

LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

EXHIBIT "A" - Parcel No. 1

Boundary description of a 97.342 acre parcel:

22-012

Situated in the Township of Plain, T-19N; R-14W, Southwest & Southeast Quarters of Section 10, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Wood Land Holdings, LLC in Volume 937; Page 3755 of Wayne County Official Records and further bounded and described as follows:

Beginning at 5/8 inch rebar with I.D. cap "Gasbarre" found in Heyl Road, (County Road 139), and being the southeast corner of the Southwest Quarter of Section 10 and the southwest corner of the Southeast Quarter of Section 10;

THENCE WITH THE FOLLOWING TWENTY-THREE (23) COURSES:

1. **N 89° 41' 10" W, 848.76** feet along the south line of said quarter, the Grantor's southerly line and with Heyl Road to a point witnessed by a 5/8 inch rebar with I.D. cap "Gasbarre" found **N 00° 18' 39" E, 38.71** feet;
2. **N 00° 18' 39" E, 1766.39** feet along the Grantor's westerly line and in part the easterly line of the lands conveyed to Lisa M. Yoss, (O.R. V-930, P-2653), to a 5/8 inch rebar with I.D. cap "Gasbarre" found;
3. **S 89° 40' 49" E, 1173.48** feet along the Grantor's northerly line and the westerly line of the lands conveyed to Elsie S. Mykrantz, Trustee, (O.R. V-887, P-4220), passing a 5/8 inch rebar found on the quarter section line at 862.68 feet, to a stone found guarded by a 5/8 inch rebar on it's west side;
4. **S 00° 18' 39" W, 743.15** feet along the Grantor's easterly line and the westerly line of said Mykrantz lands to a capped rebar set;
5. **S 89° 38' 53" E, 2422.03** feet along the Grantor's northerly line and the southerly line of said Mykrantz lands to a capped rebar set on the easterly line of the Southeast Quarter of Section 10;
6. **S 00° 41' 09" W, 713.83** feet along the section line and the Grantor's easterly line to a 5/8 inch rebar with I.D. cap "Gasbarre" found;

Continued on Page 2

7. **N 89° 30' 14" W, 229.65** feet along the Grantor's southerly line and the northerly line of the lands conveyed to Robby A. & Kimberly J. Rhees, or Surv., (O.R. V-901, P-1766), to a 5/8 inch rebar found;
8. **S 01° 59' 58" W, 316.54** feet along the Grantor's easterly line and the westerly line of said Rhees lands to a point on the south line of the Southeast Quarter of Section 10 witnessed by a 5/8 inch rebar with I.D. cap "Gasbarre" found N 01° 59' 58" E, 25.73 feet, point also being in the intersection of said Heyl Road and Springville Road, (Township Road 234);
9. **N 89° 30' 14" W, 323.61** feet along the section line, the Grantor's southerly line and with Heyl Road to a point of intersection with a centerline of a 30 foot easement;
10. **N 01° 12' 02" E, 587.20** feet across the Grantor's lands to a point on the southerly line of the lands conveyed to Karol K. Mairs, T.O.D., (O.R. V-905, P-5093);
11. **S 89°30' 14" E, 100.87** feet along the Grantor's northerly line and the southerly line of said Mairs lands to a 5/8 inch rebar found;
12. **N 00° 29' 46" E, 210.00** feet along the Grantor's westerly line and the easterly line of said Mairs lands to a 5/8 inch rebar found;
13. **N 89° 30' 14" W, 350.00** feet along the Grantor's southerly line and the northerly line of said Mairs lands to a 5/8 inch rebar found;
14. **S 00° 29' 46" W, 210.00** feet along the Grantor's easterly line and the westerly line of said Mairs lands to a 5/8 inch rebar found;
15. **S 89° 30' 14" E, 249.13** feet along the Grantor's northerly line and the southerly line of said Mairs lands to the same point of intersection with the centerline of the 30 foot easement;
16. **S 01° 12' 02" W, 587.20** feet across the Grantor's lands to the same point of intersection on the south section line and being in said Heyl Road;
17. **N 89° 30' 14" W, 1364.74** feet along the section line, the Grantor's southerly line and with Heyl Road to a point witnessed by a 5/8 inch rebar with I.D. cap "SJL-INC" found N 00° 29' 46" E, 30.00 feet;

Continued on Page 3

Page 2 (Description of 97.342 ac.)

18. **N 00° 29' 46" E, 280.00** feet along the Grantor's westerly line and the easterly line of the lands conveyed to Tyler Haven, (O.R. V-916, P-3607), to a 5/8 inch rebar with I.D. cap "SJL-INC" found;
19. **N 89° 30' 14" W, 50.00** feet along the Grantor's southerly line and the northerly line of said Haven lands to a 5/8 inch rebar with I.D. cap "SJL-INC" found;
20. **S 18° 14' 56" W, 63.00** feet along the Grantor's southeasterly line and the northwesterly line of said Haven lands to a 5/8 inch rebar with I.D. cap "SJL-INC" found;
21. **N 89° 30' 14" W, 686.58** feet along the Grantor's southerly line, the northerly line of said Haven lands and the lands conveyed to Jay Mairs, (O.R. V-680, P-1027), passing a 5/8 inch rebar at 342.66 feet, to a 5/8 inch rebar with I.D. cap "Rudolph" found;
22. **S 00° 29' 46" W, 220.00** feet along the Grantor's easterly line and the westerly line of said Mairs lands to a point on the section line and in Heyl Road witnessed by a 5/8 inch rebar found N 00° 29' 46" E, 30.00 feet;
23. **N 89° 30' 14" W, 58.97** feet along the section line, the Grantor's southerly line and with Heyl Road to the principle place of beginning and containing within said bounds **97.342** acres of land, more or less, of which 34.699 acres are situated in the Southwest Quarter of Section 10 and 62.643 acres are situated in the Southeast Quarter of Section 10, but as one, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC in May of 2022.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Wayne County Survey Records Volume XX ; Page 358 for survey.


Jason J. Lingenfelter, P.S. #8499
June 6, 2022



15929 TOWNSHIP ROAD 463, LOUDONVILLE, OHIO 44842
Ph. (330) 231-3957

LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

EXHIBIT "A" - Parcel No. 2

Boundary description of a 25.829 acre parcel:

22-012

Situated in the Township of Plain, T-19N; R-14W, Southwest Quarter of Section 10, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Wood Land Holdings, LLC in Volume 937; Page 3755 of Wayne County Official Records and further bounded and described as follows:

Commencing at 5/8 inch rebar with I.D. cap "Gasbarre" found in Heyl Road, (County Road 139), and being the southeast corner of the Southwest Quarter of Section 10;

Thence N 89° 41' 10" W, 1160.76 feet along the south line of said quarter and with Heyl Road to a point witnessed by a 5/8 inch rebar with I.D. cap "Gasbarre" found N 00° 18' 39" E, 35.18 feet and being the principle place of beginning:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. **N 89° 41' 10" W, 189.78** feet along the south line of said quarter, the Grantor's southerly line and with Heyl Road to a point witnessed by a 5/8 inch rebar with I.D. cap "Gasbarre" found N 00° 45' 14" E, 30.00 feet;
2. **N 00° 45' 14" E, 2339.82** feet along the Grantor's westerly line and the easterly line of the lands conveyed to Randall E. Berry, Trustee, (O.R. V-905, P-3374), to a point in Angling Road, (County Road 18), witnessed by a 5/8 inch rebar with I.D. cap "Gasbarre" found S 00° 45' 14" W, 24.05 feet;
3. **N 67° 39' 16" E, 528.10** feet along the Grantor's northwesterly line and with Angling Road to a point witnessed by a cotton gin spike found N 36° 12' 32" W, 0.44 feet and witnessed by a 5/8 inch rebar found S 00° 34' 53" W, 68.34 feet;
4. **S 00° 34' 53" E, 776.82** feet along the Grantor's easterly line and the westerly line of the lands conveyed to Elsie S. Mykrantz, Trustee, (O.R. V-887, P-4220), to a 5/8 inch rebar with I.D. cap "Gasbarre" found;
5. **S 00° 18' 39" W, 1516.39** feet to a 5/8 inch rebar with I.D. cap "Gasbarre" found;

Continued on Page 2

Page 2 (Description of 25.829 ac.)

6. N 89° 41' 10" W, 312.00 feet along the Grantor's southerly line and the northerly line of the lands conveyed to Lisa M. Yoss, (O.R. V-930, P-2653), to a 5/8 inch rebar with I.D. cap "Gasbarre" found;
7. S 00° 18' 39" W, 250.00 feet along the Grantor's easterly line and the westerly line of said Yoss lands to the principle place of beginning and containing within said bounds 25.829 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 Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC in May of 2022.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

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