

AES SURVEYING AND LAND PLANNING, INC

888 Boardman Canfield Road, Suite A

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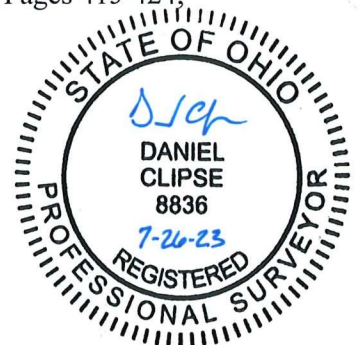
LEGAL DESCRIPTION

Parcel No. 1: 14.404 Acres

Situated in the Township of Chester (T-20N, R-14W), Northeast and Northwest Quarters of Section 30, County of Wayne, and State of Ohio;

Beginning at a stone found marking the northwest corner of the northeast quarter of section 30, and being the northeast corner of land conveyed to Joseph R. and Kelley S. Rice, by a deed recorded in Official Record Volume 850, Page 2022, witnessed by a 5/8" diameter iron pin found S 02° 05' 15" E, 0.45 feet, said stone being the **TRUE PLACE OF BEGINNING** for the parcel described herein;

1. **Thence** S 88° 07' 40" E, 627.88 feet, along the north line of the quarter Section to a point on the northwest corner of land conveyed to Matthew A. and Elizabeth A. Hostettler, by Official Record Volume 360, Page 2528, witnessed by a 3/4" reference pin found N 06° 45' 55" W, 0.77 feet;
2. **Thence** S 06° 45' 55" E, 302.10 feet, along the west lines of Matthew A. and Elizabeth A. Hostettler and land conveyed to Michael T. Hostettler, Matthew A. Hostettler, Melanie K. McKean, Mark E. Hostettler, L/E: Robert W. and Charolete E. Hostettler, by a deed recorded in Official Record Volume 413, Page 804, to a 3/4" pipe found on the southwest corner of Michael T. Hostettler, Matthew A. Hostettler, Melanie K. McKean, Mark E. Hostettler, L/E: Robert W. and Charolete E. Hostettler;
3. **Thence** S 88° 41' 56" E, 210.64 feet, along the south line of Michael T. Hostettler, Matthew A. Hostettler, Melanie K. McKean, Mark E. Hostettler, L/E: Robert W. and Charolete E. Hostettler, to a point in Elyria Road, C.R. 149 (60' R/W), witnessed by a 5/8" reference pin found N 88° 41' 56" W, 30.00 feet;
4. **Thence** S 06° 58' 41" E, 40.38 feet, with Elyria Road, to a point, witnessed by a 3/4" reference pipe found S 32° 10' 14" W, at 47.61 feet;
5. **Thence** S 32° 10' 14" W, 741.96 feet, along the west line of the Butler Allotment No. 1, as recorded in Plat Volume 6, Page 297, and land conveyed to Dennis L. Bauer, by a deed recorded in Official Record Volume 593, Page 1333, to a point on the northerly line of the Village of New Pittsburg as platted in Deed Volume 7, Page 197, witnessed by a 5/8" reference pin found, N 23° 37' 28" W, at 1.12 feet;
6. **Thence** N 58° 30' 10" W, 8.79 feet, along the northerly line of said Village, to an iron pin set at the northeast corner of vacated alley by VACT OR Volume 33, Pages 415-424;



7. **Thence** S 31° 29' 50" W, 8.25 feet, along the east line of said vacated alley, to an iron pin set on the centerline of said vacated alley and being an extension of the easterly line of Lot No. 7 of said Village;
8. **Thence** N 58° 30' 10" W, 460.67 feet, along the centerline of said vacated alley, to an iron pin set on the easterly line of additional Lands of Grantor, and being the centerline of a vacated alley running north and south;
9. **Thence** by the next four (4) courses and distances through Lands of Grantor and being new lines of division:
 - a. N 32° 14' 42" E, 8.25 feet to an iron pin set;
 - b. N 58° 30' 10" W, 165.52 feet, passing into the northwest quarter of Section 30 at 130.11 feet to an iron pin set;
 - c. N 12° 25' 42" E, 229.73 feet, passing into the northeast quarter of Section 30 at 176.20 feet, to an iron pin set;
 - d. N 77° 34' 18" W, 86.00 feet, passing into the northwest quarter of Section 30 at 9.54 feet, to an iron pin set on the east line of Joseph R. and Kelley S. Rice, by a deed recorded in Official Record Volume 850, Page 2022;
10. **Thence** N 12° 25' 42" E, 428.92 feet, along the east line of Rice, to the **TRUE PLACE OF BEGINNING**, and containing 14.404 acres, of which 0.042 acres are in right of way, 13.960 acres lie in the northeast quarter of Section 30 and 0.444 acres lie in the northwest quarter of Section 30.

Survey and description prepared by Daniel Clipse, Professional Surveyor No. 8836, from information contained in a survey made under his direction, in February 2023, on behalf of AES Surveying and Land Planning, Inc.

For survey See Volume XX, Page 535 of the Wayne County Survey Records.

All bearings are related and based on our basis of bearing.

All capped pins set are 5/8" diameter iron rods with identification caps marked D. Clipse PS-8836, unless otherwise noted.

Part of Parcel No.: 10-00179.000

Prior Deed Reference: Part of O.R. 464, Page 1342



For survey See Volume XX, Page 535 of the Wayne County Survey Records.

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Part of Parcel No.: 10-00179.000

Prior Deed Reference: Part of O.R. 464, Page 1342

Element/Admin/Legals/2911-22: 1.485 Acre, Ashland Road, MSP Prop, July 2023 Revision



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LEGAL DESCRIPTION
30' Wide Ingress/Egress Easement

Situated in the Township of Chester (T-20 N and R-14W), Northwest Quarter of Section 30, County of Wayne, and State of Ohio;

Beginning at a capped iron pin on the intersection of the north right of way line of Ashland Road, U.S. 250, (66' R/W), and the west line of a parcel conveyed MSP PROPERTIES OF OHIO, L.P., by a deed recorded in Official Record Volume , Page , and being N 12° 25' 42" E, 34.92 feet from the southwest corner of said MSP PROPERTIES OF OHIO, L.P;

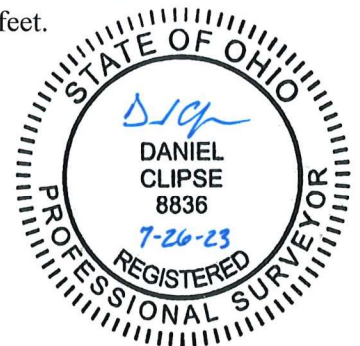
Thence S 58° 30' 10" E, 10.52 feet, 17.59 feet, along the north right of way line, to a point and the **TRUE PLACE OF BEGINNING** for the easement being described herein;

Thence by the next four (4) courses and distances through said Lands of MSP PROPERTIES OF OHIO, L.P:

1. N 31° 29' 50" E, 10.52 feet to a point;
2. N 12° 25' 42" E, 125.50 feet, to a point;
3. N 31° 29' 50" E, 71.72 feet, to a point;
4. S 77° 34' 18" E, 42.51 feet, to a point on the northern most east line of MSP PROPERTIES OF OHIO, L.P;
5. **Thence** S 12° 25' 42" W, 30.00 feet, along the aforementioned east line to a point;

Thence by the next four (4) courses and distances through said Lands of MSP PROPERTIES OF OHIO, L.P:

6. N 77° 34' 18" W, 21.14 feet, to a point;
7. S 31° 29' 50" W, 45.31 feet, to a point;
8. S 12° 25' 42" W, 125.50 feet, to a point;
9. S 31° 29' 50" W, 15.56 feet, to a point on the north right of way;
10. **Thence** N 58° 30' 10" W, 30.00 feet, along the north right of way line to the **TRUE PLACE OF BEGINNING**, and containing 0.158 acres, 6866.28 square feet.



It is the intent of this easement to allow for Ingress/Egress across lands now or formerly of MSP PROPERTIES OF OHIO, L.P to the 14.404 acre parcel of lands now or formerly of Mathew and Elizabeth Hostettler, by a deed recorded in Official Record Volume 464, Page 1342.

Survey and description prepared by Daniel Clipse, P.S. 8836 (XX-535)

Part of Parcel No.:

