

January 08, 2024

DESCRIPTION OF A 0.502 ACRE PARCEL

Situated in the State of Ohio, County of Wayne, and Township of Chippewa, being part of the Northeast Quarter of Section 22 (T-18, R-11), and being part of the lands now or formerly owned by Gegory T. and Suzanne E. Monsanty (Vol. 652, Pg. 503; Parcel No. 12-02866.000), and being more particularly described as follows:

Beginning at a 1" steel bar found at the northwest corner of the Northeast Quarter of Section 22; thence S 87°19'18" E, along the north line of said section, a distance of 472.21 feet to a 3/4" steel rod with a Deibel cap set; thence S 00°06'40" W, along the east line of Lot 18 of Chapman Allotment No. 2 (P.B. 10, Pg. 464) a distance of 216.73 feet to a 1" steel pinch top pipe found; thence S 82°24'20" E, along the lands now or formerly owned by Gegory T. and Suzanne E. Monsanty (Vol. 652, Pg. 503), a distance of 13.70 feet to a 3/4" steel pipe found; thence S 13°28'20" E, continuing along said Monsanty lands, a distance of 451.20 feet to a 3/4" steel rod with a Deibel cap set and the True Place of Beginning of the herein described parcel;

1. Thence S 84°27'07" E, along a new division line, a distance of 96.00 feet to a 3/4" steel rod with a Deibel cap set;
2. Thence S 24°57'15" E, along a new division line, a distance of 106.00 feet to a 3/4" steel rod with a Deibel cap set;
3. Thence S 02°31'05" W along a new division line, a distance of 171.00 feet (and passing over a 3/4" steel rod with a Deibel cap set at a distance of 140.88 feet) to a mag nail set;
4. Thence N 82°23'47" W, along the centerline of Galehouse Road, a distance of 60.00 feet to a mag nail set;
5. Thence N 00°06'00" E, along the lands now or formerly owned by Aurthur A. and Loretta J. Holden (Vol. 896, Pg. 3242), a distance of 141.00 feet (and passing over a 3/4" steel rod with a Deibel cap set at a distance of 30.25 feet) to a point, witnessed by 3/4" steel rod with a Deibel cap set S 82°39'34" E, at a distance of 22.00 feet;
6. Thence N 82°39'34" W, continuing along said Holden lands, a distance of 44.78 feet to a 3/4" steel rod with a Deibel cap set;

January 08, 2024

Description of a 0.502 Acre Parcel

Page 2

7. Thence N 13°28'20" W, continuing along said Holden lands, a distance of 125.00 feet (and passing over a 3/4" steel rod with a Deibel cap set at a distance of 10.00 feet) to a point and the True Place of Beginning of the herein described parcel.

The above described parcel contains 0.502 acres, of which 0.042 acres are in the right-of-way of Galehouse Road (60 feet wide), as surveyed under the supervision of Curtis G. Deibel, P.S. #6673, in January, 2024. XX-679

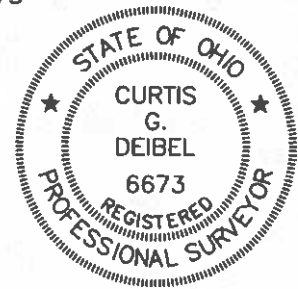
Bearings are based on the Grid North NAD 86 (2011).

Permanent Parcel Number: 12-02866.000 (OUT OF)

Prior Deed Reference: Volume 652, Page 503



Curtis G. Deibel, P.S. #6673



January 08, 2024

DESCRIPTION OF A 2.138 ACRE PARCEL

Situated in the State of Ohio, County of Wayne, and Township of Chippewa, being part of the Northeast Quarter of Section 22 (T-18, R-11), and being all of the lands now or formerly owned by Aurthur A. and Loretta J. Holden (Vol. 896, Pg. 3242; Parcel No. 12-02867.000) and part of the lands now or formerly owned by Gregory T. and Suzanne E. Monsanty (Vol. 652, Pg. 503; Parcel No. 12-02866.000), and being more particularly described as follows:

Beginning at a 1" steel bar found at the northwest corner of the Northeast Quarter of Section 22; thence S 87°19'18" E, along the north line of said section, a distance of 472.21 feet to a 3/4" steel rod with a Deibel cap set; thence S 00°06'40" W, along the east line of Lot 18 of Chapman Allotment No. 2 (P.B. 10, Pg. 464), a distance of 216.73 feet to a 1" steel pinch top pipe found and the True Place of Beginning of the herein described parcel.

1. Thence S 82°24'20" E, along the lands now or formerly owned by Gregory T. and Suzanne E. Monsanty (Vol. 652, Pg. 503), a distance of 13.70 feet to a 3/4" steel pipe found;
2. Thence S 13°28'20" E, continuing along said Monsanty lands, a distance of 451.20 feet to a 3/4" steel rod with a Deibel cap set;
3. Thence S 84°27'07" E, along a new division line, a distance of 96.00 feet to a 3/4" steel rod with a Deibel cap set;
4. Thence S 24°57'15" E, along a new division line, a distance of 106.00 feet to a 3/4" steel rod with a Deibel cap set;
5. Thence S 02°31'05" W along a new division line, a distance of 171.00 feet (and passing over a 3/4" steel rod with a Deibel cap set at a distance of 140.88 feet) to a mag nail set;
6. Thence N 82°23'47" W, along the centerline of Galehouse Road, a distance of 255.02 feet to a mag nail set;
7. Thence N 00°06'40" E, along the east line of Lot 18 of Chapman Allotment No. 2 (P.B. 10, Pg. 464), a distance of 683.07 feet (and passing over a 3/4" steel rod with a Deibel cap set at a distance of 30.26 feet) to a 1" steel pinch top pipe found and the True Place of Beginning of the herein described parcel.

January 08, 2024

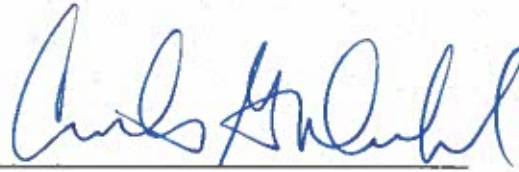
Description of a 2.138 Acre Parcel
Page 2

The above described parcel contains 2.138 acres, of which 0.176 acres are in the right-of-way of Galehouse Road (60 feet wide), as surveyed under the supervision of Curtis G. Deibel, P.S. #6673, in January, 2024. *XX-679*

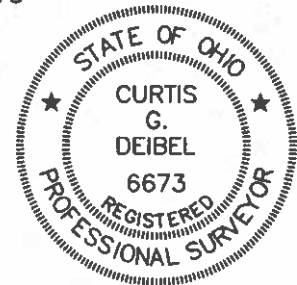
Bearings are based on the Grid North NAD 86 (2011).

Permanent Parcel Number: 12-02867.000

Prior Deed Reference: Volume 896, Page 3242



Curtis G. Deibel, P.S. #6673



WACH_MONSANTY_01-24_0.502 ACRE CLOSURE

Thu Jan 11 11:28:31 2024

Deed Name: MONSANTY TO HOLDEN

Starting Coordinates: Northing 467611.32, Easting 2196072.89

Bearing	Distance	Description
S 84°27'07.0" E	96.000	
S 24°57'15.0" E	106.000	
S 02°31'05.0" W	171.000	
N 82°23'47.0" W	60.000	
N 00°06'00.0" E	141.000	
N 82°39'34.0" W	44.780	
N 13°28'20.0" W	125.000	

Ending Coordinates: Northing 467611.32, Easting 2196072.89

Area: 21864.74 S.F., 0.502 Acres

Total Perimeter Distance> 743.78

Closure Error Distance> 0.0029 Error Bearing> N 89°26'20.0" W

Closure Precision> 1 in 259181.4

WACH_MONSANTY_01-24_2.138 ACRE CLOSURE

Thu Jan 11 11:29:33 2024

Deed Name: HOLDEN NEW

Starting Coordinates: Northing 468051.91, Easting 2195954.19

Bearing	Distance	Description
S 82°24'20" E	13.700	
S 13°28'20" E	451.200	
S 84°27'07" E	96.000	
S 24°57'15" E	106.000	
S 02°31'05" W	171.000	
N 82°23'47" W	255.020	
N 00°06'40" E	683.070	

Ending Coordinates: Northing 468051.91, Easting 2195954.19

Area: 93146.49 S.F., 2.138 Acres

Total Perimeter Distance> 1775.99

Closure Error Distance> 0.0041 Error Bearing> S 44°31'05.0" E

Closure Precision> 1 in 436756.0