

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



**BOUNDARY DESCRIPTION OF 1.803 ACRE PARCEL**

EW-2457G

Situated in the Village of Dalton, T-16N; R-11W, Southwest Quarter of Section 4, County of Wayne and State of Ohio:

Known as being part of lands conveyed to SBF Holdings, LLC. in O.R. 913; Page 5148 of Wayne County Official Records and further bounded and described as follows;

Commencing at the southeast corner of said Southwest Quarter ~ witnessed by a mag nail found S 15° 24' 42" E, 0.59 feet;

Thence N 00° 11' 42" E, 231.00 feet along the east line of said Southwest Quarter to the southeast corner of lands conveyed to Pac Land Holdings, LLC. in O.R. 743; Page 771 of said Official Records and in East Lincoln Way (U.S.R. 30) R/W varies;

Thence N 82° 00' 34" W, 108.41 feet along the south line of said Pac Land lands to a 3/4" iron bar found at the northeast corner of lands conveyed to Leonard R. & Sharon K. Wenger in O.R. 842; Page 19 of said Official Records and in said East Lincoln Way;

Thence N 83° 22' 51" W, 302.35 feet along the north line of said Wenger lands and in said East Lincoln Way to the northeast corner of lands conveyed to Thomas E. Sr. & Norma J, Diehl in Volume 692; Page 207 of Wayne County Deed Records and on the Village of Dalton corporation line;

Thence N 84° 01' 51" W, 226.12 feet along the north line of said Diehl lands, the north line of lands conveyed to Dennis Horst in O.R. 856; Page 309 of said Official Records the said corporation line and in said East Lincoln Way to the northeast corner of lands conveyed to Dalton Auto Sales, Inc. in O.R. 892; Page 20 of said Official Records;

Thence N 83° 34' 24" W, 288.02 feet along the north line of said Dalton Auto Sales lands, the north line of lands conveyed to Leonard Zermeno, Sr. in O.R. 925; Page 2036 of said Official Records, the said corporation line and in said East Lincoln Way to a point;

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3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691  
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Page 2 (Description 1.803 ac.)

Thence N 04° 47' 41" E, 111.84 feet to a capped pin with I.D. cap marked "BAKER" found at the southwest corner of lands conveyed to Honeytown Land Holdings 1, LLC. & Honeytown Land Holdings 2, LLC. In O.R. 925; Page 5145 of said Official Records; and the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING FIVE (5) COURSES:**

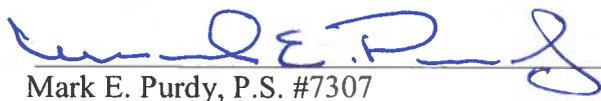
1. N 85° 29' 19" W, 201.93 feet along a new division line to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
2. N 04° 48' 09" E, 95.16 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
3. N 01° 41' 38" E, 283.99 feet along a new division line to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
4. S 85° 12' 19" E, 217.28 feet along a new division line to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set the west line of said Honeytown lands;
5. S 04° 47' 41" W, 377.74 feet along the west line of said Honeytown lands to the place of beginning and containing within said bounds 1.803 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 March of 2022.

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 235 for survey.

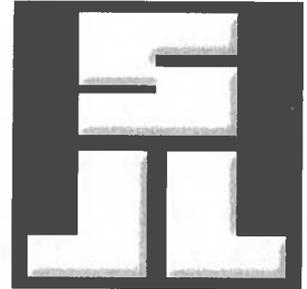
Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691  
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**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 32.136 ACRE PARCEL**

EW-2457G

Situated in the Village of Dalton, T-16N; R-11W, Southwest Quarter of Section 4, County of Wayne and State of Ohio:

Known as being part of lands conveyed to SBF Holdings, LLC. in O.R. 905; Page 779 & O.R. 913; Page 5148 of Wayne County Official Records and further bounded and described as follows;

Commencing at the southeast corner of said Southwest Quarter ~ witnessed by a mag nail found S 15° 24' 42" E, 0.59 feet;

Thence N 00° 11' 42" E, 231.00 feet along the east line of said Southwest Quarter to the southeast corner of lands conveyed to Pac Land Holdings, LLC. in O.R. 743; Page 771 of said Official Records and in East Lincoln Way (U.S.R. 30) R/W varies;

Thence N 82° 00' 34" W, 108.41 feet along the south line of said Pac Land lands to a 3/4" iron bar found at the northeast corner of lands conveyed to Leonard R. & Sharon K. Wenger in O.R. 842; Page 19 of said Official Records and in said East Lincoln Way;

Thence N 83° 22' 51" W, 147.15 feet along the north line of said Wenger lands and in said East Lincoln Way to the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" iron bar found N 06° 26' 27" E, 58.73 feet:

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

1. continuing N 83° 22' 51" W, 155.20 feet along the north line of said Wenger lands and in said East Lincoln Way to the northeast corner of lands conveyed to Thomas E. Sr. & Norma J, Diehl in Volume 692; Page 207 of Wayne County Deed Records and on the Village of Dalton corporation line;

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Page 2 (Description 32.136 ac.)

2. **N 84° 01' 51" W, 226.12** feet along the north line of said Diehl lands, the north line of lands conveyed to Dennis Horst in O.R. 856; Page 309 of said Official Records, the said corporation line and in said East Lincoln Way to the northeast corner of lands conveyed to Dalton Auto Sales, LLC. in O.R. 892; Page 20 of said Official Records;
3. **N 83° 34' 24" W, 288.02** feet along the north line of said Dalton Auto Sales lands, the north line of lands conveyed to Leonard Zermeno, Sr. in O.R. 925; Page 2036 of said Official Records, the said corporation line and in said East Lincoln Way to a point;
4. **N 85° 11' 05" W, 201.95** feet along the north line of said Zermeno lands, the said corporation line and in said East Lincoln Way to a point;
5. **N 85° 18' 40" W, 50.00** feet along the north line of said Zermeno lands, the said corporation line and in said East Lincoln Way to the southeast corner of lands conveyed to Daniel M. & Lisa Schlabach in O.R. 662; Page 2471 ~ witnessed by a 5/8" iron bar found N 05° 03' 56" E, 48.73 feet;
6. **N 04° 48' 09" E, 204.86** feet along the east line of said Schlabach lands and said corporation line to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
7. **S 86° 32' 19" E, 50.01** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
8. **S 04° 48' 09" W, 95.16** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
9. **S 85° 29' 19" E, 201.93** feet along a new division line to a capped pin with I.D. cap marked "BAKER" found at the southwest corner of lands conveyed to Honeytown Land Holdings 1, LLC. & Honeytown Land Holdings 2, LLC. in O.R. 925; Page 5145 of said Official Records;
10. **S 85° 29' 18" E, 200.00** feet along the south line of said Honeytown lands to a 5/8" iron bar found;
11. **N 04° 47' 41" E, 435.11** feet along the east line of said Honeytown lands to a capped pin with I.D. cap marked "S.J.L., INC." found;

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12. **N 85° 12' 19" W, 200.00** feet along the north line of said Honeytown lands to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set S 85° 12' 19" E, 3.00 feet;
13. **N 04° 47' 41" E, 501.10** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
14. **N 85° 17' 03" E, 247.57** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set at a southeast corner of lands conveyed to said SBF Holdings (O.R. 905; Page 779);
15. **N 01° 37' 41" E, 536.79** feet along an east line of said SBF lands to a 1/2" pipe found on a south line of lands conveyed to Clair R. Wenger, Trustee in O.R. 862; Page 985 and on a said corporation line;
16. **S 89° 01' 41" E, 1068.50** feet along the south line of said Wenger lands and on said corporation line to a 5/8" iron bar found on the west line of lands conveyed to Michael A. & Judith L. Frank, Co-Trustees & Eugenia L. Frank, Trustee and on the east line of said Quarter Section;
17. **S 00° 11' 42" W, 1273.40** feet along the west line of said Frank lands, passing through a 1-1/2" pipe found at a distance of 582.38 feet, and the west line of lands conveyed to Pac Land Holdings, LLC. in O.R. 745; Page 2052 of said Official Records to a capped pin with I.D. cap marked "BAKER" found at the northeast corner of aforesaid Pac Land Holdings (O.R. 743; Page 771);
18. **N 81° 56' 08" W, 210.29** feet along the north line of said Pac Land lands to a 5/8" iron bar found;
19. **S 06° 26' 27" W, 416.56** feet along the west line of said Pac Land lands to the place of beginning and containing within said bounds **32.136** 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 March of 2022.

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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Page 4 (Description 32.136 ac.)

See Wayne County Survey Records Volume XX ; Page 235 for survey.

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



Mark E. Purdy, P.S. #7307



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



**BOUNDARY DESCRIPTION OF A 20' DRAINAGE &  
STORM SEWER EASEMENT**

EW-2457G

Situated in the Village of Dalton, T-16N; R-11W, Southwest Quarter of Section 4, County of Wayne and State of Ohio:

Known as being part of lands conveyed to SBF Holdings, LLC. in O.R. 913; Page 5148 of Wayne County Official Records and further bounded and described as follows;

Commencing at the southeast corner of said Southwest Quarter ~ witnessed by a mag nail found S 15° 24' 42" E, 0.59 feet;

Thence N 00° 11' 42" E, 231.00 feet along the east line of said Southwest Quarter to the southeast corner of lands conveyed to Pac Land Holdings, LLC. in O.R. 743; Page 771 of said Official Records and in East Lincoln Way (U.S.R. 30) R/W varies;

Thence N 82° 00' 34" W, 108.41 feet along the south line of said Pac Land lands to a 3/4" iron bar found at the northeast corner of lands conveyed to Leonard R. & Sharon K. Wenger in O.R. 842; Page 19 of said Official Records and in said East Lincoln Way;

Thence N 83° 22' 51" W, 302.35 feet along the north line of said Wenger lands and in said East Lincoln Way to Thomas E. Sr. & Norma J, Diehl in Volume 692; Page 207 of Wayne County Deed Records and on the Village of Dalton corporation line;

Thence N 84° 01' 51" W, 226.12 feet along the north line of said Diehl lands, the north line of lands conveyed to Dennis Horst in O.R. 856; Page 309 of said Official Records the said corporation line and in said East Lincoln Way to the northeast corner of lands conveyed to Dalton Auto Sales, Inc. in O.R. 892; Page 20 of said Official Records;

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Thence N 83° 34' 24" W, 288.02 feet along the north line of said Dalton Auto Sales lands, the north line of lands conveyed to Leonard Zermeno, Sr. in O.R. 925; Page 2036 of said Official Records, the said corporation line and in said East Lincoln Way to a point;

Thence N 04° 47' 41" E, 322.98 feet, passing through a capped pin with I.D. cap marked "BAKER" found at a distance of 111.84 feet, along a west line of lands conveyed to Honeytown Land Holdings 1, LLC. & Honeytown Land Holdings 2, LLC. in O.R. 925; Page 5145 of said Official Records to the principal place of beginning of the easement herein described:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. N 85° 12' 19" W, 20.00 feet to a point;
2. N 04° 47' 41" E, 166.60 feet to a point;
3. S 85° 12' 19" E, 20.00 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
4. S 04° 47' 41" W, 166.60 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 March of 2022.

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



**BOUNDARY DESCRIPTION OF ACCESS EASEMENT**

EW-2457G

Situated in the Village of Dalton, T-16N; R-11W, Southwest Quarter of Section 4, County of Wayne and State of Ohio:

Known as being part of lands conveyed to SBF Holdings, LLC. in O.R. 905; Page 779 & O.R. 913; Page 5148 of Wayne County Official Records and further bounded and described as follows;

Commencing at the southeast corner of said Southwest Quarter ~ witnessed by a mag nail found S 15° 24' 42" E, 0.59 feet;

Thence N 00° 11' 42" E, 231.00 feet along the east line of said Southwest Quarter to the southeast corner of lands conveyed to Pac Land Holdings, LLC. in O.R. 743; Page 771 of said Official Records and in East Lincoln Way (U.S.R. 30) R/W varies;

Thence N 82° 00' 34" W, 108.41 feet along the south line of said Pac Land lands to a 3/4" iron bar found at the northeast corner of lands conveyed to Leonard R. & Sharon K. Wenger in O.R. 842; Page 19 of said Official Records and in said East Lincoln Way;

Thence N 83° 22' 51" W, 302.35 feet along the north line of said Wenger lands and in said East Lincoln Way to Thomas E. Sr. & Norma J, Diehl in Volume 692; Page 207 of Wayne County Deed Records and on the Village of Dalton corporation line;

Thence N 84° 01' 51" W, 226.12 feet along the north line of said Diehl lands, the north line of lands conveyed to Dennis Horst in O.R. 856; Page 309 of said Official Records the said corporation line and in said East Lincoln Way to the northeast corner of lands conveyed to Dalton Auto Sales, Inc. in O.R. 892; Page 20 of said Official Records;

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Page 2 (Description Access Easement)

Thence N 83° 34' 24" W, 288.02 feet along the north line of said Dalton Auto Sales lands, the north line of lands conveyed to Leonard Zermeno, Sr. in O.R. 925; Page 2036 of said Official Records, the said corporation line and in said East Lincoln Way to a point;

Thence N 85° 11' 05" W, 201.95 feet along the north line of said Zermeno lands, the said corporation line and in said East Lincoln Way to the principal place of beginning of the easement herein described:

**THENCE WITH THE FOLLOWING THIRTEEN (13) COURSES:**

1. **N 85° 18' 40" E, 50.00** feet along the north line of said Zermeno lands, the said corporation line and in said East Lincoln Way to the southeast corner of lands conveyed to Daniel M. & Lisa Schlabach in O.R. 662; Page 2471;
2. **N 04° 48' 09" E, 204.86** feet along the east line of said Schlabach lands and said corporation line to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
3. **N 33° 38' 10" E, 39.53** feet to a point;
4. **N 01° 37' 41" E, 128.39** feet to a point;
5. **N 86° 21' 50" W, 15.65** feet to a point;
6. **N 02° 12' 45" E, 32.43** feet to a point;
7. **S 88° 18' 22" E, 44.56** feet to a point on a new division line;
8. **S 01° 41' 38" W, 196.44** feet along a new division line to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
9. **S 04° 48' 09" W, 95.16** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
10. **S 85° 29' 19" E, 201.93** feet along a new division line to a capped pin with I.D. cap marked "BAKER" found at the southwest corner of lands conveyed to Honeytown Land Holdings 1, LLC. & Honeytown Land Holdings 2, LLC. In O.R. 925; Page 5145 of said Official Records;

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11. **S 04° 47' 17" W, 60.00** feet to a point on a north right-of-way line of East Lincoln Way R/W varies;
12. **N 85° 29' 18" W, 201.95** feet along a north right-of-way line of said East Lincoln Way to a point;
13. **S 04° 08' 09" W, 50.77** 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 March of 2022.