

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



**BOUNDARY DESCRIPTION OF 0.558 ACRE PARCEL**

EW-2757A

Situated in the Township of Franklin, T-15N; R-13W, Northeast Quarter of Section 23, County of Wayne and State of Ohio:

Known as being part of lands conveyed to State of Ohio OARDC in Volume 314; Page 475 of Wayne County Deed Records and further bounded and described as follows;

Commencing at a stone found at the northeast corner of said Northeast Quarter;

Thence S 00° 41' 12" E, 1321.56 feet along the east line of said Northeast Quarter to a stone found at a northeast corner of lands conveyed to Peter D. & Janet D. Franks as recorded in Volume 841; Page 854 of Wayne County Official Records;

Thence S 89° 34' 32" W, 987.30 feet along the north lines of said Franks land, passing through a 5/8" rebar found at a distance of 369.61 feet at the northwest corner thereof, lands conveyed to Richard D. Franks as recorded in Volume 552; Page 113 of said Deed Records & Volume 702; Page 338, passing through a 5/8" rebar found at a distance of 825.57 feet at the northwest corner thereof, and lands conveyed to A & J Exhaust in Volume 874; Page 1806 & Volume 954; Page 4770 of said Official Records to a capped pin with I.D. cap marked "SJL, INC" found being the principal place of beginning of the parcel herein described:

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

1. S 00° 30' 43" E, 498.27 feet along the west line of said A & J Exhaust lands to a point in Dover Road (S.R. 250) ~ witnessed by a capped pin with I.D. cap marked "SJL, INC" found N 00° 30' 43" W, 30.09 feet;
2. N 63° 51' 06" W, 55.95 feet in said Dover Road and along the north line of lands conveyed to Brian Bannavong in Volume 823; Page 176 of said Official Records to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 00° 30' 43" W, 30.00 feet;

Continued on Page 2

Page 2 (Description 0.558 ac.)

3. N 00° 30' 43" W, 473.24 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
4. N 89° 34' 32" E, 50.00 feet along a new division line to the place of beginning and containing within said bounds 0.558 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 February of 2024.

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 831 for survey.

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

  
Mark E. Purdy, P.S. #7307



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



**BOUNDARY DESCRIPTION OF 2.558 ACRE PARCEL**

EW-2757A

Situated in the Township of Franklin, T-15N; R-13W, Northeast Quarter of Section 23, County of Wayne and State of Ohio:

Known as being part of lands conveyed to State of Ohio OARDC in Volume 314; Page 475 and A & J Exhaust in Volume 954; Page 4770 of Wayne County Deed Records and further bounded and described as follows;

Commencing at a stone found at the northeast corner of said Northeast Quarter;

Thence S 00° 41' 12" E, 1321.56 feet along the east line of said Northeast Quarter to a stone found at a northeast corner of lands conveyed to Peter D. & Janet D. Franks as recorded in Volume 841; Page 854 of Wayne County Official Records;

Thence S 89° 34' 32" W, 825.57 feet along the north lines of said Franks land, passing through a 5/8" rebar found at a distance of 369.61 feet at the northwest corner thereof, lands conveyed to Richard D. Franks as recorded in Volume 552; Page 113 of said Deed Records & Volume 702; Page 338 and lands conveyed to A & J Exhaust in Volume 874; Page 1806 of said Official Records to a 5/8" rebar found being the principal place of beginning of the parcel herein described:

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

1. S 00° 30' 43" E, 579.23 feet along the west line of said A & J Exhaust lands to a point in Dover Road (S.R. 250) ~ witnessed by a 5/8" rebar found N 00° 30' 43" W, 34.26 feet;
2. N 63° 51' 06" W, 236.92 feet in said Dover Road and along the north lines of lands conveyed to Jo Ann Spigelmire, Trustee in Volume 176; Page 14 and Brian Bannavong in Volume 823; Page 176 of said Official Records to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 00° 30' 43" W, 30.00 feet;

Continued on Page 2

Page 2 (Description 2.558 ac.)

3. N 00° 30' 43" W, 473.24 feet along a new division line passing through a capped pin found at 50.00 feet continuing to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
4. N 89° 34' 32" E, 211.73 feet along a new division line to the place of beginning and containing within said bounds 2.558 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 February of 2024.

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

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

  
Mark E. Purdy, P.S. #7307



EW-2757A-closure.docx

Inverse With Area					Mon Oct 30 11:13:40 2023
PntNo	Bearing	Distance	Northing	Easting	Description
PP			401183.93	2135010.59	
	S 00°30'43" E	579.23			
PP			400604.73	2135015.77	
	N 63°51'06" W	236.92			
PP			400709.14	2134803.10	
	N 00°30'43" W	473.24			
PP			401182.36	2134798.87	
	N 89°34'32" E	211.73			
PP			401183.93	2135010.59	

Closure Error Distance> 0.0000  
Total Distance Inversed> 1501.12  
Area: 2.5578 AC., 111419.0 SF.

Inverse With Area					Mon Oct 30 11:13:02 2023
PntNo	Bearing	Distance	Northing	Easting	Description
8001			401182.73	2134848.87	
	S 00°30'43" E	498.27			
PP			400684.48	2134853.32	
	N 63°51'06" W	55.95			
PP			400709.14	2134803.10	
	N 00°30'43" W	473.24			
PP			401182.36	2134798.87	
	N 89°34'32" E	50.00			
8001			401182.73	2134848.87	

Closure Error Distance> 0.0000  
Total Distance Inversed> 1077.47  
Area: 0.5576 AC., 24287.9 SF.