

PARCEL A
36.442 ACRES
SOUTHEAST QUARTER OF SECTION 25
CHIPPEWA TOWNSHIP

Situated in the Township of Chippewa (T-18, R-11), Southeast Quarter of Section 25, County of Wayne, and State of Ohio:

Being part of the land conveyed to Don Koprivec and Carolyn Koprivec as recorded in D.V. 572, Page 646 together with all of the land conveyed to Donald A. Koprivec and Carolyn S. Koprivec as recorded in O.R. 86, Page 801 of the of Wayne County Recorder's records and further bounded and described as follows:

Beginning at a 2" iron pipe found and held marking the northwest corner of the Southeast Quarter of Section 25. Said 2" iron pipe also being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

1. Thence N 89°06'40" E, along the north line of the Southeast Quarter of Section 25 and passing over a 5/8" rebar (cap id. "C&A") set for reference at 400.00', a total distance of 488.96' to a point in Chippewa Creek;
2. Thence S 49°52'58" E, along Chippewa Creek, a distance of 392.97' to a point therein;
3. Thence S 44°22'47" E, along Chippewa Creek, a distance of 773.39' to a point therein being the northwest corner of land conveyed to Timothy P. Snyder and Cathi Mae Snyder as recorded in O.R. 453, Page 2374 of Wayne County Recorder's records;
4. Thence S 00°07'44" E, along the west line of said Snyder land, a distance of 924.24' to a 2-1/2" iron pipe found and held thereon within the right-of-way limits of Warwick Road (C.R. 116 – 60' wide) marking an east corner of land conveyed to Scott A. Gifford and Colleen J. Gifford as recorded in O.R. 372, Page 622 of Wayne County Recorder's records. Said 2-1/2" iron pipe being N 00°07'44" W, a distance of 20.00' from the centerline of Warwick Road;
5. Thence N 30°25'53" W, along the northeast line of said Gifford land, a distance of 420.69' to a 5/8" rebar found and held marking the northeast corner thereof;
6. Thence N 73°49'55" W, along the north line of said Gifford land, a distance of 25.00' to a 5/8" rebar found and held marking the northwest corner thereof;
7. Thence S 02°12'04" W, along the west line of said Gifford land and passing over a 5/8" rebar (cap id. "C&A") set on the north right-of-way limits of Warwick Road at 285.16', a total distance of 316.12' to a Mag nail set on the centerline of Warwick Road;
8. Thence N 73°30'21" W, along the centerline of Warwick Road, a distance of 472.37' to a Mag nail set marking an angle point therein;
9. Thence N 64°10'21" W, along the centerline of Warwick Road, a distance of 100.00' to a Mag nail set marking an angle point therein;

10. Thence N 55°42'21" W, along the centerline of Warwick Road, a distance of 100.00' to a Mag nail set marking an angle point therein;
11. Thence N 47°34'21" W, along the centerline of Warwick Road, a distance of 100.00' to a Mag nail set marking an angle point therein;
12. Thence N 42°44'21" W, along the centerline of Warwick Road, a distance of 553.00' to a Mag nail set on the west line of the Southeast Quarter of Section 25;
13. Thence N 00°30'25" W along the west line of the Southeast Quarter of Section 25, passing over the north right-of-way limits of Warwick Road at 44.63' and a 1-1/2" iron pipe in concrete found and held at 49.84', a total distance of 961.20' to the **TRUE PLACE OF BEGINNING** and containing 36.442 acres of land of which 0.917 acres are contained within the right-of-way limits of Warwick Road.

For survey see Volume **XX** , Page **20** of the Wayne County Survey Records.

Survey and description prepared by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on June 7, 2021. All 5/8" rebar set are 30" in length and capped "C&A".

Part of Permanent Parcel Number: 12-00477.000

Prior Deed Reference: D.V. 572, Page 646

RECEIVED

JUL 14 2021

Property of Wayne County Tax Map Office



PARCEL B
6.483 ACRES
SOUTHEAST QUARTER OF SECTION 25
CHIPPEWA TOWNSHIP

Situated in the Township of Chippewa (T-18, R-11), Southeast Quarter of Section 25, County of Wayne, and State of Ohio:

Being part of the land conveyed to Don Koprivec and Carolyn Koprivec as recorded in D.V. 572, Page 646 of the of Wayne County Recorder's records and further bounded and described as follows:

Beginning at a 2" iron pipe found and held marking the northwest corner of the Southeast Quarter of Section 25. Thence N 89°06'40" E, along the north line of the Southeast Quarter of Section 25 and passing over a 5/8" rebar (cap id. "C&A") set for reference at 400.00', a total distance of 488.96' to a point in Chippewa Creek being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

1. Thence continuing N 89°06'40" E, along the north line of the Southeast Quarter of Section 25, a distance of 194.08' to a point thereon being in an area of inaccessible land and being a south corner of land conveyed to Rails-To-Trails of Wayne County as recorded in O.R. 645, Page 1120 of Wayne County Recorder's records;
2. Thence S 78°11'05" E, along a southerly line of said Rails-To-Trails land, a distance of 659.84' to a point thereon being on the west line of land conveyed to Metro Parks, Serving Summit County, Board of Commissioners as recorded in O.R. 622, Page 2010 of Wayne County Recorder's records as witnessed by a 1" pinch-top iron pipe found at N 00°07'44" W, a distance of 48.43' therefrom;
3. Thence S 00°07'44" E, along the west line of said Metro Parks, Serving Summit County, Board of Commissioners land, a distance of 673.87' to the southwest corner thereof being a point in Chippewa Creek;
4. Thence N 44°22'47" W, along Chippewa Creek, a distance of 773.39' to a point therein;
5. Thence N 49°52'58" W, along Chippewa Creek, a distance of 392.97' to the **TRUE PLACE OF BEGINNING** and containing 6.483 acres of land.

For survey see Volume , Page of the Wayne County Survey Records.

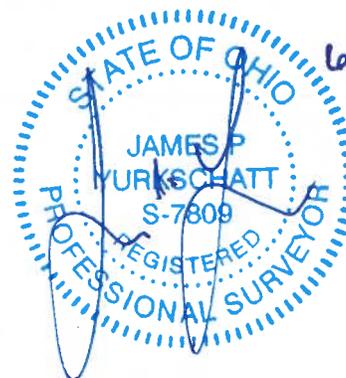
Survey and description prepared by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on June 7, 2021. All 5/8" rebar set are 30" in length and capped "C&A".

Part of Permanent Parcel Number: 12-00477.000

Prior Deed Reference: D.V. 572, Page 646

RECEIVED

JUL 14 2021



PARCEL C
0.005 ACRES
SOUTHEAST QUARTER OF SECTION 25
CHIPPEWA TOWNSHIP

Situated in the Township of Chippewa (T-18, R-11), Southeast Quarter of Section 25, County of Wayne, and State of Ohio:

Being part of the land conveyed to Don Koprivec and Carolyn Koprivec as recorded in D.V. 572, Page 646 of the of Wayne County Recorder's records and further bounded and described as follows:

Beginning at a 2" iron pipe found and held marking the northwest corner of the Southeast Quarter of Section 25. Thence N 89°06'40" E, along the north line of the Southeast Quarter of Section 25 and passing over a 5/8" rebar (cap id. "C&A") set for reference at 400.00', a total distance of 1283.27' to a point thereon being in an area of inaccessible lands. Said point also being on a northerly line of land conveyed to Rails-To-Trails of Wayne County as recorded in O.R. 645, Page 1120 of Wayne County Recorder's records and the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

1. Thence continuing N 89°06'40" E, along the north line of the Southeast Quarter of Section 25, a distance of 45.39' to a point thereon being the northwest corner of land conveyed to Metro Parks, Serving Summit County, Board of Commissioners as recorded in O.R. 622, Page 2010 of Wayne County Recorder's records;
2. Thence S 00°07'44" E, along the west line of said Metro Parks, Serving Summit County, Board of Commissioners land, a distance of 10.20' to a point on a northerly line of said Rails-To-Trails land as witnessed by a 1" pinch-top iron pipe found at S 00°07'44" E, a distance of 86.49' therefrom;
3. Thence N 78°11'05" W, along a northerly line of said Rails-To-Trail land, a distance of 46.39' to the **TRUE PLACE OF BEGINNING** and containing 0.005 acres of land.

For survey see Volume **XX** , Page **20** of the Wayne County Survey Records.

Survey and description prepared by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on June 7, 2021. All 5/8" rebar set are 30" in length and capped "C&A".

Part of Permanent Parcel Number: 12-00477.000

Prior Deed Reference: D.V. 572, Page 646

RECEIVED

JUL 14 2021

Property of Wayne County Tax Map Office

