

DESCRIPTION OF SURVEY

42.624 ACRES PARCEL

(1498 Eastern Rd.)

LANDS OF: CLIFFORD W. & HELEN J. THONEN, TRUSTEES

Situated in the Township of Chippewa, County of Wayne, State of Ohio, and known as being a part of the Northwest Quarter of Section 5, Township 18 North, Range 11 West and bounded and described as follows:

Beginning at a 1" rebar found in a monument box in the North line of Wayne County and the centerline of Eastern Rd. C.R. 150 at the Northwest corner of the Northwest Quarter of Section 5, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence North 88° 42' 38" East along the North line of Wayne County and the North line of the Northwest Quarter of Section 5 and the centerline of Eastern Rd. C.R. 150, a distance of 597.52 feet to a railroad spike found at the Northwest corner of lands, now or formerly, owned by Michael C. & Sherri Thonen, Trustees;
- 2) Thence South 01° 12' 12" East along the West line of said Thonen lands and passing through a 5/8" rebar with Moine cap found at 30.00 feet, a distance of 1389.70 feet to a 5/8" rebar with Moine cap set, said line also passing through a 5/8" rebar with Moine cap found at 400.75 feet;
- 3) Thence North 88° 42' 38" East, a distance of 470.35 feet to a 5/8" rebar with cap set in the West line of lands, now or formerly, owned by Mary O. Sauer and Nancy L. Forney;
- 4) Thence South 01° 13' 04" East along the West line of said Sauer and Forney lands, a distance of 985.38 feet to a 5/8" rebar cap with Bodo cap found in the South line of the Northwest Quarter of Section 5;
- 5) Thence South 89° 03' 37" West along the South line of the Northwest Quarter of Section 5, a distance of 1049.07 feet to a 5/8" rebar with Moine cap found at the Southwest corner of the Northwest Quarter of Section 5;
- 6) Thence North 01° 39' 51" West along the West line of the Northwest Quarter of Section 5 and passing through a 1/2" rebar found at 30.05 feet, a distance of 2368.73 feet to the **TRUE PLACE OF BEGINNING**, and containing within said bounds 42.624 Acres of land, more or less, of which 0.412 Acre is contained within the limits of the existing road right of way but subject to all legal highways as Surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in September, 2022, said line also passing through a 5/8" rebar with cap set 30.00 feet from the centerline of Eastern Rd. T.R. 150, said point also witnessed by a 1/2" rebar found South 29.60 feet and East 2.74 feet.

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The Basis of Bearing for this Survey is the State Plane Grid, Ohio North Zone, 1983 Datum, as determined by G.P.S. observations with OPUS solutions.

The lengths in this survey may be converted into State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99989262.

For reference survey, see Survey Volume XX, Page 325.



Joseph H. Moine, Jr. 21 Sep 2020

Joseph H. Moine, Jr.
Registered Professional Surveyor No. 6732

Deed Reference: Official Record Volume 476, Page 304

Part of Permanent Parcel No: 12-01928.000

DESCRIPTION OF SURVEY

15.000 ACRES PARCEL

(1490 Eastern Rd.)

LANDS OF: MICHAEL C. & SHERRI THONEN, TRUSTEES

Situated in the Township of Chippewa, County of Wayne, State of Ohio, and known as being a part of the Northwest Quarter of Section 5, Township 18 North, Range 11 West and bounded and described as follows:

Beginning at a 1" rebar found in a monument box in the North line of Wayne County and the centerline of Eastern Rd. C.R. 150 at the Northwest corner of the Northwest Quarter of Section 5;

Thence North 88° 42' 38" East along the North line of Wayne County and the North line of the Northwest Quarter of Section 5 and the centerline of Eastern Rd. C.R. 150, a distance of 597.52 feet to a railroad spike found at the Northwest corner of lands, now or formerly, owned by Michael C. & Sherri Thonen, Trustees, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence continuing North 88° 42' 38" East along the North line of Wayne County and the North line of the Northwest Quarter of Section 5 and the centerline of Eastern Rd. C.R. 150, a distance of 470.00 feet to a railroad spike found at the Northwest corner of lands, now or formerly, owned by Mary O. Sauer and Nancy L. Forney;
- 2) Thence South 01° 13' 04" East along the West line of said Sauer and Forney lands and passing through a 5/8" rebar with cap set at 30.00 feet, a distance of 1389.70 feet to a 5/8" rebar with cap set;
- 3) Thence South 88° 42' 38" West, a distance of 470.35 feet to a 5/8" rebar with cap set;
- 4) Thence North 01° 12' 12" West passing through a 5/8" rebar with Moine cap found at 988.95 feet, a distance of 1389.70 feet to the **TRUE PLACE OF BEGINNING**, and containing within said bounds 15.000 Acres of land, more or less, of which 0.324 Acre is contained within the limits of the existing road right of way but subject to all legal highways as Surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in September, 2022, said line also passing through a 5/8" rebar with Moine cap found 30.00 feet from the centerline of Eastern Rd. C.R. 150.

The Basis of Bearing for this Survey is the State Plane Grid, Ohio North Zone, 1983 Datum, as determined by G.P.S. observations with OPUS solutions.

The lengths in this survey may be converted into State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99989262.

For reference survey, see Survey Volume XX, Page 325.

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LANDS OF: MICHAEL C. & SHERRI THONEN, TRUSTEES



Joseph H. Moine, Jr. 21 SEP 2022

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Registered Professional Surveyor No. 6732

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Official Record Volume _____, Page _____

All of Permanent Parcel No. 12-01928.001

Part of Permanent Parcel No: 12-01928.000