

Boundary Survey Description
March 2023

2.985 ACRES

Situated in the Township of Congress, County of Wayne and State of Ohio, being a part of the northwest quarter of Section 31, Township 21 North, Range 14 West being all of a 2.00 deed acre parcel of land owned by Stephen M. Wellert as recorded 06-02-2021 in Official Record Book 925, Page 5987 of Wayne County Recorder's Records, and part of a 3.492 deed acre parcel of land owned by Michael E. Becker, Sherri L. Wellert & Edmond O. and Phyllis J. Becker LE as recorded 07-01-2021 in Official Record Book 927, Page 1965 of Wayne County Recorder's Records and being more fully described as follows:

Beginning at a 1 inch pinch top pipe found at the northeast corner of the northwest quarter of Congress Township Section 31 on the centerline of Pleasant Home Road, County Road 48 (60 feet);

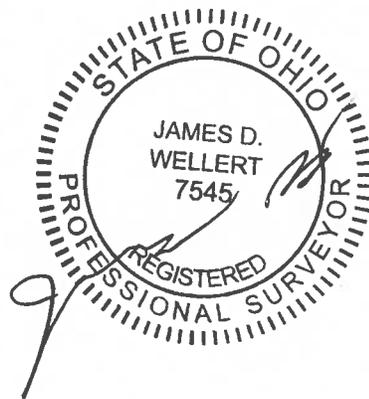
thence North 89°36'54" West 1671.54 feet along the north line of Section 31 and the centerline of Pleasant Home Road to THE TRUE POINT OF BEGINNING;

1. thence South 01°15'07" East 525.99 feet along the west line of a 53.343 deed acre parcel of land owned by Rodger A. Johnson Trustee as recorded in Official Record Book 392 Page 2391 of Wayne County Recorder's Records to a point witnessed by a 1 inch pipe found 0.23 feet north, passing over the south right of way of Pleasant Home Road at 30.00 feet witnessed by a 1 inch pipe found 0.22 feet south;
2. thence North 89°17'54" West 247.73 feet along a north line of said 53.343 deed acre parcel to a 5/8 inch rebar set with a cap marked Wellert Corp;
3. thence North 01°13'54" West 524.62 feet along the east line of said 3.492 deed acre parcel and the southerly extension thereof and the east line of a 0.55 deed acre parcel owned by Michael E. Becker, Sherri L. Wellert & Edmond O. and Phyllis J. Becker LE as recorded 07-01-2021 in Official Record Book 927, Page 1965 of Wayne County Recorder's Records to a point on the centerline of Pleasant Home Road, passing over the south right of way of Pleasant Home Road witnessed by a 1 inch pipe found: 4.77 feet north, 0.44 feet east;

4. thence South $89^{\circ}36'54''$ East 247.50 feet along the centerline of Pleasant Home Road and the north line of Section 31 to THE TRUE POINT OF BEGINNING, containing 2.985 acres but subject to all highways, easements and covenants of legal record as surveyed by James D. Wellert, Registered Surveyor No. 7545, March, 2023.

Bearings are based on State Plane Grid North, NAD83 (2011) per ODOT VRS Network System Reference Frame (2010 Epoch).

Survey: XX-473



Boundary Survey Description
March 2023

2.529 ACRES

Situated in the Township of Congress, County of Wayne and State of Ohio, being a part of the northwest quarter of Section 31, Township 21 North, Range 14 West being part of a 3.492 deed acre parcel of land owned by Michael E. Becker, Sherri L. Wellert & Edmond O. and Phyllis J. Becker LE as recorded 07-01-2021 in Official Record Book 927, Page 1965 of Wayne County Recorder's Records and being more fully described as follows:

Beginning at a 1 inch pinch top pipe found at the northeast corner of the northwest quarter of Congress Township Section 31 on the centerline of Pleasant Home Road, County Road 48 (60 feet);

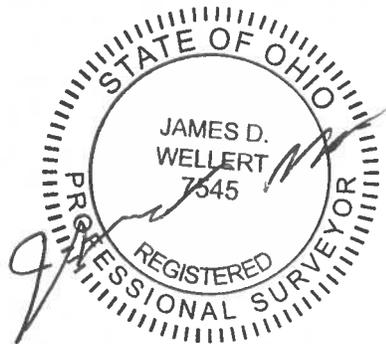
thence North $89^{\circ}36'54''$ West 2069.04 feet along the north line of Section 31 and the centerline of Pleasant Home Road to THE TRUE POINT OF BEGINNING;

1. thence South $01^{\circ}13'54''$ 160.00 feet along the west line of a 0.55 acre parcel owned by Michael E. Becker, Sherri L. Wellert & Edmond O. and Phyllis J. Becker LE as recorded 07-01-2021 in Official Record Book 927, Page 1965 of Wayne County Recorder's Records, passing over the south right of way of Pleasant Home Road, to a point witnessed by a 1 inch pipe found 0.33 feet East;
2. thence South $89^{\circ}36'54''$ East 150.00 feet along said 0.55 acre parcel to a point witnessed by a 1 inch pipe found 0.27 feet north and 0.57 feet east;
3. thence South $01^{\circ}13'54''$ East 364.62 feet along the West line of a 2.985 acre parcel owned by Stephen M. Wellert to a 5/8 inch rebar set with a cap marked Wellert Corp.;
4. thence North $89^{\circ}17'54''$ West 256.15 feet along the north line of a 53.343 deed acre parcel of land owned by Rodger A. Johnson Trustee as recorded in Official Record Book 392 Page 2391 of Wayne County Recorder's Records to a point witnessed by a 1 inch pipe found 0.24 feet south and 0.26 feet east;
5. thence North $01^{\circ}16'05''$ West 231.36 feet to a point witnessed by a 1 inch pipe found 0.76 feet south and 0.47 feet east;
6. thence North $01^{\circ}13'51''$ West 291.84 feet passing over the south right of way of Pleasant Home Road to a point on the centerline of Pleasant Home Road;

7. thence South 89°36'54" East 106.25 feet along the centerline of Pleasant Home Road to a point on the west line of said 0.55 acre parcel and the TRUE POINT OF BEGINNING, containing 2.529 acres but subject to all highways, easements and covenants of legal record as surveyed by James D. Wellert, Registered Surveyor No. 7545, March, 2023.

Bearings are based on State Plane Grid North, NAD83 (2011) per ODOT VRS Network System Reference Frame (2010 Epoch).

Survey: XX-473



Boundary Survey Description
March, 2023

0.964 ACRES

Situated in the Township of Congress, County of Wayne and State of Ohio, being a part of the northwest quarter of Section 31, Township 21 North, Range 14 West being part of a 3.492 deed acre parcel of land owned by Michael E. Becker, Sherri L. Wellert & Edmond O. and Phyllis J. Becker LE as recorded 07-01-2021 in Official Record Book 927, Page 1965 of Wayne County Recorder's Records and being more fully described as follows:

Beginning at a 1 inch pinch top pipe found at the northeast corner of the northwest quarter of Congress Township Section 31 on the centerline of Pleasant Home Road, County Road 48 (60 feet);

thence North $89^{\circ}36'54''$ West 1671.54 feet along the north line of Section 31 and the centerline of Pleasant Home Road to a point;

1. thence South $01^{\circ}15'07''$ East 355.71 feet along the west line of a 53.343 deed acre parcel of land owned by Rodger A. Johnson Trustee as recorded in Official Record Book 392 Page 2391 of Wayne County Recorder's Records to THE TRUE POINT OF BEGINNING witnessed by a 1 inch pipe found 0.20 feet south, 0.27 feet west passing over the south right of way of Pleasant Home Road at 30.00 feet witnessed by a 1 inch pipe found 0.22 feet south;
2. thence South $01^{\circ}15'07''$ East 170.82 feet along the west line of said 53.343 deed acre parcel to a point witnessed by a 1 inch pipe found 0.23 feet north;
3. thence North $89^{\circ}17'54''$ West 247.73 feet along a north line of said 53.343 deed acre parcel to a 5/8 inch rebar set with a cap marked Wellert Corp;
4. thence North $01^{\circ}13'54''$ West 168.91 to a 5/8 inch rebar set with a cap marked Wellert Corp at the southwest corner of a 2.00 deed acre parcel of land owned by Stephen M. Wellert as recorded 06-02-2021 in Official Record Book 925, Page 5987 of Wayne County Recorder's Records

4. thence South $89^{\circ}36'57''$ East 247.63 feet along the south line of said 2.00 acre parcel to THE TRUE POINT OF BEGINNING, containing 0.964 acres but subject to all highways, easements and covenants of legal record as surveyed by James D. Wellert, Registered Surveyor No. 7545, March, 2023.

Bearings are based on State Plane Grid North, NAD83 (2011) per ODOT VRS Network System Reference Frame (2010 Epoch).

Survey: XX-473

