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R. Aaron Wells, P.S.
James R. Fouts, P.S.

February 27, 2023

Description of 26.707 acres
For
Jeff Miller

Situated in the Township of Paint, County of Wayne and the State of Ohio.

Being located in the Southwest and Northwest Quarters of Section 24 in Township 15, Range 11 of the Congress Lands North of the Seven Ranges, also being all of the residue of 22.21 acres (A.P.# 39-00417.000) heretofore conveyed to Roman S. & Fannie Miller by Deed Volume 451, Page 515 and part of the residue of 49.61 acres (A.P.# 39-00627.000) heretofore conveyed to Roman S. & Fannie E. Miller by Deed Volume 528, Page 159 of the Wayne County Deed Records with the tract herein to be conveyed being more fully described as follows:

Commencing at a marked stone monument found at the northwest corner of the Southwest Quarter of Section 24;

Thence with the west line of said quarter section South 00 deg. 12 min. 11 sec. West, 314.80 feet to a 5/8" iron pin capped "Gasbarre Wooster, Ohio" found at the south most corner of the residue of 15.707 acres heretofore conveyed to Firman Raber and Diane Raber (O.R. 212, Pg. 993), also being the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

- 1) Thence with the bounds of said residue of 15.707 acres the following four courses:
 - a) North 51 deg. 23 min. 00 sec. East, 510.62 feet to a 5/8" iron pin capped "Gasbarre Wooster, Ohio" found;
 - b) North 07 deg. 46 min. 06 sec. East, 587.79 feet to a 5/8" iron pin capped "Gasbarre Wooster, Ohio" found;
 - c) North 53 deg. 59 min. 03 sec. West, 47.35 feet to a railroad spike set;
 - d) North 33 deg. 12 min. 15 sec. East, 145.35 feet to the northeast corner of said tract and in the center of State Route 250, passing on line an iron pin set at 96.46 feet;

- 2) Thence with the center of State Route 250 and with the north line of said residue of

15.707 acres with a curve to the right having an arc length of 30.09 feet, a radius of 3819.72 feet, a central angle of 0 deg. 27 min. 05 sec. and a chord which bears North 49 deg. 14 min. 32 sec. West for 30.09 feet to the northwest corner of said tract and the northeast corner of 2.818 acres heretofore conveyed to Ellen L. & Jaymes A. Yoder (O.R. 905, Pg. 1714), said corner being located North 33 deg. 15 min. 42 sec. East, 49.10 feet from a 5/8" iron pin capped "Gasbarre Wooster, Ohio" found;

- 3) Thence with the north line of said 2.818 acres and with the center of State Route 250 with a curve to the right having an arc length of 325.74 feet, a radius of 3819.72, a central angle of 4 deg. 53 min. 10 sec. and a chord which bears North 46 deg. 34 min. 24 sec. West for 325.64 feet to the northwest corner of said tract and at the northeast corner of 1.883 acres heretofore conveyed to Richard E. & Mary Ann Bissell (D.V. 702, Pg. 896), said corner being located North 27 deg. 40 min. 41 sec. East, 68.78 feet from a 1" iron pipe found;
- 4) Thence with the north line of said 1.883 acres and with the center of State Route 250 with a curve to the right having an arc length of 374.65 feet, a radius of 3819.72 feet, a central angle of 5 deg. 37 min. 11 sec. and a chord which bears North 41 deg. 19 min. 14 sec. West, 374.50 feet to the northwest corner of said tract, said corner being located North 0 deg. 42 min. 47 sec. West, 75.58 feet from a 1/2" iron pin capped "Poggemeye Design Group" found;
- 5) Thence with the west line of the aforesaid residue of 22.21 acres parent tract North 0 deg. 42 min. 47 sec. West, 47.13 feet to a point on the south line of 22.638 acres heretofore conveyed to Surface Holdings, LLC (O.R. 927, Pg. 2615), said point being located South 40 deg. 51 min. 07 sec. East, 41.43 feet from a 5/8" iron pin found;
- 6) Thence with the bounds of said 22.638 acres and within the right-of-way of State Route 250 the following two courses;
 - a) South 40 deg. 51 min. 07 sec. East, 382.12 feet to a 5/8" iron pin found;
 - b) South 53 deg. 13 min. 37 sec. East, 496.90 feet to a mag nail set at the northwest corner of 10.997 acres heretofore conveyed to Dundee Properties LLC (O.R. 381, Pg. 2099) and in West Lebanon Road C.R. 105;
- 7) Thence with the bounds said 10.997 acres the following three courses;
 - a) South 38 deg. 44 min. 57 sec. West, 198.59 feet to an iron pin set;
 - b) South 7 deg. 46 min. 06 sec. West, 668.03 feet to an iron pin set;
 - c) North 89 deg. 26 min. 48 sec. East, 800.35 feet to a 5/8" iron pin capped "Green 7578" found on a west line of 107.568 acres heretofore conveyed to Andy A. & Anna Troyer (O.R. 788, Pg. 1208);
- 8) Thence with the bounds of said 107.568 acres the following two course;
 - a) South 1 deg. 08 min. 42 sec. West, 883.76 feet to a 5/8" iron pin capped "Green

7578" found;

- b) South 89 deg. 38 min. 32 sec. West, 1226.26 feet to a 5/8" iron pin capped "Green 7578" found on the west line of the Southwest Quarter of Section 24;
- 9) Thence with said quarter section line North 0 deg. 12 min. 11 sec. West, 664.38 feet to the **TRUE PLACE OF BEGINNING** containing **26.707 Acres** more or less, 1.208 acres are within the road right-of-way, but subject to all legal highways, rights-of-way, easements, leases, claims of adverse possession, restrictions and flood zone regulations of record or otherwise legally established.

Bearings hereon are oriented to the Ohio State Plane Coordinate System, North Zone, N.A.D. 83. All iron pins indicated set are 5/8" X 30" iron re-bars with a red plastic cap stamped "FOUTS 8528".

The above described tract contains all of A.P.# 39-00417.000 found to contain 2.095 acres, and 24.612 acres out of A.P.# 39-00627.000.

Survey and description by James R. Fouts, Professional Surveyor #8528 in February of 2023.

Wayne County Tax Map Survey Ref: XX-441



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February 27, 2023

Description of 8.779 acres
For
Jeff Miller

Situated in the Township of Paint, County of Wayne and the State of Ohio.

Being located in the Southwest Quarter of Section 24 in Township 15, Range 11 of the Congress Lands North of the Seven Ranges, also being part of the residue of 49.61 acres (A.P.# 39-00627.000) heretofore conveyed to Roman S. & Fannie E. Miller by Deed Volume 528, Page 159 of the Wayne County Deed Records with the tract herein to be conveyed being more fully described as follows:

Commencing at a 5/8" iron pin found capped "Conery 6499" found at the northeast corner of the Southwest Quarter of Section 24, also being the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

- 1) Thence with the east line of said quarter section South 0 deg. 20 min. 17 sec. East, 757.77 feet to the centerline of State Route 250 and at the northeast corner of 6.087 acres heretofore conveyed to Charles R. & Yvonne M. Drennen (D.V. 649, Pg. 408), passing on line an iron pin set at 731.66 feet;
- 2) Thence with the centerline of State Route 250 with the north east line of said 6.087 acres, then later with the north east lines of the following tracts respectively: 1.0 acre heretofore conveyed to Richard E. & Mary Ann Bissell (D.V. 702, Pg. 896), 1.073 acres & 6.644 acres heretofore conveyed to OC-SMA, LLC (O.R. 658, Pg. 819) and 0.44 acres heretofore conveyed to Freedom Road Apostolic Church, Inc. (O.R. 669, Pg. 856) North 56 deg. 12 min. 03 sec. West, 1356.31 feet to the north line of the Southwest Quarter of Section 24;
- 3) Thence with the north line of said quarter section North 89 deg. 50 min. 00 sec. East, 1122.61 feet to the **TRUE PLACE OF BEGINNING** containing 9.764 Acres more or less, passing on line an iron pin set at 80.19 feet, but subject to all legal highways,

rights-of-way, easements, leases, claims of adverse possession, restrictions and flood zone regulations of record or otherwise legally established.

Furthermore excepting from the above described 9.764 acres the following existing parcel (0.99 of an Acre) found to contain 0.985 acres by new survey.

Situated in the Township of Paint, County of Wayne and the State of Ohio.

Being located in the Southwest Quarter of Section 24 in Township 15, Range 11 of the Congress Lands North of the Seven Ranges, also being all of 0.99 of an Acre heretofore conveyed to Keith L. & Beverly S. Schloneger by Official Record 433, Page 1073 of the Wayne County Official Records with the tract herein to be conveyed being more fully described as follows:

Commencing at a 5/8" iron pin capped "Conery 6499" found at the northeast corner of the Southwest Quarter of Section 24;

Thence with the east line of said quarter section South 0 deg. 20 min. 17 sec. East, 516.33 feet to the center of Brenneman Road – T.R. 250 A;

Thence with the center of Brenneman Road North 61 deg. 44 min. 58 sec. West, 309.08 feet to the southeast corner of said 0.99 of an acre, also being the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

- 1) Thence with the center of Brenneman Road North 61 deg. 16 min. 11 sec. West, 145.00 feet to the southwest corner of said tract;
- 2) Thence with the west line of said tract North 19 deg. 07 min. 49 sec. East, 300.00 feet to a 1" pinch top pipe found at the northwest corner of said tract and passing on line an iron pin set at 35.40 feet;
- 3) Thence with the north line of said tract South 61 deg. 16 min. 11 sec. East, 145.00 feet to a 1" pinch top pipe found at the northeast corner of said tract;
- 4) Thence with the east line of said tract South 19 deg. 07 min. 49 sec. West, 300.00 feet to the **TRUE PLACE OF BEGINNING** containing 0.985 of an Acre more or less, passing on line a pinch top pipe found at 264.60 feet, but subject to all legal highways, rights-of-way, easements, leases, claims of adverse possession, restrictions and flood zone regulations of record or otherwise legally established.

Leaving after said exception 8.779 Acres by new survey (containing 4.848 acres within the road right-of-way.

Bearings hereon are oriented to the Ohio State Plane Coordinate System, North Zone, N.A.D. 83. All iron pins indicated set are 5/8" X 30" iron re-bars with a red plastic cap stamped "FOUTS 8528".

Survey and description by James R. Fouts, Professional Surveyor #8528 in February of 2023.

Wayne County Tax Map Survey Ref: XX-441



A handwritten signature in blue ink that reads "James R. Fouts".

James R. Fouts
Professional Surveyor #8528