

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



BOUNDARY DESCRIPTION OF 0.078 ACRE PARCEL

SW-6047A

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 11,
County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Stonehill Finishings, LLC in Volume 63; Page 446 of
Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" iron bar found at the southeast corner of said Southwest Quarter;

Thence N 01° 07' 42" W, 1344.32 feet along the east line of said Southwest Quarter to the
southeast corner of lands conveyed to Paul D. & Laura Troyer in Volume 479; Pages 858 & 867
of said Official Records ~ witnessed by a 5/8" iron bar found N 89° 11' 26" E, 0.93 feet;

Thence S 89° 11' 26" W, 1620.35 feet along the south line of said Troyer lands, passing through
a 5/8" iron bar found at a distance of 615.66 feet, and a north line of lands conveyed to Joe E. &
Mary Ann Yoder in Volume 732; Page 711 of said Official Records to a mag nail found at the
principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 01° 09' 22" E, 30.00** feet along a west line of said Yoder lands to a 5/8" rebar with I.D.
cap marked "SJL, INC" set;
2. **S 89° 11' 26" W, 113.47** feet along a north line of said Yoder lands to a 5/8" rebar with
I.D. cap marked "SJL, INC" set;
3. **N 00° 09' 51" W, 30.00** feet along a new division line to a point;

Continued on Page 2

NOTE: This recorded as Southwest as a scrivener's error
Should be as shown below.

Page 2 (Description 0.078 ac.)

4. **N 89° 11' 26" E** , 112.95 feet to the place of beginning and containing within said bounds 0.078 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 December of 2023.

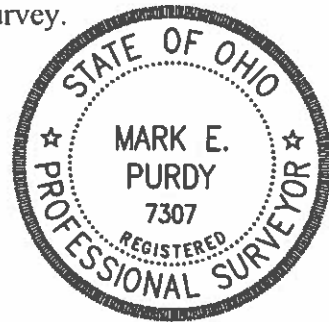
Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX ; Page 767 for survey.

Permanent Parcel Number: _____



Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 0.283 ACRE PARCEL

SW-6047A

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 11, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Stonehill Finishings, LLC in Volume 63; Page 442 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" iron bar found at the southeast corner of said Southwest Quarter;

Thence N 01° 07' 42" W, 1344.32 feet along the east line of said Southwest Quarter to the southeast corner of lands conveyed to Paul D. & Laura Troyer in Volume 479; Pages 858 & 867 of said Official Records ~ witnessed by a 5/8" iron bar found N 89° 11' 26" E, 0.93 feet;

Thence S 89° 11' 26" W, 1620.35 feet along the south line of said Troyer lands, passing through a 5/8" iron bar found at a distance of 615.66 feet, and a north line of lands conveyed to Joe E. & Mary Ann Yoder in Volume 732; Page 711 of said Official Records to a mag nail found and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. continuing S 89° 11' 26" W, 112.95 feet to a point;
2. N 00° 09' 51" W, 110.13 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 Ivan R. Mast in Volume 900; Page 3758 of said Official Records;
3. N 89° 11' 26" E, 111.04 feet along a south line of said Mast lands to a northwest corner of aforesaid Troyer lands ~ witnessed by a 5/8" capped pin with I.D. cap marked "RUDOLPH" found S 72° 46' 43" W, 3.51 feet;

Continued on Page 2

Page 2 (Description 0.283 ac.) **NOTE: Was recorded as Northwest (Scrivener's Error caught later during GIS Processing)**

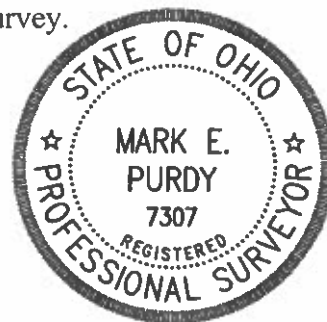
4. **S 01° 09' 22" E**, 110.13 feet along a west line of said Troyer lands to the place of beginning and containing within said bounds **0.283** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in December 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 767 for survey.

Permanent Parcel Number: _____




Mark E. Purdy, P.S. #7307

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



BOUNDARY DESCRIPTION OF 1.894 ACRE PARCEL

SW-6047A

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 11,
County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Stonehill Finishings, LLC in Volume 63; Page 442 &
Volume 63; Page 446 of Wayne County Official Records and further bounded and described as
follows;

Commencing at a 5/8" iron bar found at the southeast corner of said Southwest Quarter;

Thence N 01° 07' 42" W, 1344.32 feet along the east line of said Southwest Quarter to the
southeast corner of lands conveyed to Paul D. & Laura Troyer in Volume 479; Pages 858 & 867
of said Official Records ~ witnessed by a 5/8" iron bar found N 89° 11' 26" E, 0.93 feet;

Thence S 89° 11' 26" W, 1620.35 feet along the south line of said Troyer lands, passing through
a 5/8" iron bar found at a distance of 615.66 feet, and a north line of lands conveyed to Joe E. &
Mary Ann Yoder in Volume 732; Page 711 of said Official Records to a mag nail found;

Thence S 01° 09' 22" E, 30.00 feet along a west line of said Yoder lands to a 5/8" rebar with I.D.
cap marked "SJL, INC" set;

Thence S 89° 11' 26" W, 113.47 feet along a north line of said Yoder lands to a 5/8" rebar with
I.D. cap marked "SJL, INC" set at the principal place of beginning of the parcel herein
described:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. continuing S 89° 11' 26" W, 954.40 feet along a north line of said Yoder lands to the
west line of said Southwest Quarter and in Swinehart Road (T.R. 145) ~ witnessed by a
5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 11' 26" E, 30.00 feet;

Continued on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
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Page 2 (Description 1.894 ac.)


2. **N 00° 29' 35" W, 30.00** feet along the west line of said Southwest Quarter and in said Swinehart Road to the southwest corner of lands conveyed to Ivan R. Mast in Volume 900; Page 3758 of said Official Records ~ witnessed by a 5/8" iron bar found N 88° 38' 07" E, 30.40 feet;
3. **N 89° 11' 26" E, 465.53** feet along a south line of said Mast lands to a southeast corner thereof ~ witnessed by a 1/2" iron pipe found N 00° 25' 03" W, 0.59 feet;
4. **N 00° 25' 03" W, 110.13** feet along an east line of said Mast land to a 5/8" capped pin with I.D. cap marked "RUDOLPH" found;
5. **N 89° 11' 26" E, 489.53** feet along a south line of said Mast lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
6. **S 00° 09' 51" E, 140.13** feet along a new division line to the place of beginning and containing within said bounds **1.894** 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 December of 2023.

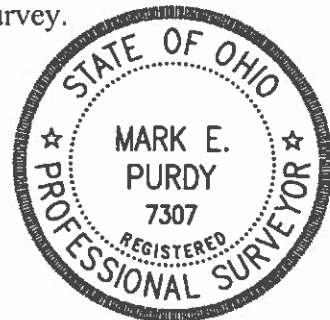
Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX ; Page 767 for survey.

Permanent Parcel Number: _____



Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 10.398 ACRE PARCEL

SW-6047A

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 11, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Stonehill Finishings, LLC in Volume 63; Page 442 & Volume 63; Page 446 and lands conveyed to Abe E. & Ruth D. Yoder in Volume 569; Page 2315 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" iron bar found at the southeast corner of said Southwest Quarter;

Thence N 01° 07' 42" W, 1344.32 feet along the east line of said Southwest Quarter to the southeast corner of lands conveyed to Paul D. & Laura Troyer in Volume 479; Pages 858 & 867 of said Official Records ~ witnessed by a 5/8" iron bar found N 89° 11' 26" E, 0.93 feet;

Thence S 89° 11' 26" W, 615.66 feet along the south line of said Troyer lands to a 5/8" iron bar found and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING TEN (10) COURSES:

1. continuing S 89° 11' 26" W, 1004.69 feet along a north line of lands conveyed to Joe E. & Mary Ann Yoder in Volume 732; Page 711 of said Official Records to a mag nail found;
2. S 01° 09' 22" E, 30.00 feet along a west line of said Yoder lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
3. S 89° 11' 26" W, 113.47 feet along a north line of said Yoder lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued on Page 2

Page 2 (Description 10.398 ac.)

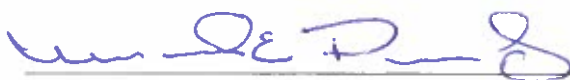
4. **N 00° 09' 51" W, 140.13** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a south line of lands conveyed to Ivan R. Mast in Volume 900; Page 3758 of said Official Records;
5. **N 89° 11' 26" E, 506.70** feet along a south line of said Mast lands to a 5/8" iron bar found at a southeast corner thereof;
6. **N 01° 09' 13" W, 578.58** feet along the east lines of said Mast lands and Lot 6 in Harry Wagler Allotment #1 in Volume 27; Page 447 of Wayne County Plat Records to a 5/8" iron bar found on a south right-of-way line of relocated U.S. Route 30;
7. **S 84° 20' 15" E, 211.81** feet along a south right-of-way line of said U.S. Route 30 to a 3/4" iron bar found;
8. **S 78° 00' 19" E, 206.87** feet along a south right-of-way line of said U.S. Route 30 to a 3/4" iron bar found;
9. **N 89°15'13" E 197.01** feet along a south right-of-way line of said U.S. Route 30 to a 3/4" iron bar found at a northwest corner of aforesaid Troyer lands;
10. **S 01° 10' 42" E, 618.77** feet along the west line of said Troyer lands to the place of beginning and containing within said bounds **10.398** 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 December of 2023.

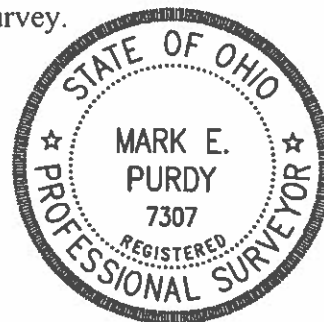
Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX ; Page 7107 for survey.

Permanent Parcel Number: _____



Mark E. Purdy, P.S. #7307



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SW-6047A-closure.docx

Inverse With Area				Mon Nov 20 08:20:27 2023	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			409604.67	2163194.80	
	S 89°11'26" W	1004.69			
PP			409590.47	2162190.21	
	S 01°09'22" E	30.00			
PP			409560.48	2162190.81	
	S 89°11'26" W	113.47			
PP			409558.88	2162077.36	
	N 00°09'51" W	140.13			
PP			409699.01	2162076.96	
	N 89°11'26" E	506.70			
PP			409706.17	2162583.61	
	N 01°09'13" W	578.58			
PP			410284.63	2162571.96	
	S 84°20'15" E	211.81			
PP			410263.73	2162782.73	
	S 78°00'19" E	206.87			
PP			410220.74	2162985.09	
	N 89°15'13" E	197.01			
PP			410223.30	2163182.08	
	S 01°10'42" E	618.77			
PP			409604.67	2163194.80	

Closure Error Distance> 0.0000
Total Distance Inversed> 3608.02
Area: 10.398 AC., 452943.9 SF.

Inverse With Area				Mon Nov 20 08:21:04 2023	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			409558.88	2162077.36	
	S 89°11'26" W	954.40			
PP			409545.40	2161123.05	
	N 00°29'35" W	30.00			
PP			409575.40	2161122.80	
	N 89°11'26" E	465.53			
PP			409581.97	2161588.28	
	N 00°25'03" W	110.13			
PP			409692.10	2161587.48	
	N 89°11'26" E	489.53			
PP			409699.01	2162076.96	
	S 00°09'51" E	140.13			
PP			409558.88	2162077.36	

Closure Error Distance> 0.0000
Total Distance Inversed> 2189.72
Area: 1.894 AC., 82517.0 SF.

Inverse With Area				Mon Nov 20 09:26:17 2023	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			409590.47	2162190.21	
	S 01°09'22" E	30.00			
PP			409560.48	2162190.81	
	S 89°11'26" W	113.47			
PP			409558.88	2162077.36	
	N 00°09'51" W	30.00			
PP			409588.88	2162077.27	

N 89°11'26" E 112.95
 PP 409590.47 2162190.21
 Closure Error Distance> 0.0000
 Total Distance Inversed> 286.42
 Area: 0.078 AC., 3396.2 SF.

Inverse With Area				Mon Nov 20 09:27:01 2023	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			409590.47	2162190.21	
	S 89°11'26" W	112.95			
PP			409588.88	2162077.27	
	N 00°09'51" W	110.13			
PP			409699.01	2162076.96	
	N 89°11'26" E	111.04			
PP			409700.58	2162187.99	
	S 01°09'22" E	110.13			
PP			409590.47	2162190.21	
Closure Error Distance> 0.0000					
Total Distance Inversed> 444.25					
Area: 0.283 AC., 12333.3 SF.					