, being part of the southwest quarter of Section 17, Township 15-N, Range 13-W, and part of a record 84.374 Acre Parcel as conveyed to **Kirk K. Miller Properties, LLC** by Official Record Volume 886, Page 5746 of the Wayne County Recorder's Records, and being bounded and described as follows:

Commencing for reference at a 1/2 inch iron pin found at the northwest corner of the southwest quarter of Section 17;

thence South 00 degrees 35 minutes 58 seconds East, for a distance of **2,220.92 feet**, along the westerly line of the southwest quarter of Section 17 and the easterly line of the southeast quarter of Section 18, to a point at the intersection of Old Columbus Road (Co.Rd. 3A) with the westerly line of the southwest quarter of Section 17, said point witnessed by a 3/4 inch rebar in a monument box bearing North 47 degrees 24 minutes 03 seconds East at a distance of 0.43 feet and being the **Principal Point of Beginning** for the parcel as described herein;

- 1) **thence North 47 degrees 24 minutes 03 seconds East**, for a distance of **257.69 feet**, along the center line of Old Columbus Road (Co. Rd. 3A) and the northwesterly line of said record 84.374 Acre Parcel, to a mag nail set;
- 2) **thence South 42 degrees 35 minutes 57 seconds East**, for a distance of **70.48 feet**, to an iron pin set on the southeasterly right of way line of Old Columbus Road (Co. Rd. 3A);
- 3) **thence South 40 degrees 52 minutes 02 seconds East**, for a distance of **161.33 feet**, to an iron pin set;
- 4) **thence South 01 degrees 36 minutes 27 seconds East**, for a distance of **109.14 feet**, to an iron pin set;
- 5) **thence South 49 degrees 07 minutes 58 seconds West**, for a distance of **177.03 feet**, to an iron pin set;
- 6) **thence South 88 degrees 51 minutes 48 seconds West**, for a distance of **165.30 feet**, to an iron pin set on the easterly right of way line of Shreve Road (S. R. 226);
- 7) **thence South 89 degrees 24 minutes 02 seconds West**, for a distance of **61.53 feet**, to a mag nail set on the westerly line of the southwest quarter of Section 17;

8) **thence North 00 degrees 35 minutes 58 seconds West**, for a distance of **226.51 feet**, along the westerly line of the southwest quarter of Section 17, the easterly line of the southeast quarter of Section 18, and the westerly line of said record 84.374 Acre Parcel, to the **Principal Point of Beginning** and containing an area of 2.349 acres, of which the present road occupies 0.729 acres, resulting in a net area of 1.620 Acres.

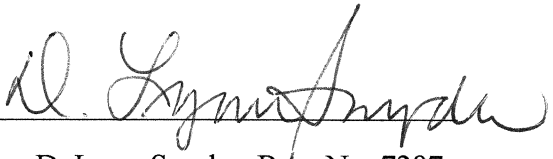
The Basis of Bearing in this description is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011) Datum.

The iron pins set are 5/8 inch rebar with plastic caps marked "ENGINEERING ASSOCIATES".

This description was prepared in March 2020 by D. Lynn Snyder P.S. 7287, from a survey conducted in December 2019 and January 2020.

Survey Reference: WW-669 (O.S)

Date: 4/21/2020



D. Lynn Snyder Reg. No. 7287

