

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



BOUNDARY DESCRIPTION OF 4.667 ACRE PARCEL

SW-5922

Situated in the Township of Congress, T-21N; R-14W, Northwest Quarter of Section 2 & Northeast Quarter Section 3, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Haley Farms. LTD. in O.R 748; Page 945 and Miceli-Grasso Development Co., LLC in O.R. 748; Page 1014 of Wayne County Official Records and further bounded and described as follows:

Commencing at a 1" square bar found at the southeast corner of said Quarter Section 3 and in Franchester Road (C.R. 21);

Thence N 01° 54' 16" W, 555.28 feet along the section line and in Franchester Road (C.R. 21) to a cotton gin spike set and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING ELEVEN (11) COURSES:

1. N 87° 56' 18" W, 59.07 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 02° 03' 42" E, 15.00 feet;
2. N 70° 47' 29" W, 144.19 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 19° 12' 31" E, 15.00 feet;
3. N 66° 43' 39" W, 142.13 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 23° 16' 21" E, 10.00 feet;
4. N 62° 58' 21" W, 114.96 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 46° 39' 10" W, 20.65 feet;
5. S 82° 27' 02" W, 26.07 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 31° 36' 30" E, 20.65 feet;

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6. **N 45° 39' 19" W, 87.52** feet along a new division line to a point on the southerly line of lands conveyed to Miceli-Grasso Development Co., LLC in O.R. 748; Page 1014 of said Official Records ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 86° 12' 04" E, 16.00 feet;
7. **S 86° 12' 04" W, 259.54** feet along a new division line, passing through a capped pin marked "RUDOLPH" found 67.00 feet, also being the extension of the southerly line of said Miceli-Grasso lands to a point in said U.S.R. 71;
8. northeasterly, **242.23** feet along the arc of a curve deflecting to the right, said curve having a radius of 11459.16 feet, a central angle of 01° 12' 40" and a chord which bears N 36° 20' 59" E, 242.23 feet to a point;
9. **N 86° 47' 20" E, 626.50** feet along a new division line and the northerly line of said Miceli-Grasso lands, passing through a capped pin marked "RUDOLPH" found 197.69 feet, passing through the said section line a distance of 618.73 feet to a point at the northeasterly corner of thereof and in said Franchester Road ~ witnessed by a capped pin marked "RUDOLPH" found S 86° 47' 20" W, 39.15 feet;
10. southwesterly, **94.47** feet along the arc of a curve deflecting to the left, said curve having a radius of 572.96 feet, a central angle of 09° 26' 51" and a chord which bears S 02° 49' 10" W, 94.37 feet to a cotton gin spike set on said section line and in Franchester Road;
11. **S 01° 54' 16" E, 334.63** feet along the westerly line of said Miceli-Grasso lands to the place of beginning and containing within said bounds **4.667** 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 XX ; Page 54 for survey.


Mark E. Purdy, P.S. #7307



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BOUNDARY DESCRIPTION OF 1.754 ACRE PARCEL

SW-5922

Situated in the Township of Congress, T-21N; R-14W, Northeast Quarter Section 3, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Haley Farms. LTD. in O.R 748; Page 945 of Wayne County Official Records and further bounded and described as follows:

Commencing at a 1" square bar found at the southeast corner of said Quarter Section 3 and in Franchester Road (C.R. 21);

Thence N 01° 54' 16" W, 555.28 feet along the section line and in said Franchester Road to a cotton gin spike set and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. N 87° 56' 18" W, 59.07 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 02° 03' 42" E, 15.00 feet;
2. N 70° 47' 29" W, 144.19 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 19° 12' 31" E, 15.00 feet;
3. N 66° 43' 39" W, 142.13 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 23° 16' 21" E, 10.00 feet;
4. N 62° 58' 21" W, 114.96 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 46° 39' 10" W, 20.65 feet;
5. S 82° 27' 02" W, 26.07 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 31° 36' 30" E, 20.65 feet;

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Page 2 (Description 1.754 ac.)

6. N 45° 39' 19" W, 87.52 feet along a new division line to a point on the southerly line of lands conveyed to Miceli-Grasso Development Co., LLC in O.R. 748; Page 1014 of said Official Records ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 86° 12' 04" E, 16.00 feet;
7. N 86° 12' 04" E, 509.43 feet along the south line of said Miceli-Grasso lands to a southwesterly corner thereof also being on the said section line and in said Franchester Road ~ witnessed by a capped pin with I.D. cap marked "RUDOLPH" found S 86° 12' 04" W, 25.36 feet;
8. S 01° 54' 16" E, 249.60 feet along the said section line and in said Franchester Road to the place of beginning and containing within said bounds 1.754 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 XX ; Page 54 for survey.


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 0.837 ACRE PARCEL

SW-5922

Situated in the Township of Congress, T-21N; R-14W, Northeast Quarter Section 3, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Haley Farms. LTD. in O.R 748; Page 945 of Wayne County Official Records and further bounded and described as follows:

Commencing at a 1" square bar found at the southeast corner of said Quarter Section 3 and in Franchester Road (C.R. 21);

Thence N 01° 54' 16" W, 804.88 feet along the section line and in Franchester Road (C.R. 21) to the southeasterly corner of lands conveyed to Miceli-Grasso Development Co., LLC in O.R. 748; Page 1014 of said Official Records ~ witnessed by a capped pin with I.D. cap marked "RUDOLPH" found S 86° 12' 04" W, 25.36 feet;

Thence S 86° 12' 04" W, 573.43 feet to a capped pin with I.D. cap marked "RUDOLPH" found at the southwesterly corner thereof also being on the southeasterly right-of-way line of U.S.R. 71 and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 86° 12' 04" W, 195.54** feet along a new division line also being the extension of the southerly line of said Miceli-Grasso lands to a point in said U.S.R. 71;
2. northeasterly, **242.23** feet along the arc of a curve deflecting to the right, said curve having a radius of 11459.16 feet, a central angle of 01° 12' 40" and a chord which bears N 36° 20' 59" E, 242.23 feet to a point;
3. **N 86° 47' 20" E, 197.69** feet along a new division line also being the extension of the northerly line of said Miceli-Grasso lands to a capped pin with I.D. cap marked "RUDOLPH" found at the northwesterly corner of said Miceli-Grasso lands;

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Page 2 (Description 0.837 ac.)

4. S 37° 02' 49" E, 242.08 feet along the westerly line of said Miceli-Grasso lands to the place of beginning and containing within said bounds 0.837 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.

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