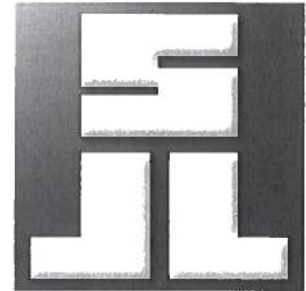


**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 6.951 ACRE PARCEL

SW 5843

Situated in the Township of East Union, T-16N; R-12W, Northeast Quarter Section 28, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Susan Ann Steiner, Michael L. Buss & Linda K. Hartsell in O.R. 435; Page 1095 & O.R. 766; Page 2400 and Robert L. & Linda K. Hartsell in O.R. 872; Page 2571 & O.R. 874; Page 280 of Wayne County Official Records and further bounded and described as follows:

Commencing at a stone found at the southeast corner of the Northeast Quarter Section 28;

Thence N 00° 07' 08" E, 1046.99 feet along the section line to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING TWELVE (12) COURSES:

1. S 63° 21' 44" W, 749.06 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
2. S 39° 25' 32" W, 87.89 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
3. S 88° 58' 18" W, 104.34 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
4. N 46° 58' 31" W, 35.95 feet to a capped pin with I.D. cap marked "GASBARRE" found;
5. S 43° 03' 35" W, 75.98 feet to a capped pin with I.D. cap marked "GASBARRE" found;
6. N 82° 29' 01" W, 207.82 feet to a capped pin found on a Village of Apple Creek corporation line and on the centerline of an easterly right-of way line of Mill Street (50' R/W);

Continued on Page 2


Page 2 (Description 6.951 ac.)

7. **N 07° 31' 45" E, 25.11** feet along said corporation line and said easterly right-of-way line of Mill Street to a capped pin found;
8. **N 82° 27' 20" W, 105.47** feet along said corporation line and a northerly right-of-way line of said Mill Street to a 5/8" rebar found;
9. **N 43° 02' 22" E, 448.73** feet along said corporation line to a point ~ witnessed by a 3/4" iron pipe found S 11° 24' 57" E, 0.58 feet;
10. **N 79° 31' 32" E, 421.90** feet along said corporation line to a 3/4" iron pipe found;
11. **N 81° 11' 36" E, 500.16** feet along said corporation line to a point on said section line ~ witnessed by a 3/4" iron pipe found S 81° 11' 36" W, 0.11 feet;
12. **S 00° 07' 08" W, 110.58** feet along said section line to the place of beginning and containing within said bounds **6.951** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2021.

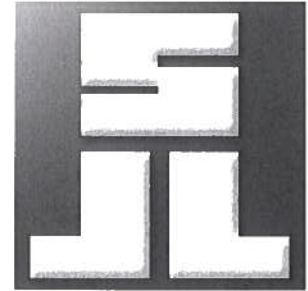
Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume ____; Page ____ for survey.


Mark E. Purdy, P.S. #7307



**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 8.425 ACRE PARCEL

SW 5843

Situated in the Township of East Union, T-16N; R-12W, Northeast Quarter Section 28, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Susan Ann Steiner, Michael L. Buss & Linda K. Hartsell in O.R. 435; Page 1095 & O.R. 766; Page 2400 of Wayne County Official Records and further bounded and described as follows:

Commencing at a stone found at the southeast corner of the Northeast Quarter Section 28;

Thence N 00° 07' 08" E, 432.15 feet along the section line to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING THIRTEEN (13) COURSES:

1. N 48° 48' 30" W, 538.22 feet to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set S 48° 48' 30" E, 20.00 feet;
2. S 46° 51' 24" W, 235.87 feet to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 59° 39' 42" W, 20.00 feet;
3. N 59° 39' 42" W, 134.07 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
4. S 33° 31' 06" W, 173.09 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
5. N 78° 47' 27" W, 213.05 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
6. N 00° 49' 20" E, 223.86 feet to a point on a southerly line on lands conveyed to Robert L. & Linda K. Hartsell in O.R. 872; Page 2571 and O.R. 874; Page 280 of said Official Records ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set S 00° 49' 20" W, 10.00 feet;

Continued on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

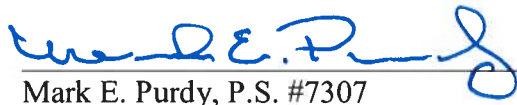
Page 2 (Description 8.425 ac.)

7. S 82° 29' 01" E, 88.76 feet along a southerly line of said Hartsell lands to a capped pin with I.D. cap marked "GASBARRE" found;
8. N 43° 03' 35" E, 75.98 feet along a southeasterly line of said Hartsell to a capped pin with I.D. cap marked "GASBARRE" found;
9. S 46° 58' 31" E, 35.95 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
10. N 88° 58' 18" E, 104.34 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
11. N 39° 25' 32" E, 87.89 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
12. N 63° 21' 44" E, 749.06 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set on said section line;
13. S 00° 07' 08" W, 806.82 feet along said section line to the place of beginning and containing within said bounds 8.425 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2021.

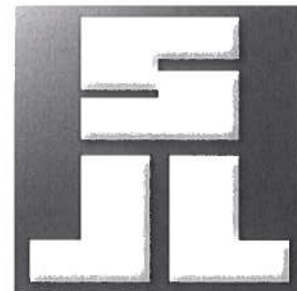
Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume WW; Page 914 for survey.


Mark E. Purdy, P.S. #7307



**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 28.303 ACRE PARCEL

SW 5843

Situated in the Village of Apple Creek, Township of East Union, T-16N; R-12W, Northeast & Southeast Quarters Section 28, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Susan Ann Steiner, Michael L. Buss & Linda K. Hartsell in O.R. 435; Page 1095 & O.R. 766; Page 2400 of Wayne County Official Records and further bounded and described as follows:

Beginning at a stone found at the southeast corner of the Northeast Quarter Section 28 and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING NINETEEN (19) COURSES:

1. **S 00° 48' 15" E, 461.71** feet along the section line to a 1-1/4" iron pipe found at a corner of a Village of Apple corporation line;
2. **S 89° 09' 16" W, 1430.63** feet along said corporation line to a 3/4" pipe found;
3. **N 35° 11' 56" E, 571.24** feet along said corporation line and on said quarter section line to a point ~ witnessed by a capped pin marked "GASBARRE" found N 00° 50' 12" W, 0.08 feet;
4. **S 89° 09' 48" W, 406.92** feet along said corporation line and on said quarter section line, passing through said corporation line a distance of 271.57 feet, to stone found at the southeast corner of Lot 244 of the Buss Allotment #1 as recorded in Volume 16; Page 301 of Wayne County Plat Records;
5. **N 24° 17' 12" W, 97.96** feet along the northerly line of said Lot 244 to a capped pin with I.D. cap marked "GASBARRE" found at the southwesterly corner of Lot 247 in Buss Allotment #3 in Volume 17; Page 52 of said Plat Records;

Continued on Page 2

Page 2 (Description 28.303 ac.)

6. **N 64° 14' 35" E, 204.82** feet along the southerly line of said Lot 247 to a 5/8" iron bar found at the southeast corner of Lot 254 in Buss Allotment #4 in Volume 17; Page 163 of said Plat Records;
7. **N 07° 30' 06" E, 259.31** feet along an easterly line of said Buss Allotment #4 to a point on the southerly line of Lot 336 in the platting of Lot 336 as recorded in Volume 21; Page 387 of said Plat Records ~ witnessed by a capped pin with I.D. cap marked "GASBARRE" found **S 82° 17' 54" E, 2.00** feet;
8. **S 82° 17' 54" E, 70.04** feet along the southerly line of said Lot 336, passing through said corporation line a distance of 14.44 feet, to a 5/8" iron bar at the southeasterly corner thereof;
9. **N 07° 31' 30" E, 100.12** feet along the easterly line of said Lot 336 to a northeasterly corner thereof and on said corporation line to a 5/8" rebar found;
10. **S 82° 28' 52" E, 110.63** feet along said corporation line to a 5/8" rebar found;
11. **N 07° 31' 45" E, 150.03** feet along said corporation line and a part of an easterly right-of-way line of Mill Street (50' R/W) to a capped pin found at the centerline thereof;
12. **S 82° 29' 01" E, 119.06** feet to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set **S 00° 49' 20" W, 10.00** feet;
13. **S 00° 49' 20" W, 223.86** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
14. **S 78° 47' 27" E, 213.05** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
15. **N 33° 31' 06" E, 173.09** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
16. **S 59° 39' 42" E, 134.07** feet to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set **N 59° 39' 42" W, 20.00** feet;
17. **N 46° 51' 24" E, 235.87** feet to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set **S 48° 48' 30" W, 20.00** feet;

Continued on Page 3


Page 2 (Description 28.303 ac.)

18. **S 48° 48' 30" E, 538.22** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set on said section line;
19. **S 00° 07' 08" W, 240.18** feet along said section line to the place of beginning and containing within said bounds **28.303** acres of land of which 13.387 acres are in the Southeast Quarter Section 28, 14.298 acres are in the Northeast Quarter Section 28 and 0.618 acres are in the Village of Apple Creek, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2021.

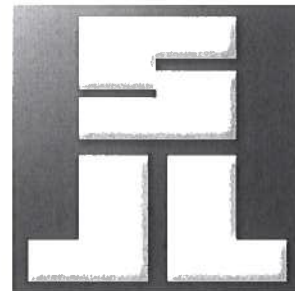
Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume WW; Page 914 for survey.


Mark E. Purdy, P.S. #7307



**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF THE NORTH HALF OF
30' ACCESS EASEMENT**

SW 5843

Situated in the Township of East Union, T-16N; R-12W, Northeast Quarter Section 28, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Robert L. & Linda K. Hartsell in O.R. 872; Page 2571 & O.R. 874; Page 280 of Wayne County Official Records and further bounded and described as follows:

Commencing at a stone found at the southeast corner of the Northeast Quarter Section 28;

Thence N 00° 07' 08" E, 1046.99 feet to a point;

Thence S 63° 21' 44" W, 749.06 feet to a point;

Thence S 39° 25' 32" W, 87.89 feet to a point;

Thence S 88° 58' 18" W, 104.34 feet to a point;

Thence N 46° 58' 31" W, 35.95 feet to a point on a northerly line of lands conveyed to Susan Ann Steiner, Michael L. Buss & Linda K. Hartsell in O.R. 435; Page 1095 & O.R. 766; Page 2400 of Wayne County Official Records;

Thence S 43° 03' 35" W, 57.55 feet along a northerly line of said Steiner, Buss and Hartzell lands to a point and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. continuing S 43° 03' 35" W, 18.43 feet along a northerly line of said Steiner, Buss and Hartzell lands to a point;

Continued on Page 2

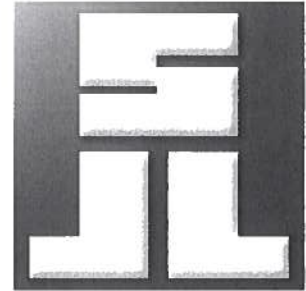
3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

Page 2 (north access easement)

2. **N 82° 29' 01" W, 207.82** feet along a northerly line of said Steiner, Buss and Hartzell lands to a point on a Village of Apple Creek corporation line and on the centerline of an easterly right-of way line of Mill Street (50' R/W);
3. **N 07° 31' 45" E, 15.00** feet along said corporation line and said easterly right-of-way line of Mill Street to a point;
4. **S 82° 29' 01" E, 218.53** feet to the place of beginning.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2021.

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF THE SOUTH HALF OF
30' ACCESS EASEMENT**

SW 5843

Situated in the Township of East Union, T-16N; R-12W, Northeast Quarter Section 28, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Susan Ann Steiner, Michael L. Buss & Linda K. Hartsell in O.R. 435; Page 1095 & O.R. 766; Page 2400 of Wayne County Official Records of Wayne County Official Records and further bounded and described as follows:

Commencing at a stone found at the southeast corner of the Northeast Quarter Section 28;

Thence N 00° 07' 08" E, 1046.99 feet to a point;

Thence S 63° 21' 44" W, 749.06 feet to a point;

Thence S 39° 25' 32" W, 87.89 feet to a point;

Thence S 88° 58' 18" W, 104.34 feet to a point;

Thence N 46° 58' 31" W, 35.95 feet to a point on a southerly line of lands conveyed to Robert L. & Linda K. Hartsell in O.R. 872; Page 2571 & O.R. 874; Page 280 of Wayne County Official Records;

Thence S 43° 03' 35" W, 75.98 feet along a southerly line of said Hartzell lands to a point and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. S 07° 30' 59" W, 15.00 feet to a point;

Continued on Page 2

Page 2 (south access easement)

2. **N 82° 29' 01" W, 207.82** feet to a point on a Village of Apple Creek corporation line and on the centerline of an easterly right-of way line of Mill Street (50' R/W);
3. **N 07° 31' 45" E, 15.00** feet along said corporation line and said easterly right-of-way line of Mill Street to a point on lands conveyed to Robert L. & Linda K. Hartsell in O.R. 872; Page 2571 & O.R. 874; Page 280 of Wayne County Official Records;
4. **S 82° 29' 01" E, 207.82** feet along a southerly line of said Hartsell lands to the place of beginning.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2021.