

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



BOUNDARY DESCRIPTION OF 15.064 ACRE PARCEL

SW-6093

Situated in the Township of Baughman, T-17N; R-111, Southwest Quarter of Section 27, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to E. Lamar & Sandra J. Martin in Volume 195; Page 870 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1 pipe found at the northeast corner of said Southwest Quarter;

Thence S 00° 04' 03" W, 835.89 feet along the east line of said Southwest Quarter to the southeast corner of lands conveyed to Paul E. & Kristin J. Masters in Volume 703; Page 60 of Wayne County Deed Records and being the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 89° 34' 39" W, 30.00 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. continuing S 00° 04' 03" W, 494.34 feet along the east line of said Southwest Quarter to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the northeast corner of lands conveyed to Robert E. Graber aka Robert Graber in Volume 892; Page 676 of said Official Records;
2. S 89° 24' 42" W, 1276.72 feet along the north line of said Graber lands to 3/4" solid pin found at the southeast corner of a parcel of lands conveyed to E. Lamar & Sandra J. Martin in Volume 195; Page 870 and in Mt. Eaton Road (S.R. 94) ~ Witnessed by a capped pin with I.D. cap marked "PURDY" found N 89° 24' 42" E, 40.00 feet;
3. N 10° 20' 05" W, 505.56 feet along an east line of said Martin lands and in said Mt. Eaton Rd. to the southwest corner of aforesaid Masters lands ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 34' 39" E, 22.00 feet;

Continued 15.064 ac. on Page 2

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Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

Page 2 (Description 15.064 ac.)

4. **N 89° 34' 39" E, 1367.97** feet along the south line of said Masters lands to the place of beginning and containing within said bounds **15.064** 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 July 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 ~~880~~ for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-6093-closure.docx

Inverse With Area

Mon Jul 15 14:42:29 2024

PntNo	Bearing	Distance	Northing	Easting	Description
8001			426365.05	2190952.44	
	S 00°04'03" W	494.34			
8002			425870.71	2190951.86	
	S 89°24'42" W	1276.72			
19			425857.60	2189675.20	
	N 10°20'05" W	505.56			
8000			426354.96	2189584.50	
	N 89°34'39" E	1367.97			
8001			426365.05	2190952.44	

Closure Error Distance> 0.0000

Total Distance Inversed> 3644.60

Area: 15.064 AC., 656184.2 SF.