

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



Boundary description of a 10.000 acre parcel

SM-2566

Situated in the Township of Congress, T-21N; R-14W, Southeast Quarter of Section 27, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Philip J. & Elizabeth J. Klinefelter, Trustees of the Philip J. Klinefelter & Elizabeth J. Klinefelter Trust Dated 05/18/20 in Volume 909; Page 1792 of Wayne County Official Records and further bounded and described as follows:

Commencing at a 3/4 inch iron pipe found in Pleasant Home Road, (County Road 48), and being the southeast corner of the Southeast Quarter of Section 27;

Thence S 88° 34' 29" W, 20.00 feet along the section line and with Pleasant Home Road to a railroad spike found witnessed by a capped rebar set N 01° 42' 51" W, 25.00 feet;

Thence N 01° 42' 51" W, 1064.73 feet along the Grantor's easterly line and the westerly line of the lands conveyed to Zachary J. & Laura B. Mason, (O.R. V-909, P-1798), to a capped rebar set, being the principle place of beginning:

**THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. **S 88° 34' 29" W, 915.48** feet to a capped rebar set on the Grantor's westerly line and the easterly line of the lands conveyed to Pee Wee Hollow, Incorporated, (D. V-346, p-155);
2. **N 04° 17' 33" E, 208.86** feet along the Grantor's westerly line and the easterly line of said Pee Wee Hollow, Inc. lands to a 1 inch pinch top iron pipe found;
3. **N 21° 29' 46" E, 286.39** feet along the Grantor's westerly line and the easterly line of said Pee Wee Hollow, Inc. lands to a 1 inch pinch top iron pipe found;

Continued on Page 2

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Page 2 (Description of 10.000 ac.)


4. **N 82° 05' 44" E, 703.97** feet along the Grantor's northerly line and the southerly line of said Mason lands to a 5/8 inch rebar with I.D. cap "Rudolph" found;
5. **S 25° 24' 50" E, 201.24** feet along the Grantor's easterly line and the westerly line of said Mason lands to a capped rebar set;
6. **S 01° 42' 51" E, 367.18** feet along the Grantor's easterly line and the westerly line of said Mason lands to the principle place of beginning and containing within said bounds **10.000** 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 Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in November of 2021.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

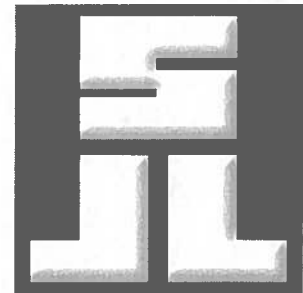
See Wayne County Survey Records Volume XX; Page 100 for survey.

  
Jason J. Lingenfelter, P.S. #8499  
November 16, 2021



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



Boundary description of a 14.634 acre parcel

SM-2566

Situated in the Township of Congress, T-21N; R-14W, Southwest Quarter of Section 26 and the Southeast Quarter of Section 27, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Zachary J. & Laura B. Mason in Volume 909; Page 1798 and Volume \_\_\_\_\_, Page \_\_\_\_\_ of Wayne County Official Records and further bounded and described as follows:

Beginning at a 3/4 inch iron pipe found in Pleasant Home Road, (County Road 48), and being the southeast corner of the Southeast Quarter of Section 27;

THENCE WITH THE FOLLOWING SIXTEEN (16) COURSES:

1. **S 88° 34' 29" W, 20.00** feet along the section line, the Grantor's southerly line and with Pleasant Home Road to a railroad spike found witnessed by a capped rebar set **N 01° 42' 51" W, 25.00** feet;
2. **N 01° 42' 51" W, 1064.73** feet along the Grantor's westerly line and the easterly line of the lands conveyed to Philip J. & Elizabeth J. Klinefelter, Trustees of the Philip J. Klinefelter & Elizabeth J. Klinefelter Trust Dated 05/18/20, (O.R. V-909, P-1792), to a capped rebar set;
3. **S 88° 34' 29" W, 915.48** feet along the Grantor's southerly line and the northerly line of said Klinefelter lands to a capped rebar set on the easterly line of the lands conveyed to Pee Wee Hollow, Incorporated, (D. V-346, p-155 & D. V-334, P-54);
4. **N 04° 17' 33" E, 208.86** feet along the Grantor's westerly line and the easterly line of said Pee Wee Hollow, Inc. lands to a 1 inch pinch top iron pipe found;

Continued on Page 2

909 South Main Street Mansfield, Ohio 44907  
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Page 2 (Description of 14.634 ac.)

5. **N 21° 29' 46" E, 286.39** feet along the Grantor's westerly line and the easterly line of said Pee Wee Hollow, Inc. lands to a 1 inch pinch top iron pipe found;
6. **N 74° 21' 05" E, 222.56** feet along the Grantor's northwesterly line and the southeasterly line of said Pee Wee Hollow, Inc. lands to a 1 inch iron pipe found;
7. **N 64° 51' 04" E, 144.73** feet along the Grantor's northwesterly line and the southeasterly line of said Pee Wee Hollow, Inc. lands to a 1 inch pinch top iron pipe found;
8. **N 58° 07' 55" E, 234.38** feet along the Grantor's northwesterly line and the southeasterly line of said Pee Wee Hollow, Inc. lands to a 3/4 inch pinch top iron pipe found;
9. **N 58° 24' 56" E, 132.45** feet along the Grantor's northwesterly line and the southeasterly line of said Pee Wee Hollow, Inc. lands to a 3/4 inch iron pipe found;
10. **N 40° 28' 51" E, 209.47** feet along the Grantor's northwesterly line and the southeasterly line of said Pee Wee Hollow, Inc. lands to a 2 inch iron pipe found;
11. **N 62° 23' 30" E, 126.81** feet along the Grantor's northwesterly line and the southeasterly line of said Pee Wee Hollow, Inc. lands passing the section line at 0.75 feet, to a 1 inch iron pipe found;
12. **S 09° 11' 08" E, 403.42** feet along the Grantor's easterly line and the westerly line of said Klinefelter lands to a capped rebar set;
13. **S 82° 08' 08" W, 243.81** feet along the Grantor's southerly line and the northerly line of said Klinefelter lands passing the section line at 168.10 feet to a capped rebar set;
14. **S 25° 24' 50" E, 198.04** feet along the Grantor's easterly line and the westerly line of said Klinefelter lands passing the section line at 185.73 feet to a capped rebar set;
15. **S 01° 42' 51" E, 1438.55** feet along the Grantor's easterly line and the westerly line of said Klinefelter lands to a railroad spike found on the south line of section 26, in Pleasant Home Road and witnessed by a capped rebar set N 01° 42' 51" W, 25.00 feet;

Continued on Page 2

*909 South Main Street Mansfield, Ohio 44907  
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Page 3 (Description of 14.634 ac.)


16. **S 89° 31' 43" W, 10.00** feet along the section line, the Grantor's southerly line and with Pleasant Home Road to the principle place of beginning and containing within said bounds **14.634** acres of land, more or less, of which 1.498 acres is contained in the southwest quarter of section 26 and 13.136 acres is contained in the southeast quarter of section 27, but as one, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in November of 2021.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

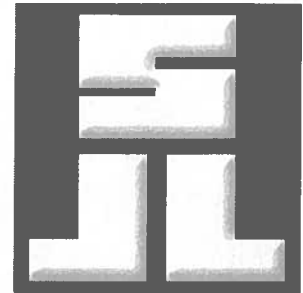
Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Wayne County Survey Records Volume XX ; Page 100 for survey.

  
\_\_\_\_\_  
Jason J. Lingenfelter, P.S. #8499  
November 16, 2021



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



Boundary description of an 88.197 acre parcel

SM-2566

Situated in the Township of Congress, T-21N; R-14W, Southwest Quarter of Section 26 and Southeast Quarter of Section 27, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Philip J. & Elizabeth J. Klinefelter, Trustees of the Philip J. Klinefelter & Elizabeth J. Klinefelter Trust Dated 05/18/20 in Volume 909; Page 1792 of Wayne County Official Records and further bounded and described as follows:

Commencing at a 1/2 inch rebar found in Pleasant Home Road, (County Road 48), and being the southeast corner of the Southwest Quarter of Section 26;

Thence S 89° 31' 43" W, 1044.60 feet along the section line and with Pleasant Home Road to a point witnessed by a 5/8 inch rebar with I.D. cap "Gasbarre" found N 01° 37' 04" E, 28.51 feet, being the principle place of beginning:

**THENCE WITH THE FOLLOWING NINETEEN (19) COURSES:**

1. **S 89° 31' 43" W, 30.02** feet along the section line, the Grantor's southerly line and with Pleasant Home Road to a point witnessed by a 5/8 inch rebar with I.D. cap "SJL" found N 01° 37' 04" E, 25.00 feet;
2. **N 01° 37' 04" E, 1499.57** feet along the Grantor's westerly line, the easterly line of the lands conveyed to Kyle & Kathryn Boley, (O.R. V-909, P-3167), to a 5/8 inch rebar with I.D. cap "Gasbarre" found;

Continued on Page 2

909 South Main Street Mansfield, Ohio 44907  
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Page 2 (Description of 88.197 ac.)

3. **N 76° 05' 11" W, 187.88** feet along the Grantor's northeasterly line and the southwesterly line of said Boley lands to a drill hole and crows foot found witnessed by a 5/8 inch rebar with I.D. cap "Gasbarre" found S 76° 05' 11" E, 45.06 feet and a 5/8 inch rebar with I.D. cap "Gasbarre" found S 01° 12' 37" W, 72.39 feet;
4. **S 01° 12' 37" W, 320.00** feet along the Grantor's easterly line and the westerly line of said Boley lands to a 5/8 inch rebar with I.D. cap "Gasbarre" found;
5. **N 89° 16' 06" W, 182.88** feet along the Grantor's southerly line and the northerly line of said Boley lands to a 5/8 inch rebar with I.D. cap "SJL" found;
6. **S 01° 37' 04" W, 1230.04** feet along the Grantor's easterly line and the westerly line of said Boley lands to a point on the section line, in Pleasant Home Road and witnessed by a 5/8 inch rebar with I.D. cap "SJL" found N 01° 37' 04" E, 25.00 feet;
7. **S 89° 31' 43" W, 1319.77** feet along the section line, the Grantor's southerly line and with Pleasant Home Road to a railroad spike found witnessed by a capped rebar set N 01° 42' 51" W, 25.00 feet;
8. **N 01° 42' 51" W, 1438.55** feet along the Grantor's westerly line and the easterly line of the lands conveyed to Zachary J. & Laura B. Mason, (O.R. V-909, P-1798), to a capped rebar set;
9. **N 25° 24' 50" W, 198.04** feet along the Grantor's southwesterly line and the northeasterly line of said Mason lands, passing the section line at 12.31 feet to a capped rebar set;
10. **N 82° 08' 08" E, 243.81** feet along the Grantor's northerly line and the southerly line of said Mason lands passing the section line at 75.71 feet to a capped rebar set;
11. **N 09° 11' 08" W, 403.42** feet along the Grantor's westerly line and the easterly line of said Mason lands to a 1 inch iron pipe found on the southerly line of the lands conveyed to Pee Wee Hollow, Incorporated, (D. V-346, P-155);
12. **N 66° 50' 57" E, 247.38** feet along the Grantor's northwesterly line and the southeasterly line of Pee Wee Hollow, Inc. lands to a 1 inch pinch top iron pipe found;

Continued on Page 2

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Page 3 (Description of 88.197 ac.)

13. **N 57° 18' 37" E, 246.31** feet along the Grantor's northwesterly line and the southeasterly line of Pee Wee Hollow, Inc. lands to a 3/4 inch pinch top iron pipe found;
14. **N 56° 46' 15" E, 537.80** feet along the Grantor's northwesterly line and the southeasterly line of Pee Wee Hollow, Inc. lands to a 5/8 inch rebar with I.D. cap "SJL" found;
15. **N 75° 48' 55" E, 473.70** feet along the Grantor's northwesterly line and the southeasterly line of Pee Wee Hollow, Inc. lands to a 2 inch iron pipe found on the quarter section line;
16. **N 89° 18' 31" E, 463.67** feet along the quarter section line, the Grantor's northly line and the southerly line of Pee Wee Hollow, Inc. lands to a 2 inch iron pipe found;
17. **S 05° 13' 51" W, 156.02** feet along the Grantor's easterly line and the westerly line of Pee Wee Hollow, Inc. lands to a 1 inch pinch top iron pipe found;
18. **S 04° 45' 40" W, 1037.83** feet along the Grantor's easterly line and the westerly line of the lands conveyed to Andrew & Jennifer Stands, (O.R. V-904, P-806), to a 5/8 inch rebar with I.D. cap "Gasbarre" found;
19. **S 01° 37' 04" W, 1491.93** feet along the Grantor's easterly line and the westerly line of said Stands lands to the principle place of beginning and containing within said bounds **88.197** acres of land, more or less, of which 88.043 acres is contained in the southwest quarter of section 26 and 0.154 of an acre is contained in the southeast quarter of section 27, but as one, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in November of 2021.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

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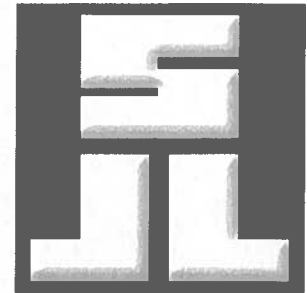
  
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**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



Boundary description of a 33.659 acre parcel

SM-2566

Situated in the Township of Congress, T-21N; R-14W, Southeast Quarter of Section 27, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Philip J. & Elizabeth J. Klinefelter, Trustees of the Philip J. Klinefelter & Elizabeth J. Klinefelter Trust Dated 05/18/20 in Volume 909; Page 1792 of Wayne County Official Records and further bounded and described as follows:

Commencing at a 3/4 inch iron pipe found in Pleasant Home Road, (County Road 48), and being the southeast corner of the Southeast Quarter of Section 27;

Thence S 88° 34' 29" W, 20.00 feet along the section line and with Pleasant Home Road to a railroad spike found witnessed by a capped rebar set N 01° 42' 51" W, 25.00 feet, being the principle place of beginning:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. **S 88° 34' 29" W, 1598.70** feet along the section line, the Grantor's southerly line and with Pleasant Home Road to a 2 inch MAG nail set in the intersection with Cedar Valley Road, (Township Road 22);
2. **N 18° 52' 23" E, 866.03** feet along the Grantor's northwesterly line, the southeasterly line of the lands conveyed to Michael F. Kinney, 3<sup>rd</sup>, (O.R. V-917, P-4024), and in part with Cedar Valley Road to a 1 inch iron pipe found;
3. **N 25° 23' 10" E, 262.29** feet along the Grantor's northwesterly line and the southeasterly line of said Kinney lands to a to a 3/4 inch iron pipe found witnessed by a 1 inch iron pipe found S 66° 47' 58" E, 22.30 feet;

Continued on Page 2

909 South Main Street Mansfield, Ohio 44907  
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Page 2 (Description of 33.659 ac.)


4. **S 66° 47' 58" E, 270.60** feet along the Grantor's northeasterly line and the southwesterly line of the lands conveyed to Pee Wee Hollow, Incorporated, (D. V-346, P-155), to a 1 inch pinch top iron pipe found;
5. **N 04° 17' 33" E, 131.79** feet along the Grantor's westerly line and the easterly line of said Pee Wee Hollow, Inc. lands to a capped rebar set;
6. **N 88° 34' 29" E, 915.48** feet to a capped rebar set on the westerly line of the lands conveyed to Zachary J. & Laura B. Mason, (O.R. V-909, P-1798);
7. **S 01° 42' 51" E, 1064.73** feet along the Grantor's easterly line and the westerly line of said Mason lands to the principle place of beginning and containing within said bounds **33.659** 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 Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in November of 2021.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Wayne County Survey Records Volume XX; Page 100 for survey.

  
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Jason J. Lingenfelter, P.S. #8499  
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