

Exhibit "A"



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

**Description: 19.780 Acres**

Situated in the Township of Sugar Creek, Southwest Quarter of Section 35, T-16 N, R-11 W, County of Wayne, and State of Ohio:

Also being part of the lands of Eli A. Stutzman and Susie D. Stutzman, L/E: Andy and Anna Stutzman in O.R. Vol. 816 Page 1949 and O.R. Vol. 545 Page 2097/2102, (Part of PPN 47-02226.000) and being the lands of Andrew J. Hershberger and Rebecca J. Hershberger in O.R. Vol. 864 Page 1764, (All of PPN 47-02224.000)

Commencing at a 5/8 inch rebar found in the intersection of Lustig Rd. (Twp. Rd. 155) and Jericho Rd. (County Rd. 80) and marking the northeast corner of the southwest quarter of section 35, thence S 00 degrees 54' 18" W a distance of 313.04 feet along the quarter section line to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING;

Thence with the Following TEN (10) COURSES;

1. **S 00 degrees 54'18" E a distance of 1283.10 feet** along the quarter section line to an iron pin set;
2. **S 89 degrees 04'01" W a distance of 458.38 feet** through the lands of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;
3. **N 00 degrees 56'00" W a distance of 325.44 feet** through the lands of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;
4. **S 89 degrees 04'01" W a distance of 50.00 feet** through the lands of said Eli A. Stutzman and Susie D. Stutzman to a 5/8 inch rebar found;
5. **N 01 degrees 01'00" W a distance of 166.16 feet** along the east line of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;

6. **S 89 degrees 35'33" W a distance of 159.62 feet** through the lands of said Eli A. Stutzman and Susie D. Stutzman to a 5/8 inch rebar found capped "Rudolph";
7. **N 08 degrees 02'09" W a distance of 253.70 feet** along the east line of Daniel W. Wengerd and Mary Ellen Wengerd (O.R. Vol. 487 Page 1764) to an iron pin set;
8. **N 84 degrees 52'38" W a distance of 101.10 feet** along the east line of said Daniel W. Wengerd and Mary Ellen Wengerd to a 5/8 inch rebar found;
9. **N 08 degrees 45'57" W a distance of 544.54 feet** along the east line of said Daniel W. Wengerd and Mary Ellen Wengerd to a 5/8 inch rebar found;
10. **N 89 degrees 50'34" E a distance of 875.06 feet** along the south lines of William C. Frantz and Carol A. Frantz (Deed Vol. 380 Page 312), Larry Matthew Frantz Etal. (O.R. Vol. 712 Page 1125), Johnnie L. Hochstetler and Viola E. Hochstetler (O.R. Vol. 690 Page 535), and Daniel Aaron Hershberger and Jacquilynne Hershberger (O.R. Vol. 597 Page 217) to the TRUE PLACE OF BEGINNING.

This parcel contains 19.780 acres and is subject to all highways, easements, and restrictions of record.

Bearings from – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

Also, having access through an existing easement from survey "DD"-443.

All iron pins set are 5/8 inch rebars with plastic identification cap marked "Galbraith 8703".

See Survey "XX" Page 290

Parcel: All of 47-02224.000; part of 47-02226.000

This survey was made and description prepared by Caleb Jerome Galbraith P.S.  
8703. on July 2022.



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**Exhibit "A"**



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 19.154 Acres**

Situated in the Township of Sugar Creek, Southwest Quarter of Section 35, T- 16 N, R-11 W, County of Wayne, and State of Ohio:

Also being part of the lands of Eli A. Stutzman and Susie D. Stutzman, L/E: Andy and Anna Stutzman in O.R. Vol. 816 Page 1949 and O.R. Vol. 545 Page 2097/2102, (Part of PPN 47-02226.000) and being the lands of Daniel W. Wengerd and Mary Ellen Wengerd in O.R. Vol. 487 Page 2089, (All of PPN 47-00885.000)

Commencing at a 5/8 inch rebar found in the intersection of Lustig Rd. (Twp. Rd. 155) and Jericho Rd. (County Rd. 80) and marking the northeast corner of the southwest quarter of section 35, thence S 89 degrees 50'32" W a distance of 952.92 feet along the quarter section line and the centerline of said Jericho Rd. to a pipe found being the TRUE PLACE OF BEGINNING;

Thence with the Following TEN (10) COURSES;

- 1. S 14 degrees 49'41" E a distance of 323.55 feet** along the west line of William C. Frantz and Carol A. Frantz (Deed Vol. 380 Page 312) to a 5/8 inch rebar found and passing over a 5/8 inch rebar found at a distance of 25.81 feet;
- 2. S 08 degrees 45'57" E a distance of 544.54 feet** along west line of said Eli A. Stutzman and Susie D. Stutzman to a 5/8 inch rebar found;
- 3. S 84 degrees 52'38" E a distance of 101.10 feet** along the south line of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;

4. **S 08 degrees 02'09" E a distance of 253.70 feet** along west line of said Eli A. Stutzman and Susie D. Stutzman to a 5/8 inch rebar found capped "Rudolph";
5. **S 89 degrees 35'33" W a distance of 253.59 feet** along north line of said Eli A. Stutzman and Susie D. Stutzman to a 5/8 inch rebar found;
6. **N 53 degrees 49'17" W a distance of 133.32 feet** along north line of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;
7. **N 40 degrees 38'17" W a distance of 12.12 feet** along north line of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;
8. **N 90 degrees 00'00" W a distance of 588.75 feet** through the lands of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;
9. **N 00 degrees 52'59" W a distance of 1023.37 feet** along the east line of Jacob J. Hershberger and Lovina G. Hershberger (O.R. Vol. 907 Page 2229) to a 5/8 inch rebar found on the quarter section line and in said Jericho Road witnessed by an iron pin set S 00 degrees 52'59"E a distance of 15.03 feet;
10. **N 89 degrees 50'32" E a distance of 671.66 feet** along the quarter section line and the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 19.154 acres and is subject to all highways, easements, and restrictions of record.

Bearings from – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars with plastic identification cap marked "Galbraith 8703".

See Survey "XX" Page 290

Parcel: All of 47-00885.000: Part of 47-02226.000

This survey was made and description prepared by Caleb Jerome Galbraith P.S.  
8703. on July 2022.



**Exhibit "A"**  
**Parcel 1**



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 53.603 Acres**

Situated in the Township of Sugar Creek, Southwest Quarter of Section 35, T- 16 N, R-11 W, County of Wayne, and State of Ohio:

Also being part of the lands of Eli A. Stutzman and Susie D. Stutzman, L/E: Andy and Anna Stutzman in O.R. Vol. 816 Page 1949 and O.R. Vol. 545 Page 2097/2102, (part of PPN 47-02226.000).

Commencing at a 5/8 inch rebar found marking the southeast corner of the southwest quarter of Section 35 being the TRUE PLACE OF BEGINNING;

Thence with the Following ELEVEN (11) COURSES;

- 1. S 89 degrees 58'13" W a distance of 1625.65 feet** along the Paint Township Line and the quarter section line a to a point;
- 2. N 00 degrees 52'59" W a distance of 1631.48 feet** into Sugar Creek Township along the east line of Jacob J. Hershberger and Lovina G. Hershberger (O.R. Vol. 907 Page 2229) to an iron pin set;
- 3. N 90 degrees 00'00" E a distance of 588.75 feet** through the lands of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;
- 4. S 40 degrees 38'17" E a distance of 12.12 feet** along the west line of Daniel W. Wengerd and Mary Ellen Wengerd (O.R. Vol. 497 Page 2089) to an iron pin set;
- 5. S 53 degrees 49'17" E a distance of 133.32 feet** along the west line of said Daniel W. Wengerd and Mary Ellen Wengerd to a 5/8 inch rebar found;

6. **N 89 degrees 35'33" E a distance of 413.21 feet** along the south line of said Daniel W. Wengerd and Mary Ellen Wengerd and extending through the lands of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set on the west line of Andrew J. Hershberger and Rebecca J. Hershberger (O.R. Vol. 864 Page 1764) ;
7. **S 01 degrees 01'00" E a distance of 166.16 feet** along the west line of said Andrew J. Hershberger and Rebecca J. Hershberger to a 5/8 inch rebar found;
8. **N 89 degrees 04'01" E a distance of 50.00 feet** through the lands of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;
9. **S 00 degrees 56'00" E a distance of 325.44 feet** through the lands of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set;
10. **N 89 degrees 04'01" E a distance of 458.38 feet** through the lands of said Eli A. Stutzman and Susie D. Stutzman to an iron pin set on the quarter section line;
11. **S 00 degrees 54'18" E a distance of 1062.36 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 53.603 acres and is subject to all highways, easements, and restrictions of record.

Also, the Grantors grant unto the Grantees their heirs and assigns a 30 foot easement for the purpose of ingress and egress and general utilities described as follows:

Situated in the Township of Sugar Creek, Southwest Quarter of Section 35, T- 16 N, R-11 W, County of Wayne, and State of Ohio:

Also being part of the lands of Jacob J. Hershberger and Lovina G. Hershberger in O.R. Vol. 907 Page 2229, (Part of PPN 47-02220.000 and Part of PPN 47-02222.000)

Commencing at a 5/8 inch rebar found in the intersection of Lustig Rd. (Twp. Rd. 155) and Jericho Rd. (County Rd. 80) and marking the northeast corner of the southwest quarter of section 35, thence S 89 degrees 50'32" W a distance of

1639.58 feet along the quarter section line and the centerline of said Jericho Rd. to a point being the TRUE PLACE OF BEGINNING;

Thence with the Following TWO (2) COURSES through the lands of said Jacob J. Hershberger and Lovina G. Hershberger;

- 1.) **S 00 degrees 52'59" E a distance of 1038.56 feet** along the centerline of said 30 foot easement;
- 2.) **N 19 degrees 07'01" E a distance of 15.00 feet** along the centerline of said 30' easement THERE ENDS.

Bearings from – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars with plastic identification cap marked "Galbraith 8703".

See Survey "XX" Page 290

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on July 2022.



Parcel: 47-02226.000



**Exhibit "A"**  
**Parcel 2**



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 22.137 Acres**

Situated in the Township of Paint, Northwest Quarter of Section 2, T- 15 N, R-11 W, County of Wayne, and State of Ohio:

Also being the lands of Eli A. Stutzman and Susie D. Stutzman, L/E: Andy and Anna Stutzman in O.R. Vol. 816 Page 1949 and O.R. Vol. 545 Page 2097/2102, (PPN 39-01015.000).

Commencing at a 5/8 inch rebar found marking the southeast corner of the southwest quarter of Section 35 of Sugar Creek Township being the TRUE PLACE OF BEGINNING;

Thence with the Following FIVE (5) COURSES;

- 1. N 89 degrees 58'13" E a distance of 7.26 feet** along the Sugar Creek Township Line to a point marking the northeast corner of the northwest quarter of section 2 of Paint Township witnessed by a 5/8 inch rebar found S 03 degrees 35'28" E a distance of 0.30 feet;
- 2. S 00 degrees 00'58" W a distance of 584.69 feet** into Paint Township along the quarter section line to a point witnessed by a 5/8 inch rebar found N 89 degrees 26' 19" E a distance of 1.17 feet;
- 3. S 89 degrees 26'19" W a distance of 1623.58 feet** along the north line of Alvin C. Zook and Salome S. Zook (O.R. Vol. 724 Page 1525) to an iron pin set;
- 4. N 00 degrees 52'59" W a distance of 599.82 feet** along the east line of Jacob J. Hershberger and Lovina G. Hershberger (O.R. Vol. 864 Page 1776) to a point on the Sugar Creek Township line;

5. **N 89 degrees 58'13" E a distance of 1625.65 feet** along said Township line and Section line to the TRUE PLACE OF BEGINNING.

This parcel contains 22.137 acres and is subject to all highways, easements, and restrictions of record.

Bearings from – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars with plastic identification cap marked "Galbraith 8703".

See Survey "XX" Page 290

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on July 2022.



Parcel: 39-01015.000



**Exhibit "A"**



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 30 foot Easement**

Situated in the Township of Sugar Creek, Southwest Quarter of Section 35, T- 16 N, R-11 W, County of Wayne, and State of Ohio:

Also being part of the lands of Jacob J. Hershberger and Lovina G. Hershberger in O.R. Vol. 907 Page 2229, (Part of PPN 47-02220.000 and Part of PPN47-02222.000)

Commencing at a 5/8 inch rebar found in the intersection of Lustig Rd. (Twp. Rd. 155) and Jericho Rd. (County Rd. 80) and marking the northeast corner of the southwest quarter of section 35, thence S 89 degrees 50'32" W a distance of 1639.58 feet along the quarter section line and the centerline of said Jericho Rd. to a point being the TRUE PLACE OF BEGINNING;

Thence with the Following TWO (2) COURSES through the lands of said Jacob J. Hershberger and Lovina G. Hershberger;

- 1.) **S 00 degrees 52'59" E a distance of 1038.56 feet** along the centerline of said 30 foot easement;
- 2.) **N 19 degrees 07'01" E a distance of 15.00 feet** along the centerline of said 30' easement THERE ENDS.

Bearings from – Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8 inch rebars with plastic identification cap marked "Galbraith 8703".

See Survey "XX" Page 290

This survey was made and description prepared by Caleb Jerome Galbraith P.S.  
8703. on July 2022.

