

LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

Boundary description of a 0.408 acre parcel:

24-025

Situated in the Township of Wooster, T-15N; R-13W, Northeast Quarter of Section 17, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Justin Torrence by Official Record Volume 950; Page 2563 of Wayne County Records and further bounded and described as follows:

Commencing at a 5/8 inch rebar found in the intersection of Heyl Road, (County Road 139), and Old Columbus Road, (County Road 3A), and being the northeast corner of the Northeast Quarter of Section 17, Wooster Township;

Thence, N 89° 24' 39" W, 496.42 feet along the Section Line and with Heyl Road to a point witnessed by a 3/4 inch iron pipe found S 26° 53' 54" E, 34.87 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. **S 26° 53' 54" E, 151.34 feet** along the Grantor's easterly line and the westerly line of the lands conveyed to Robert R. & Sara N. Barstow by Official Record Volume 621, Page 1085 of Wayne County Records;
2. **S 75° 13' 16" W, 70.35 feet** along the Grantor's southerly line and the northerly line of the lands conveyed to Jason K. & Hallie L. Morris by Official Record Volume 633, P-1470 of Wayne County Records to a 3/4 iron pipe found;
3. **S 54° 35' 56" W, 56.00 feet** along the Grantor's southerly line and the northerly line of said Morris lands and the lands conveyed to James P. & Jan M. Hughes by Official Record Volume 258, Page 223 of Wayne County Records 3/4 rebar found;
4. **N 15° 41' 04" W, 193.56 feet** along the Grantor's westerly line and the easterly line of the lands conveyed to The Trustees of Wooster Township by Official Record Volume 459, Page 2422 of Wayne County Records to a 3/4 inch iron pipe found;

Continued on Page 2

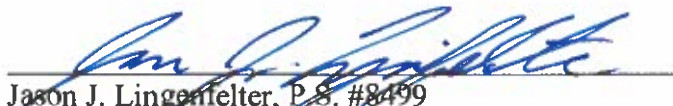
Page 2 (Description of 0.408 ac.)

5. S 89° 24' 39" E, 97.53 feet along the section line, the Grantor's northerly line and with Heyl Road to the principle place of beginning and containing within said bounds **0.408** 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.

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 891 for survey.


Jason J. Lingenfelter, P.S. #8499
September 12, 2024



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

Deed Report

Thu Sep 12 11:53:40 2024

Deed Name: 0.408 acres

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
S 26°53'54" E	151.340	
S 75°13'16" W	70.350	
S 54°35'56" W	56.000	
N 15°41'04" W	193.560	
S 89°24'39" E	97.530	

Ending Coordinates: Northing -0.003, Easting -0.004

Area: 17762.96 S.F., 0.4078 Acres

Total Perimeter Distance: 568.780

Closure Error Distance: 0.005 Error Bearing: S 51°42'20" W

Closure Precision: 1 in 123544.0