

LEGAL DESCRIPTION OF A 17.000 ACRE PARCEL

Situated in the Township of Chippewa, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 35, T-18N, R-11W and being more fully described as follows;

Commencing at a railroad spike found flush at the Southeast corner of the Northeast Quarter of Section 35, thence along the Quarter Section line **N 89° 47' 09" W** a distance of **805.78 feet** to an iron pin found flush with I.D. JMJ this being the **TRUE PLACE OF BEGINNING**;

- 1) Thence **N 89° 47' 09" W**, continuing along the Quarter Section line and the northerly line of property now or formerly in the name of Cynthia Anne Petryszak (661/656) a distance of **1738.16 feet** to a stone found at the Southwest corner of said Quarter Section;
- 2) Thence **N 02° 04' 10" E**, along the Quarter Section line and the east line of property now or formerly in the name of Trustee Betty A. Kramer (757/1532 757/1535) a distance of **397.22 feet** to a solid bar set;
- 3) Thence **S 89° 47' 09" E**, and passing over solid bars set at **1720.28 feet** and **2496.07 feet** a distance of **2526.07 feet** to a point on the Section line;
- 4) Thence **S 00° 30' 39" E**, along the Section line a distance of **67.04' feet** to an point;
- 5) Thence **N 89° 47' 09" W**, passing over a solid bar found flush with I.D. JMJ at a distance of **30.00 feet**, along the northerly line of property now or formerly in the names of Kevin and Deanna White (405/1478), a distance of **805.79 feet** to an iron pin found flush with I.D. JMJ;
- 6) Thence **S 00° 30' 39" E**, along the westerly line of said White a distance of **330.00 feet** to **THE TRUE PLACE OF BEGINNING** and containing **17.000 acres** of land, be the same more or less, of which 0.046 acres lie within the right-of-way of Frazee Road T.R. 65 (60') and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars (5/8") set flush with I.D. cap John Michael Johanyak, PS 6183. The Basis of Bearings for this description are from survey " RR " 647.



John M. Johanyak

LEGAL DESCRIPTION OF A 20.607 ACRE PARCEL

Situated in the Township of Chippewa, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 35, T-18N, R-11W and being more fully described as follows:

Commencing at a railroad spike found flush at the Southeast corner of the Northeast Quarter of Section 35, thence along the Quarter Section line **N 89° 47' 09" W** a distance of **402.89 feet** to an iron pin found flush with I.D. JMJ this being the **TRUE PLACE OF BEGINNING**;

- 1) Thence **N 89° 47' 09" W**, continuing along the Quarter Section line and the northerly line of property now or formerly in the name of Cynthia Anne Petryszak (661/656) a distance of **2141.05 feet** to a stone found at the Southwest corner of said Quarter Section;
- 2) Thence **N 02° 04' 10" E**, along the Quarter Section line and the east line of property now or formerly in the name of Trustee Betty A. Kramer (757/1532 757/1535) a distance of **397.22 feet** to a solid bar set;
- 3) Thence **S 89° 47' 09" E**, and passing over solid bars set at **1720.28 feet** and **2496.07 feet** a distance of **2526.07 feet** to a point on the Section line;
- 4) Thence **S 00° 30' 39" E**, along the Section line a distance of **127.04' feet** to an point;
- 5) Thence **N 89° 47' 09" W**, passing over a solid bar found flush with I.D. JMJ at a distance of **30.00 feet**, along the northerly line of property now or formerly in the names of David D. and Shannon L. Wargo (423/1), a distance of **402.89 feet** to a point (witness an iron pin found flush **S 02° 55' 08" W 0.36 feet**) ;
- 6) Thence **S 00° 30' 39" E**, along the easterly line of property now or formerly in the names of Kevin and Deanna White (405/1478) a distance of **270.00 feet** to **THE TRUE PLACE OF BEGINNING** and containing **20.607 acres** of land, be the same more or less, of which 0.087 acres lie within the right-of-way of Frazee Road T.R. 65 (60') and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars (5/8") set flush with I.D. cap John Michael Johanyak, PS 6183. The Basis of Bearings for this description are from survey " RR " 647.



John M. Johanyak