

LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

Boundary description of an 8.205 acre parcel:

24-027

Situated in the Township of Canaan, T-17N; R-13W, Northeast Quarter of Section 4, County of Wayne, and State of Ohio:

Known as being the lands conveyed to David W. & Mary T. Schultz by Official Record Volume 965; Page 4895 and Official Record Volume _____, Page _____ of Wayne County Records and further bounded and described as follows:

Commencing at a 5/8 inch rebar found in Canaan Center Road, (County Road 51), and being the southeast corner of the Northeast Quarter of Section 4, Canaan Township;

Thence, N 02° 07' 35" W, 1540.00 feet along the Section Line and with Canaan Center Road to a railroad spike found in the intersection with West Salem Road, (County Road 70);

Thence, S 83° 06' 59" W, 745.16 feet with West Salem Road to a railroad spike found witnessed by a 5/8 inch rebar with I.D. cap "Rudolph" found N 06° 52' 17" E, 30.00 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. **S 83° 07' 43" W, 120.00 feet** along the Grantor's southerly line and with West Salem to a railroad spike found;
2. **S 82° 43' 45" W, 467.30 feet** along the Grantor's southerly line and with West Salem Road to a 5/8 inch rebar found witnessed by a capped rebar set N 01° 58' 51" W, 30.00 feet and being the southeast corner of the lands conveyed to Raymond D. & Alyssa Desantis by Official Record Volume 925, Page 3379 of Wayne County Records;
3. **N 01° 58' 51" W, 642.77 feet** along the Grantor's westerly line and the easterly line of said Desantis lands to a capped rebar set;
4. **N 83° 07' 43" E, 532.49 feet** along the Grantor's northerly line and the southerly line of the lands conveyed to Chaley Arnold by Official Record Volume 963, Page 2772 of Wayne County Records to a 5/8 inch rebar with I.D. ap "Rudolph" found;

Continued on Page 2

Page 2 (Description of 8.205 ac.)

5. **S 06° 52' 17" E, 637.17 feet** along the Grantor's easterly line and the westerly line of said Arnold lands to the principle place of beginning and containing within said bounds **8.205** 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 October 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 896 for survey.


Jason J. Lingenfelter, P.S. #8499
October 23, 2024



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

LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

Boundary description of a 4.655 acre parcel:

24-027

Situated in the Township of Canaan, T-17N; R-13W, Northeast Quarter of Section 4, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Charley Arnold by Official Record Volume 963; Page 2772 of Wayne County Records and further bounded and described as follows:

Commencing at a 5/8 inch rebar found in Canaan Center Road, (County Road 51), and being the southeast corner of the Northeast Quarter of Section 4, Canaan Township;

Thence, N 02° 07' 35" W, 1540.00 feet along the Section Line and with Canaan Center Road to a railroad spike found in the intersection with West Salem Road, (County Road 70);

Thence, S 83° 06' 59" W, 745.16 feet with West Salem Road to a railroad spike found at the southeast corner of the lands conveyed to David W. & Mary T. Schultz by Official Record Volume 965, Page 4895 of Wayne County Records;

Thence, S 83° 07' 43" W, 120.00 feet along the Grantor's northerly line, the southerly line of said Schultz lands and with West Salem Road to a railroad spike found witnessed by a 5/8 inch rebar with I.D. cap "Rudolph" found N 10° 29' 59" W, 30.16 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. **S 82° 43' 45" W, 467.30 feet** with West Salem Road to a 5/8 inch rebar found witnessed by a capped rebar set N 01° 58' 51" W, 30.00 feet and being the southeast corner of the lands conveyed to Raymond D. & Alyssa Desantis by Official Record Volume 925, Page 3379 of Wayne County Records;
2. **N 01° 58' 51" W, 642.77 feet** along the Grantor's westerly line and the easterly line of said Desantis lands to a capped rebar set;
3. **N 83° 07' 43" E, 206.33 feet** through the Grantor's lands to a point being the northwest corner of said Schultz lands;

Continued on Page 2

Page 2 (Description of 4.655 ac.)

4. **S 06° 52' 17" E, 236.07 feet** along the Grantor's easterly line and the westerly line of said Schultz lands to a 5/8 inch rebar with I.D. cap "Rudolph" found;
5. **S 43° 06' 10" E, 334.74 feet** along the Grantor's easterly line and the westerly line of said Schultz lands to a 5/8 inch rebar with I.D. cap "Rudolph" found;
6. **S 10° 29' 59" E, 131.35 feet** along the Grantor's easterly line and the westerly line of said Schultz lands to the principle place of beginning and containing within said bounds **4.655** 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 October 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 896 for survey.


Jason J. Lingenfelter, P.S. #8499
October 23, 2024



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

Deed Report

Wed Oct 23 08:51:08 2024

Deed Name: 4.655 acres

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
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S 82°43'45" W	467.300	
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N 01°58'51" W	642.770	
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N 83°07'43" E	206.330	
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S 06°52'17" E	236.070	
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S 43°06'10" E	334.740	
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S 10°29'59" E	131.350	
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Ending Coordinates: Northing 0.002, Easting -0.001

Area: 202788.54 S.F., 4.6554 Acres

Total Perimeter Distance: 2018.560

Closure Error Distance: 0.002 Error Bearing: N 38°17'30" W

Closure Precision: 1 in 940096.8

Deed Report

Wed Oct 23 08:53:46 2024

Deed Name: 8.205 acres

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
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S 83°07'43" W	120.000	
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S 82°43'45" W	467.300	
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N 01°58'51" W	642.770	
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N 83°07'43" E	532.490	
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S 06°52'17" E	637.170	
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Ending Coordinates: Northing 0.002, Easting -0.001

Area: 357417.51 S.F., 8.2052 Acres

Total Perimeter Distance: 2399.730

Closure Error Distance: 0.002 Error Bearing: N 27°08'16" W

Closure Precision: 1 in 1074312.2