

## 2.0836 ACRES

Situated in the Township of Congress, County of Wayne and State of Ohio, being a part of the southeast quarter of Section 31, Township 21 North, Range 14 West.

Being part of a 72.010 deed acre parcel of land owned by Richard A. and Tonya Wellert as recorded 10-23-2013 in Official Record Book 757, Page 2089 of Wayne County Recorder's Records, and being more fully described as follows:

Beginning at a 1 inch steel bar found on the centerline of Martin Road, County Road 161 (60 feet) at the southeast corner of the southeast quarter of Section 31

thence South 89°42'11" West 180.05 feet along the south line of Section 31 and the centerline of Martin Road to a point;

thence South 89°42'11" West 30.05 feet along the south line of Section 31 and the centerline of Martin Road to a point;

thence North 03°26'58" West 320.89 feet to a 5/8x30 inch rebar set with a cap marked Wellert Corp, passing over a 5/8x30 inch rebar set with a cap marked Wellert Corp at 30.05 feet on the north right of way of Martin Road;

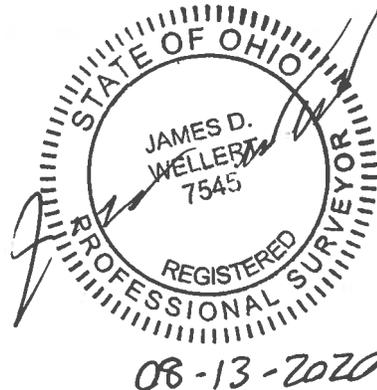
thence North 89°43'02" East 150.00 feet to a 5/8x30 inch rebar set with a cap marked Wellert Corp;

thence North 03°26'58" West 318.02 feet to a 5/8x30 inch rebar set with a cap marked Wellert Corp;

thence North 66°35'42" West 557.82 feet to a 5/8 inch rebar set with a cap marked Wellert Corp and THE TRUE POINT OF BEGINNING;

1. thence South 84°15'09" West 392.74 feet to a 5/8x30 inch rebar set with a cap marked Wellert Corp;
2. thence North 17°28'26" West 187.47 feet to a 5/8x30 inch rebar set with a cap marked Wellert Corp;
3. thence North 60°30'34" East 290.54 feet to a 5/8x30 inch rebar set with a cap marked Wellert Corp;
4. thence South 39°36'04" East 335.19 feet to a 5/8x30 inch rebar set with a cap marked Wellert Corp;
5. thence South 38°48'11" West 31.12 feet to THE TRUE POINT OF BEGINNING, containing 2.0836 acres but subject to all highways, easements and covenants of legal record as surveyed by James D. Wellert, Registered Surveyor No. 7545, August, 2020.

Bearings are based on State Plane Grid North, NAD83 (2011) per ODOT VRS Network System Reference Frame (2010 Epoch). **WW-902**



**DRIVEWAY EASEMENT**  
**0.943 ACRES**

Situated in the Township of Congress, County of Wayne and State of Ohio, being a part of the southeast quarter of Section 31, Township 21 North, Range 14 West.

Being part of a 72.010 deed acre parcel of land owned by Richard A. and Tonya Wellert as recorded 10-23-2013 in Official Record Book 757, Page 2089 of Wayne County Recorder's Records, and being more fully described as follows:

Beginning at a 1 inch steel bar found on the centerline of Martin Road, County Road 161 (60 feet) at the southeast corner of the southeast quarter of Section 31

thence South 89°42'11" West 1540.8 feet along the south line of Section 31 and the centerline of Martin Road to the TRUE POINT OF BEGINNING;

1. Thence, S 89° 42' 11" W 30.0 feet along the south line of Section 31 and the centerline of Martin Road to a point;
2. Thence, N 00° 03' 42" W 178.84 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.", passing over a 5/8 inch rebar set with a cap marked "Wellert Corp." on the north right of way of Martin Road at 30.00 feet;
3. Thence, N 89° 01' 35" E 62.41 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
4. thence N 01° 00' 59" E 190.87 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
5. Thence, N 02° 55' 03" W 78.29 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
6. Thence, N 24° 10' 04" W 227.70 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
7. Thence, N 86° 23' 24" E 109.37 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
8. Thence, N 70° 31' 39" E 547.67 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";

9. Thence, S 17° 28' 26" E 19.05 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
10. Thence, N 84° 15' 09" E 46.19 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
11. Thence, S 70° 31' 39" W 596.05 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
12. Thence, S 86° 23' 24" W 70.26 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
13. Thence, S 24° 10' 04" E 190.04 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
14. Thence, S 02° 55' 03" E 84.95 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
15. Thence, S 01° 00' 59" W 220.88 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
16. Thence, S 89° 01' 35" W 61.86 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp.";
17. Thence, S 00° 03' 42.0" E 149.19 feet to the TRUE POINT OF BEGINNING, passing over the north right of way of Martin Road at 119.19 feet, containing 0.943 acres but subject to all highways, easements and covenants of legal record as surveyed by James D. Wellert, Registered Surveyor No. 7545, August, 2020.

Bearings are based on State Plane Grid North, NAD83 (2011) per ODOT VRS Network System Reference Frame (2010 Epoch). **WW-902**

