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JEFFREY A. RICE, C.P.S.S.

### Description of a 5.844 Acre Tract

#### ABC

Situated in the State of Ohio, County of Wayne, and City of Rittman, and being part of the NE and NW Quarters of Section 12, formerly Milton Township (T-18N, R-12W) and further known as being part of Parcels No. 5 and 6 of land conveyed to the Community Improvement Corporation of Rittman, Ohio by Deed Volume 607, Page 755-776 of the Wayne County Recorder's Records, described as follows;

**Beginning** at a 5/8 inch rebar found at the NW corner of NE quarter of said Section 12; thence S 01°33'09" E along the westerly line of said NE Quarter Section, a distance of 633.76 feet to a 5/8 inch rebar with cap set and the **true point of beginning**;

1. thence N 51°21'18" E along a new line of division, a distance of 185.68 feet to a 5/8 inch rebar with cap set;
2. thence N 48°16'16" E along a new line of division, a distance of 415.50 feet to a 5/8 inch rebar with cap set;
3. thence N 41°43'43" W along a new line of division a distance of 33.00 feet to a 5/8 inch rebar with cap set;
4. thence N 48°16'16" E along the original westerly line of the Grantor and easterly line of Ohio Avenue, 60 foot public right of way, a distance of 404.55 feet to a 5/8 inch rebar with cap set in the northerly line of said NW Quarter of Section 12;
5. thence N 85°58'41" E along the northerly line of said NE Quarter of Section 12 and the southerly line of Parcel No. 4 of said Deed Vol. 607, Page 755, a distance of 163.50 feet to a point in the southeasterly line of the Grantor, being the southeasterly line of land depicted by Railroad Val. Map V-5/83, and also being 57 feet southeasterly from the original Railroad centerline on the northwesterly line of land conveyed to the City of Rittman by O.R.907, Pg. 5228, passing through a 5/8 inch rebar with cap set at a distance of 138.82 feet;

6. thence S 48°16'16" W along the southeasterly line of the Grantor and Railroad tangent, and also the northwesterly line of land conveyed to Urban Renewables II, LLC by OR 0739, Pg. 0638, Morton Salt, Inc. by O.R. 0674, Pg. 2584, Robert E. Coventry by O.R.0571, Pg. 0901, Morton Salt Inc. by O.R. 0863 Pg. 1845 and O.R. 0904 Pg. 3917 of the Wayne County Recorder's Records, a distance of 3572.56 feet to 5/8 inch rebar with cap set, witnessed by a 5/8 inch rebar found S 48°16'16" W at a distance of 449.79 feet;
7. thence N 41°43'44" W along a new line of division, a distance of 56.50 feet to a 5/8 inch rebar with cap set on the easterly side of a fence;
8. thence N 48°00'27" E along a new line of division and easterly of a fence, a distance of 1003.87 feet to a 5/8 inch rebar with cap set;
9. thence N 43°10'44" E along a new line of division and along a fence, a distance of 121.13 feet to a 5/8 inch rebar with cap set;
10. thence N 47°56'06" E along a new line of division, a distance of 1270.00 feet to a 5/8 inch rebar with cap set;
11. thence N 51°21'18" E along a new line of division a distance of 43.32 feet to a 5/8 inch rebar with cap set and the **true point of beginning**.

The above described tract contains 5.844 acres from the Community Improvement Corporation of Rittman, Ohio (record survey no. GG-148) of which 2.080 Acres lie in said NE Quarter of Section 12, and 3.764 acres line in said NW Quarter of Section 12 as surveyed under the direction of Timothy J. Briggs, PS 7495, Hammontree & Associates, Ltd. in February of 2022. Basis of bearings is Ohio State Plane Coordinate System, North Zone, NAD83(2011). Subject to all easements and right of ways of public or as otherwise legally established.

Survey: XX-432

*Timothy J. Briggs*  
7-11-2022

Timothy J. Briggs, PS 7495  
Hammontree & Associates, Ltd.



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JEFFREY A. RICE, C.P.S.S.

### Description of a 4.008 Acre Tract C.I.C. of Rittman, Ohio

Situated in the State of Ohio, County of Wayne, and City of Rittman, and being part of the NE and NW Quarters of Section 12, formerly Milton Township (T-18N, R-12W) and further known as being part of Parcels No. 5 and 6 of land conveyed to the Community Improvement Corporation of Rittman, Ohio by Deed Volume 607, Page 755-776 of the Wayne County Recorder's Records, described as follows;

**Beginning** at a 5/8 inch rebar found at the NW corner of NE quarter of said Section 12; thence S 01°33'09" E along the westerly line of said NW Quarter Section, a distance of 603.64 feet to a 5/8 inch rebar with cap set on the northerly line of former railroad property and the **true point of beginning**;

1. thence N 48°16'16" E along the northwesterly line of the Grantor and southeasterly line of Ohio Avenue, a 60 foot public right of way, a distance of 581.48 feet to a 5/8 inch rebar with cap set;
2. thence S 41°43'42" E a distance of 33.00 feet to a 5/8 inch rebar with cap set;
3. thence S 48°16'16" W along a new line of division a distance of 415.50 feet to a 5/8 inch rebar with cap set;
4. thence S 51°21'18" W a distance of 229.00 feet to a 5/8 inch rebar with cap set passing through a 5/8 inch rebar set at 185.68 feet;
5. thence S 47°56'06" W a distance of 1270.00 feet to a 5/8 inch rebar with cap set;
6. thence S 43°10'44" W a distance of 121.13 feet to a 5/8 inch rebar with cap set;
7. thence S 48°00'27" W a distance of 1003.87 feet to a 5/8 inch rebar with cap set;

8. thence S 41°43'44" E a distance of 56.50 feet to a 5/8 inch rebar with cap set on the southeasterly line of the Grantor, also the easterly line said former Railroad property per Val. map 5/83-4 and the northerly line of land conveyed to Morton Salt, Inc. by OR 904-3917 of the Wayne County Recorder's Records;
9. thence S 48°16'16" W a distance of 449.79 feet to a 5/8 inch rebar found at the p.c of a curve;
10. thence with a curve turning to the right having an arc length of 186.25 feet, a radius of 2140.68 feet, a chord length of 186.19 feet bearing S 50°45'49" W to a 5/8 inch rebar with cap set on the southerly line of the NW Quarter of said Section 12;
11. thence S 87°10'18" W along the southerly line of the NW Quarter of Section 12 a distance of 190.18 feet to a 5/8 inch rebar with cap set on the northerly line of said former Railroad and southerly line of Erie Street a 30 foot public right of way;
12. thence along the southerly line of said Erie Street with a curve turning to the left having an arc length of 335.52 feet, a radius of 2040.68 feet, and a chord length of 335.14 feet bearing N 52°58'54" E to a mag nail set;
13. thence N 48°16'15" E a distance of 1171.21 feet to a mag nail set;
14. thence N 01°25'02" E a distance of 20.57 feet to a mag nail set;
15. thence N 48°16'16" E along the easterly line of Grant Street, a dedicated public right of way by Plat Book 29, Page 41 of the Wayne County Recorder's Records a distance of 110.62 feet to a point;
16. thence N 54°00'52" E continuing along the easterly line of said Grant Street a distance of 100.00 feet to a 5/8 inch rebar with cap set;
17. thence N 48°16'16" E a distance of 937.85 feet to a 5/8 inch rebar with cap set;
18. thence N 88°27'28" E a distance of 7.75 feet to a 5/8 inch rebar with cap set;

19. thence N 48°16'16" E along the easterly line of Ohio Avenue, a 60 foot public right of way, a distance of 567.80 feet to **the point of beginning,**

The above described tract of land contains 4.008 acres of which 0.429 Acres lie in the NE Quarter of Section 12 and 3.579 acres lie in said SE Quarter of Section 12 as surveyed under the direction of Timothy J. Briggs, PS 7495, Hammontree & Associates, Ltd. in February of 2022. Basis of bearings is Ohio State Plane Coordinate System, North Zone, NAD83(2011). Subject to all easements and right of ways of public or as otherwise legally established.

*Timothy J. Briggs* 7-11-2022

Timothy J. Briggs, PS 7495  
Hammontree & Associates, Ltd.

Survey XX-432

