

Boundary Description for Parcel 'A'
Township of Chippewa, County of Wayne, State of Ohio
5.5664 Acres

Situated in the Township of Chippewa, County of Wayne and State of Ohio and known as being part of the Northwest Quarter of Section 12, Township 18 North, Range 11 West,

Further known as being part of a 24.1764-acre parcel of land conveyed to Ronald A. Nagy and Kristina K. Nagy Trustees of the Nagy Family Trust of March 15, 2019 (PPN 12-02011.000) by deed dated May 29, 2019 and recorded in Instrument No. 201900005104 of the Wayne County Recorder's Records Office and is bounded and described as follows: **Commencing** at a Granite Stone marking the Northeasterly corner of said Northwest Quarter Corner, and witnessed by a 5/8-inch capped iron rod (Gasbarre) on the Northeasterly edge of said stone, thence with an Easterly line of the said Northwestern Quarter Section South 00°51'43" East, a distance of 686.67 feet to a 5/8-inch capped iron rod (Gasbarre) found at a Northeasterly corner of land now or formerly owned by Ronald A. Nagy and Kristina K. Nagy Trustees of the Nagy Family Trust of March 15, 2019 (PPN 12-02011.002) by deed dated May 29, 2019 and recorded in Instrument No. 201900005104 of the Wayne County Recorder's Records Office, said pin also being the **PRINCIPAL PLACE OF BEGINNING** of the premises herein to be described:

Course No. 1: thence continuing with said Easterly line of the said Northwestern Quarter Section **South 00°51'43" East**, passing through a 5/8-inch iron rod found at 768.34 feet, a total distance of **784.91 feet** to a Railroad spike found (4-inches deep) on said section line and the centerline of Grill Road (Township Road 63) (60 feet wide);

Course No. 2: thence with said centerline of Grill Road **North 82°08'53" West**, a distance of **239.22 feet** to a point;

Course No. 3: thence with an Easterly line of land now or formerly owned by Ronald A. Nagy and Kristina K. Nagy Trustees of the Nagy Family Trust of March 15, 2019 (PPN 12-02011.000) by deed dated May 29, 2019 and recorded in Instrument No. 201900005104 of the Wayne County Recorder's Records



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295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

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Local Office
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330-590-8004

Office **North 02°20'29" East**, passing through a 5/8-inch iron rod found at 20.16 feet, a total distance of **174.86 feet** to an iron pin set;

Thence along a newly created dividing line, the following 2 courses:

Course No. 4: thence **North 75°37'33" West**, a distance of **125.65 feet** to an iron pin set;

Course No. 5: thence **North 00°51'43" West**, a distance of **541.18 feet** to an iron pin set;

Course No. 6: thence **North 89°09'25" East** with a newly created dividing line and a Northerly line of said Nagy Family Trust (PPN 12-02011.002) a distance of **347.92 feet** to the principal place of beginning, containing 242,471 square feet or 5.5664 acres of land (7,152 square feet or 0.1642 acres of which lies within the current right of way limits of said Grill Road), more or less, according to a survey by Daniel P. Engle, P.S. 8452, for Davey Resource Group in June of 2022. Subject to all highways, easements and covenants of legal record.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in May 2022. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "DRG ENG 7631-8557"

Survey Reference: XX-276

Parcel Number: _____

Prior Deed Reference: _____



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Boundary Description for Split Parcel
Township of Chippewa, County of Wayne, State of Ohio
1.6031 Acres

Situated in the Township of Chippewa, County of Wayne and State of Ohio and known as being part of the Northwest Quarter of Section 12, Township 18 North, Range 11 West,

Further known as being part of a 24.1764-acre parcel of land conveyed to Ronald A. Nagy and Kristina K. Nagy Trustees of the Nagy Family Trust of March 15, 2019 (PPN 12-02011.000) by deed dated May 29, 2019 and recorded in Instrument No. 201900005104 of the Wayne County Recorder's Records Office and is bounded and described as follows: **Commencing** at a Granite Stone marking the Northeasterly corner of said Northwest Quarter Corner, and witnessed by a 5/8-inch capped iron rod (Gasbarre) on the Northeasterly edge of said stone, thence with an Easterly line of the said Northwestern Quarter Section South 00°51'43" East, a distance of 686.67 feet to a 5/8-inch capped iron rod (Gasbarre) found at a Northeasterly corner of land now or formerly owned by Ronald A. Nagy and Kristina K. Nagy Trustees of the Nagy Family Trust of March 15, 2019 (PPN 12-02011.002) by deed dated May 29, 2019 and recorded in Instrument No. 201900005104 of the Wayne County Recorder's Records Office, thence with a Northerly line of said Nagy Trust Land (PPN 12-02011.002) South 89°09'25" West, a distance of 185.01 feet to a point and is the **PRINCIPAL PLACE OF BEGINNING** of the premises herein to be described:

Thence with a westerly line of said Nagy Trust Land (PPN 12-02011.002), the following 4 courses:

Course No. 1: thence **South 45°54'42" West**, a distance of **41.46 feet** to a 5/8-inch iron rod found;

Course No. 2: thence **South 02°46'18" West**, a distance of **187.73 feet** to a point;

Course No. 3: thence **South 01°27'24" East**, a distance of **308.75 feet** to a 5/8-inch iron rod found;

Course No. 4: thence **South 02°20'29" West**, a distance of **49.74 feet** to an iron pin set;



Thence along a new dividing line, the following 3 courses:

Course No. 5: thence **North 75°37'33" West**, a distance of **125.65 feet** to an iron pin set;

Course No. 6: thence **North 00°51'43" West**, a distance of **541.18 feet** to an iron pin set;

Course No. 7: thence **North 89°09'25" East**, a distance of **162.91 feet** to the principal place of beginning, containing 69,829 square feet or 1.6031 acres of land, more or less, according to a survey by Daniel P. Engle, P.S. 8452, for Davey Resource Group in June of 2022. Subject to all highways, easements and covenants of legal record.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in May 2022. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "DRG ENG 7631-8557"

Survey Reference: XX-276

Parcel Number: Out of PPN 12-02011.000



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