



KELLER SURVEYING

Description of 18.059 Acre Parcel

Situated in the Southeast Quarter of Section 18, Township 20 North, Range 14 West, Chester Township, Wayne County, Ohio and being part of a record 33.425 acre Tax Map Parcel "R" conveyed to Loren C. Weaver and Sarah Weaver by Official Record Volume 0934, Page 4830 and bounded and described as follows:

Commencing for reference at a 5/8-inch rebar with yellow cap stamped "RUDOLPH 6449" found at the northwest corner of said Southeast Quarter of Section 18;

Thence North 89 Degrees 22 Minutes 36 Seconds East along the northerly line of said Southeast Quarter of Section 18 for a distance of 1,115.72 feet to a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found at a corner of a record 85.842 acre Tax Map Parcel "D" conveyed to Loren Weaver and Sarah Weaver by Official Record Volume 0926, Page 0599, said rebar being the Point of Beginning for the parcel herein described;

1. Thence continuing **North 89 Degrees 22 Minutes 36 Seconds East** along the northerly line of said Southeast Quarter of Section 18 for a distance of **732.80 feet** to a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found at the northwest corner of a record 50.749 acre Tax Map Parcel "F" conveyed to JAI Real Estate Holdings, LLC by Official Record Volume 0875, Page 0139;
2. Thence **South 00 Degrees 55 Minutes 24 Seconds East** along the westerly line of said Parcel "F" for a distance of **1,120.92 feet** to a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found at the northeast corner of a record 49.649 acre Tax Map Parcel "G" conveyed to Dean Chance Farms, LLC by Official Record Volume 0934, Page 4853;
3. Thence **South 89 Degrees 04 Minutes 29 Seconds West** along the northerly line said Parcel "G" for a distance of **666.02 feet** to a capped iron bar set;
4. Thence **North 00 Degrees 55 Minutes 22 Seconds West** for a distance of **574.61 feet** to a capped iron bar set;
5. Thence **South 80 Degrees 59 Minutes 14 Seconds West** for a distance of **74.31 feet** to a stone found at the southeast corner of said Parcel "D", said stone being guarded by a 5/8-inch rebar;
6. Thence **North 00 Degrees 13 Minutes 43 Seconds West** along the easterly line of said Parcel "D" for a distance of **560.67 feet** to a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found, which is the point of beginning, enclosing an area of **18.059 acres**, more or less, but subject to legal highways, restrictions or easements, if any, of record.

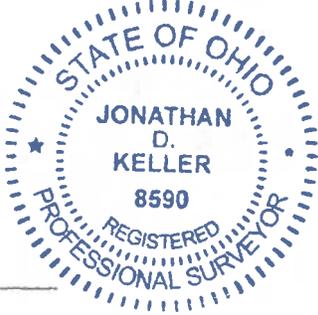
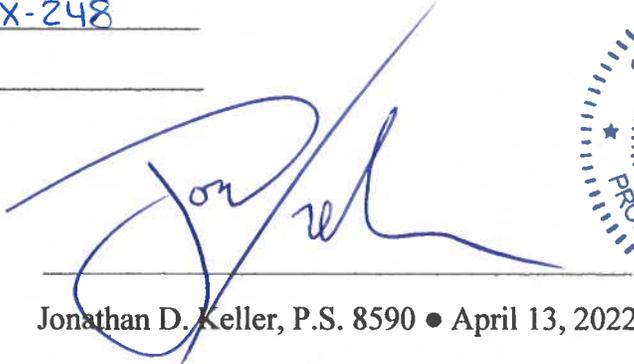
All capped iron bars set are a 5/8-inch iron bar, 30 inches in length, with a yellow plastic cap stamped "KELLER 8590".

This description was prepared from a field survey by Jonathan D. Keller, P.S. as represented in a survey plat dated April 13, 2022.

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in April, 2022.

Survey Reference: XX-248

Parcel Number: _____



Jonathan D. Keller, P.S. 8590 • April 13, 2022



Description of a 0.871 Acre Driveway Easement

Situated in the Southeast Quarter of Section 18, Township 20 North, Range 14 West, Chester Township, Wayne County, Ohio and being part of a record 33.425 acre Tax Map Parcel "R" conveyed to Loren C. Weaver and Sarah Weaver by Official Record Volume 0934, Page 4830 and bounded and described as follows:

Commencing for reference at a railroad spike found at the southwest corner of said Southeast Quarter of Section 18;

Thence North 89 Degrees 23 Minutes 54 Seconds East along the southerly line of said Southeast Quarter of Section 18 and the centerline of Smithville-Western Road (Township Road 86) for a distance of 379.80 feet to a point at the southeasterly corner of a record 2 acre Tax Map Parcel "N" conveyed to Pamela S. Topovski by Official Record Volume 0375, Page 0904, said point being the Point of Beginning for the parcel herein described, and being referenced by a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found at a bearing of North 00 Degrees 33 Minutes 14 Seconds West at a distance of 30.03 feet;

1. Thence **North 00 Degrees 33 Minutes 14 Seconds West** along the easterly line of said Parcel "N" for a distance of **231.12 feet** to a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found at the northeasterly corner said Parcel "N" and on the southerly line of a record 44.219 acre Parcel "H" conveyed to RLM Investments, LLC by Official Record Volume 0739, Page 0107;
2. Thence **North 89 Degrees 28 Minutes 04 Seconds East** along the southerly line of said Parcel "H" for a distance of **4.74 feet** to a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found at the southeast corner of said Parcel "H";
3. Thence **North 02 Degrees 01 Minutes 59 Seconds West** along the easterly line of said Parcel "H" for a distance of **1,154.92 feet** to a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found at the northeast corner of said Parcel "H";
4. Thence **North 01 Degrees 44 Minutes 53 Seconds West** for a distance of **618.71 feet** to a point on the southerly line of a record 85.842 acre Tax Map Parcel "D" conveyed to Loren Weaver and Sarah Weaver by Official Record Volume 0926, Page 0599, said point being referenced by a capped iron bar set at a bearing of South 09 Degrees 21 Minutes 10 Seconds East at a distance of 1.07 feet;
5. Thence **North 80 Degrees 59 Minutes 14 Seconds East** along the southerly line of said Parcel "D" for a distance of **20.33 feet** to a capped iron bar set;
6. Thence **South 01 Degrees 44 Minutes 53 Seconds East** and passing a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found at a northwesterly corner of a record 49.649 acre Tax Map Parcel "G" conveyed to Dean

Chance Farms, LLC by Official Record Volume 0934, Page 4853 at a distance of 501.19 feet for a total distance of **1,677.49 feet** to a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found;

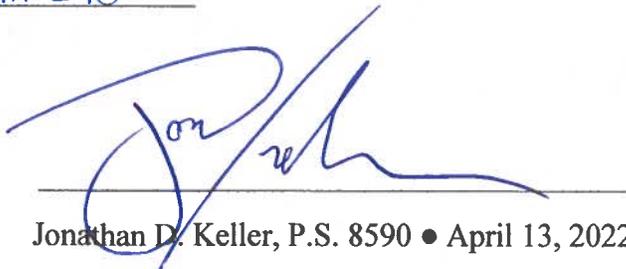
7. Thence **South 02 Degrees 16 Minutes 14 Seconds East** for a distance of **330.22 feet** to a point on the south line of said Southeast Quarter of Section 18 and in the centerline of Smithville-Western Road (Township Road 86), said point being referenced by a 5/8-inch rebar with yellow plastic cap stamped "GASBARRE WOOSTER OH" found 30.03 feet northerly on line;
8. Thence **South 89 Degrees 23 Minutes 54 Seconds West** for a distance of 26.99 feet to a point, which is the point of beginning, enclosing an area of **0.871 acres**, more or less, but subject to legal highways, restrictions or easements, if any, of record.

All capped iron bars set are a 5/8-inch iron bar, 30 inches in length, with a yellow plastic cap stamped "KELLER 8590".

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