

LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

Boundary description of a 2.479 acre parcel:

24-024

Situated in the Township of Congress, T-21N; R-14W, Southeast Quarter of Section 30, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Worlim Acres, LLC. by Official Record Volume 875; Page 92 of Wayne County Records and further bounded and described as follows:

Commencing at a 5/8 inch rebar with I.D. cap "Laurila" found and being the southwest corner of Lot 6 of the Ranker Allotment No. 1 as recorded in Plat Volume 9, Page 311 of Wayne County Records;

Thence, S 00° 33' 06" E, 219.64 feet along the westerly line of the lands conveyed to Adam C. & Alexa R. Knapp by Official Record Volume 875, Page 122 and the easterly line of the lands conveyed to Paul W. & Susan B. Ryan by Official Record Volume 568, Page 580 of Wayne County Records, to a 5/8 inch rebar with I.D. cap "Rudolph" found;

Thence, N 86° 11' 33" E, 1086.58 feet along the southerly line of said Knapp lands and in part the northerly line of Lot 40 of Ranker Allotment No. 3 Replatting and Renumbering as recorded in Plat Volume 23, Page 54 of Wayne County Records and the northerly line of the Grantor's lands to a point and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 02° 04' 43" W, 718.62 feet** along the Grantor's westerly line and the easterly line of said Knapp lands to a 5/8 inch rebar found;
2. **N 80° 00' 01" E, 150.00 feet** along the Grantor's northerly line and the southerly line of said Knapp lands to a 5/8 inch rebar found;
3. **S 02° 04' 43" E, 734.80 feet** through the Grantor's lands to a capped rebar;

Continued on Page 2

Page 2 (Description of 2.479 ac.)

4. **S 86° 11' 33" W, 148.64 feet** to the principle place of beginning and containing within said bounds **2.479** acres of land, more or less, and subject to all legal highways and easements of record.

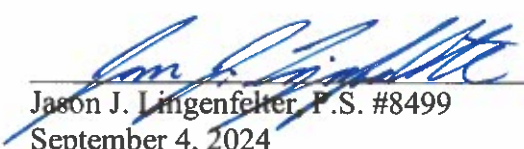
This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 in September of 2024.

Transfer to adjoiner only.

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 Record Volume XX; Page 875 for survey.


Jason J. Lingenfelter, P.S. #8499
September 4, 2024



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

LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

Boundary description of a 13.375 acre parcel:

24-024

Situated in the Township of Congress, T-21N; R-14W, Southeast Quarter of Section 30, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Adam C. & Alexa R. Knapp by Official Record Volume 875, Page 122 and Official Record Volume _____, Page _____ of Wayne County Records and further bounded and described as follows:

Beginning at a 5/8 inch rebar with I.D. cap "Laurila" found and being the southwest corner of Lot 6 of the Ranker Allotment No. 1 as recorded in Plat Volume 9, Page 311 of Wayne County Records;

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. **N 79° 51' 12" E, 801.18 feet** along the Grantor's northerly line and the southerly line of said Ranker Allotment No. 1 to a point in a large pond being the southeast corner of Lot 9 and witnessed by a 3/4 inch pinch top iron pipe found **S 79° 51' 12" W, 199.57 feet**;
2. **N 01° 12' 13" W, 530.18 feet** along the Grantor's westerly line and the easterly line of Lot 9 to a point in Easton Road, (State Route 604), witnessed by a 3/4 inch pinch top iron pipe found **S 01° 12' 13" E, 30.37 feet** and being the northeast corner of Lot 9;
3. **N 79° 53' 52" E, 261.44 feet** along the Grantor's northerly line and with Easton Road to a 2 inch MAG nail set;
4. **N 80° 00' 01" E, 170.20 feet** along the Grantor's northerly line and with Easton Road to a point witnessed by a 5/8 inch rebar found **S 02° 04' 43" E, 30.00 feet**;
5. **S 02° 04' 43" E, 884.80 feet** along the Grantor's easterly line and the westerly line of the lands conveyed to Worlim Acres, LLC. by Official Record Volume 875; Page 92 of Wayne County Records to a capped rebar set;

Continued on Page 2

Page 2 (Description of 13.375 ac.)

6. **S 86° 11' 33" W, 1235.22 feet** along the Grantor's southerly line and the northerly line of said Worlim Acres, LLC. lands and Lot 9 to a 5/8 inch rebar with I.D. cap "Rudolph" found;
7. **N 00° 33' 06" W, 219.64 feet** along the Grantor's westerly line and the easterly line of the lands conveyed to Paul W. & Susan B. Ryan by Official Record Volume 568, Page 580 of Wayne County Records, to the principle place of beginning and containing within said bounds **13.375** 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 Jason J. Lingenfelter, P.S. #8499 in September 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 Record Volume XX ; Page 875 for survey.


Jason J. Lingenfelter, P.S. #8499
September 4, 2024



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Ph. (330) 231-3957

Deed Report

Thu Sep 5 14:58:31 2024

Deed Name: 13.375 acre

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
N 79°51'12" E	801.180	
N 01°12'13" W	530.180	
N 79°53'52" E	261.440	
N 80°00'01" E	170.200	
S 02°04'43" E	884.800	
S 86°11'33" W	1235.220	
N 00°33'06" W	219.640	

Ending Coordinates: Northing 0.006, Easting -0.002

Area: 582603.73 S.F., 13.3747 Acres

Total Perimeter Distance: 4102.660

Closure Error Distance: 0.006 Error Bearing: N 20°06'57" W

Closure Precision: 1 in 696963.3

Deed Report

Wed Sep 4 16:30:01 2024

Deed Name: 2.479 acres

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
N 02°04'43" W	718.620	
N 80°00'01" E	150.000	
S 02°04'43" E	734.800	
S 86°11'33" W	148.640	

Ending Coordinates: Northing 0.007, Easting -0.004

Area: 107965.92 S.F., 2.479 Acres

Total Perimeter Distance: 1752.060

Closure Error Distance: 0.008 Error Bearing: N 29°02'48" W

Closure Precision: 1 in 225572.8