

**(To: Capital Growth**

**For: Proposed Parcel 'A' – 1.881 Acres**

**Date: September 22, 2021, Revised February 10, 2022**

Situated in the State of Ohio, County of Wayne, Township of East Union (T-16, R-12), being a part of Northwest Quarter of Section 9, being a portion of the 3.72 acre tract belonging to First National Bank, as recorded in the Original Record Volume 489, Page 113 of the Wayne County Recorder's Records and being more particularly described as follows:

Beginning at the intersection of the Northwest corner of the Northwest Quarter of Section 9 and the centerline of Apple Creek Road (C.R. 44), a variable width Public Right-of-Way, thence along the centerline of said road and section line South 00° 47' 18" East a distance of 709.00 feet to a mag nail set at the intersection of the centerline of Ease Lincoln Way (C.R. 30A) a variable width Public Right-of-Way, thence along said centerline said road South 86° 02' 18" East a distance of 132.00 feet to a mag nail set, thence continuing along said centerline of road South 86° 47' 20" East a distance of 80.96 feet to a mag nail set, said point being the **True Place of Beginning**;

1. Thence continuing along the center line of said road, **South 86° 47' 20" East** a distance of **217.17 feet** to a mag nail set;
2. Thence leaving said centerline along the westerly line of lands now or formerly of (1/2 interest) Perie H. Iceman Trustee, as recorded in Instrument #201000008273, OR Volume 663, Page 2690, and (1/2 Interest) Robert L. Iceman Family Trust Thomas L. Iceman Trustee, as recorded in OR Volume 645, Page 2212, in the Wayne County Recorder's records, **South 00° 47' 18" East** a distance of **378.27 feet** to a 1" iron pipe found, passing over an iron pin set at the southerly Right-of-Way line of East Lincoln Way (C.R. 30A) at 40.10 feet;

3. Thence along the northerly line of lands now or formerly of (1/2 interest) Perie H. Iceman Trustee, as recorded in Instrument #201000008273, OR Volume 663, Page 2690, and (1/2 Interest) Robert L. Iceman Family Trust Thomas L. Iceman Trustee, as recorded in OR Volume 645, Page 2212, in the Wayne County Recorder's records, **North 86° 47' 18" West** a distance of **217.17 feet** to an iron pin set;
4. Thence traversing across lands now or formerly of First National Bank, as recorded in Volume 489 Page 113, in the Wayne County Recorder's records, **North 00° 47' 18" West** a distance of **378.27 feet** to a mag nail set and the **Place of Beginning**, passing over a pin set along the southerly Right-of-Way line of East Lincoln Way (C.R. 30A) at 328.15 feet.

The above-described parcel of land contains a total of 1.881 acres of land (81,949 Sq. Ft.), more or less, 0.231 acres of land (10,076 Sq.Ft.) with in the Right-of-Way, and 1.650 acres of land (71,873 Sq.Ft.) of usable land, as surveyed and determined in September of 2021 under the direction of Robert R. Cappelli, P.S. No. 7571 of BL Companies, all pins set are number five bar with ID Cap "BL 7571".

Wayne County Survey Reference: XX-182

Parcel Number: \_\_\_\_\_



**To: Capital Growth**

**For: Proposed Parcel 'B' – 1.846 Acres**

**Date: September 22, 2021, Revised February 10, 2022**

Situated in the State of Ohio, County of Wayne, Township of East Union (T-16, R-12), being a part of Northwest Quarter of Section 9, being a portion of the 3.72 acre tract belonging to First National Bank, as recorded in the Original Record Volume 489, Page 113 of the Wayne County Recorder's Records and being more particularly described as follows:

Beginning at the intersection of the Northwest corner of the Northwest Quarter of Section 9 and the centerline of Apple Creek Road (C.R. 44), a variable width Public Right-of-Way, thence along the centerline of said road and section line South 00° 47' 18" East a distance of 709.00 feet to a mag nail set at the intersection of the centerline of Ease Lincoln Way (C.R. 30A) a variable width Public Right-of-Way, said point being the **True Place of Beginning**;

1. Thence along said centerline said road **South 86° 02' 18" East** a distance of **132.00 feet** to a mag nail set;
2. Thence continuing along said centerline of road **South 86° 47' 20" East** a distance of **80.96 feet** to a mag nail set;
3. Thence leaving said centerline and traversing across lands now or formerly of First National Bank, as recorded in Volume 489 Page 113, in the Wayne County Recorder's records, **South 00° 47' 18" East** a distance of **378.27 feet** to an iron pin set, passing over a pin set along the southerly Right-of-Way line of East Lincoln Way (C.R. 30A) at 50.12 feet;
4. Thence along the northerly line of lands now or formerly of (1/2 interest) Perie H. Iceman Trustee, as recorded in Instrument #201000008273, OR Volume 663, Page 2690, and (1/2 Interest) Robert L. Iceman Family Trust Thomas L. Iceman Trustee, as

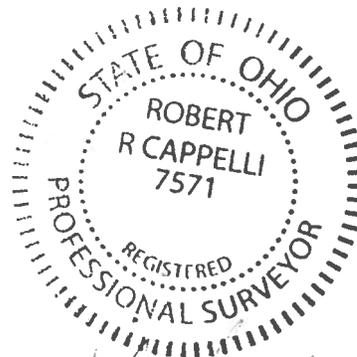
recorded in OR Volume 645, Page 2212, in the Wayne County Recorder's records, **North 86° 47' 18" West** a distance of **212.83 feet** to a mag nail set at the centerline of Apple Creek Road (C.R.44), passing over a 1" iron pipe in concrete found along the easterly Right-of-Way Line of Apple Creek Road (C.R.44) at 182.75 feet;

5. Thence along the centerline of said road, North 00° 47' 18" West a distance of 380.00 feet to a mag nail set and the **Place of Beginning**.

The above-described parcel of land contains a total of 1.846 acres of land (80,423 Sq. Ft.), more or less, 0.471 acres of land (20,538 Sq.Ft.) with in the Right-of-Way, and 1.375 acres of land (59,886 Sq.Ft.) of usable land, as surveyed and determined in September of 2021 under the direction of Robert R. Cappelli, P.S. No. 7571 of BL Companies, all pins set are number five bar with ID Cap "BL 7571".

Wayne County Survey Reference: XX-182

Parcel Number: \_\_\_\_\_



*Robert R. Cappelli*  
2-10-2022