

**LINGENFELTER SURVEYING, LLC**  
**PROFESSIONAL LAND SURVEYING**

Boundary description of a 99.349 acre parcel:

24-003

Situated in the Township of Plain, T-19N; R-14W, Southeast Quarter of Section 3, County of Wayne, and State of Ohio:

Known as being the lands conveyed to James A. Mowrey by Official Record Volume 689; Page 188 of Wayne County Records and further bounded and described as follows:

Beginning at a stone guarded with a 5/8 inch rebar on it's north side being the northwest corner of the Southeast Quarter of Section 3;

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 89° 38' 36" E, 2117.69 feet** along the quarter section line and the Grantor's northerly line to a 5/8 inch rebar with I.D. cap "Rudolph" found;
2. **S 00° 17' 08" W, 2186.74 feet** along the Grantor's easterly line and the westerly line of the lands conveyed to June Peebles by Official Record Volume 947, Page 354 of Wayne County Records to a point in Old Lincoln Way, (County Road 30-A), witnessed by a capped rebar set N 00° 17' 08" E, 30.00 feet;
3. **N 81° 52' 55" W, 2140.26 feet** along the Grantor's southerly line and with Old Lincoln Way to a 4 inch survey spike set on the quarter section line, in the intersection with Rathburn Road, (Township Road 107), and witnessed by a capped rebar set S 00° 21' 52" W, 30.00;
4. **N 00° 21' 52" E, 1897.71 feet** along the quarter section line, with Rathburn Road and the Grantor's westerly line to the principle place of beginning and containing within said bounds **99.349** acres of land, more or less, and subject to all legal highways and easements of record.

Continued on Page 2

Page 2 (Description of 99.349 ac.)

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC in April of 2024.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Wayne County Survey Records Volume XX ; Page 7109 for survey.

  
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Jason J. Lingenfelter, P.S. #8499  
April 16, 2024



15929 TOWNSHIP ROAD 463, LOUDONVILLE, OHIO 44842  
Ph. (330) 231-3957

**LINGENFELTER SURVEYING, LLC**  
**PROFESSIONAL LAND SURVEYING**

Boundary description of a 20.480 acre parcel:

24-003

Situated in the Township of Plain, T-19N; R-14W, Southwest Quarter of Section 3, County of Wayne, and State of Ohio:

Known as being the lands conveyed to James A. Mowrey by Official Record Volume 689; Page 188 of Wayne County Records and further bounded and described as follows:

Beginning at a stone guarded with a 5/8 inch rebar on it's east side being the southeast corner of the Southwest Quarter of Section 3;

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 89° 52' 47" W, 1017.67 feet** along the section line and the Grantor's southerly line to a 5/8 inch rebar with I.D. cap "Rudolph" found;
2. **N 00° 24' 07" E, 948.59 feet** along the Grantor's westerly line and the easterly line of the lands conveyed to Michele E. Bowers by Official Record Volume 132, Page 467 of Wayne County Records to a point in Old Lincoln Way, (County Road 30-A), witnessed by a 5/8 inch rebar with I.D. cap "Rudolph" found **S 00° 24' 07" W, 33.35 feet**;
3. **S 81° 50' 53" E, 1026.50 feet** along the Grantor's northerly line and with Old Lincoln Way to a 4 inch survey spike set on the quarter section line, in the intersection with Rathburn Road, (Township Road 107), and witnessed by a capped rebar set **S 00° 21' 52" W, 30.00**;
4. **S 00° 21' 52" W, 805.16 feet** along the quarter section line and the Grantor's easterly line to the principle place of beginning and containing within said bounds **20.480** acres of land, more or less, and subject to all legal highways and easements of record.

Continued on Page 2

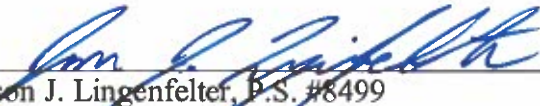
Page 2 (Description of 20.480 ac.)

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC in April of 2024.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Wayne County Survey Records Volume XX; Page 7109 for survey.

  
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Jason J. Lingenfelter, P.S. #8499  
April 16, 2024



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Deed Report

Tue Apr 16 08:50:01 2024

Deed Name: 99.349

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
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S 89°38'36" E	2117.690	
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S 00°17'08" W	2186.740	
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N 81°52'55" W	2140.260	
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N 00°21'52" E	1897.710	
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Ending Coordinates: Northing 0.009, Easting 0.008

Area: 4327627.58 S.F., 99.3487 Acres

Total Perimeter Distance: 8342.400

Closure Error Distance: 0.012 Error Bearing: N 42°32'47" E

Closure Precision: 1 in 667912.6

Deed Report

Tue Apr 16 08:47:01 2024

Deed Name: 20.480

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
N 89°52'47" W	1017.670	
N 00°24'07" E	948.590	
S 81°50'53" E	1026.500	
S 00°21'52" W	805.160	

Ending Coordinates: Northing 0.003, Easting -0.007

Area: 892105.31 S.F., 20.4799 Acres

Total Perimeter Distance: 3797.920

Closure Error Distance: 0.007 Error Bearing: N 67°12'20" W

Closure Precision: 1 in 510153.0