

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**PARCEL NO. 1**

**BOUNDARY DESCRIPTION OF 1.637 ACRE PARCEL**

SW-5954B

Situated in the Township of Green, T-17N; R-12W, Southeast Quarter of Section 8, County of Wayne and State of Ohio:

Known as being part of lands conveyed to Ronald L. & Barbara J. Steiner in O.R. 376; Page 1 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone at the southeast corner of said Southeast Quarter and in the intersection of Apple Creek Road (C.R. 44) and Five Points Road (C.R. 120);

Thence N 00° 24' 55" E, 852.26 feet along the east line of said Southeast Quarter and in said Apple Creek Road to the northeast corner of lands conveyed to Matthew Cousin & Bethany Joyal-Cousin in O.R. 943; Page 3674 of said Official Records and the principal place of beginning of the parcel herein described ~ witnessed by a capped pin with I.D. cap marked "BAKER" found S 87° 50' 25" W, 30.00 feet:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **S 87° 50' 25" W, 407.50** feet along the north line of said Cousin lands to a capped pin with I.D. cap marked "SJL, INC" set;
2. **N 00° 24' 55" E, 175.18** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a south line of lands conveyed to Robin & Joanne Stoller in O.R. 679; Page 577 of said Official Records;
3. **N 87° 50' 25" E, 407.50** feet along a south line of said Stoller lands to a southeast corner thereof and the east line of said Southeast Quarter and in said Apple Creek Road ~ witnessed by a 5/8" iron bar found S 87° 50' 25" W, 30.08 feet;

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Page 2 (Description 1.637 ac.)

4. **S 00° 24' 55" W, 175.18** feet along the east line of said Southeast Quarter and in said Apple Creek Road to the place of beginning and containing within said bounds **1.637** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in January of 2023.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX ; Page 443 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
\_\_\_\_\_  
Mark E. Purdy, P.S. #7307



**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**PARCEL NO. 2**

**BOUNDARY DESCRIPTION OF 6.363 ACRE PARCEL**

**SW-5954B**

Situated in the Township of Green, T-17N; R-12W, Southeast Quarter of Section 8, County of Wayne and State of Ohio:

Known as being part of lands conveyed to Ronald L. & Barbara J. Steiner in O.R. 376; Page 1 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone at the southeast corner of said Southeast Quarter and in the intersection of Apple Creek Road (C.R. 44) and Five Points Road (C.R. 120);

Thence N 00° 24' 55" E, 852.26 feet along the east line of said Southeast Quarter and in said Apple Creek Road to the northeast corner of lands conveyed to Matthew Cousin & Bethany Joyal-Cousin in O.R. 943; Page 3674 of said Official Records ~ witnessed by a capped pin with I.D. cap marked "BAKER" found S 87° 50' 25" W, 30.00 feet;

Thence S 87° 50' 25" W, 407.50 feet along the north line of said Cousin lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set and the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. **S 87° 50' 25" W, 123.89** feet along the north line of said Cousin lands to a capped pin with I.D. cap marked "BAKER" found at the northwest corner thereof;
2. **S 00° 24' 55" W, 436.53** feet along the west line of said Cousin lands and the west line of lands conveyed to Richard L. & Jennifer L. Cool in Volume 379; Page 1228 of said Official Records to a capped pin with I.D. cap marked "BAKER" found at the southwest corner thereof and on the north line of lands conveyed to Wanda S. Mitchell as recorded in Volume 932; Page 785 and Volume 940; Page 4006 of said Official records;

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Page 2 (Description 6.363 ac.)

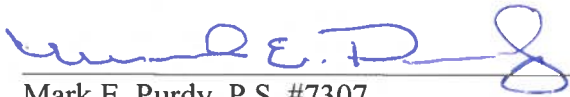
3. **S 88° 26' 16" W, 420.48** feet along the north line of said Mitchell lands to the northwest corner thereof and an east line of lands conveyed to Robin & Joanne Stoller in O.R. 679; Page 577 of said Official Records ~ witnessed by a 3/4" iron pipe found S 43' 07' 34" E, 0.14 feet;
4. **N 00° 36' 59" E, 607.42** feet along an east line of said Stoller lands to a 1/2" iron bar found at an angle point thereof;
5. **N 87° 50' 25" E, 542.41** feet along a south line of said Stoller lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
6. **S 00° 24' 55" W, 175.18** feet along a new division line to the place of beginning and containing within said bounds **6.363** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in January of 2023.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX ; Page 443 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
\_\_\_\_\_  
Mark E. Purdy, P.S. #7307



**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 30' ACCESS EASEMENT**

SW-5954B

Situated in the Township of Green, T-17N; R-12W, Southeast Quarter of Section 8, County of Wayne and State of Ohio:

Known as being part of lands conveyed to Ronald L. & Barbara J. Steiner in O.R. 376; Page 1 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone at the southeast corner of said Southeast Quarter and in the intersection of Apple Creek Road (C.R. 44) and Five Points Road (C.R. 120);

Thence N 00° 24' 55" E, 852.26 feet along the east line of said Southeast Quarter and in said Apple Creek Road to the northeast corner of lands conveyed to Matthew Cousin & Bethany Joyal-Cousin in O.R. 943; Page 3674 of said Official Records and the principal place of beginning of the easement herein described ~ witnessed by a capped pin with I.D. cap marked "BAKER" found S 87° 50' 25" W, 30.00 feet:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **S 87° 50' 25" W, 407.50** feet along the north line of said Cousin lands to a capped pin with I.D. cap marked "SJL, INC" set;
2. **N 00° 24' 55" E, 30.03** feet along a new division line to a point;
3. **N 87° 50' 25" E, 407.50** feet to the east line of said Southeast Quarter and in said Apple Creek Road;
4. **S 00° 24' 55" W, 30.03** feet along the east line of said Southeast Quarter and in said Apple Creek Road to the place of beginning.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in January of 2023.