

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



BOUNDARY DESCRIPTION OF 3.540 ACRE PARCEL

SW-6091

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 12,
County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Paul D. & Laura S. Troyer in Volume 645; Page 561
of Wayne County Official Records and further bounded and described as follows;

Commencing at a record 1-1/2" pin at the southwest corner of said Quarter Section;

Thence N 00° 38' 38" W, 1509.37 feet along the west line of said Southwest Quarter, passing
through a record capped pin with I.D. cap marked "RUDOLPH 6449" at a distance of 1159.30
feet, and in Carr Road (C.R. 94-A) to a northwest corner of lands conveyed to Jonathan N. &
Jodi R. Troyer in Volume 956; Page 1672 of said Official Records to the principal place of
beginning of the parcel herein described ~ witnessed by a 5/8" capped pin with I.D. cap marked
"GASBARRE" found N 88° 26' 20" E, 13.83 feet:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. continuing N 00° 38' 38" W, 299.79 feet along the west line of said Quarter Section and
in Carr Road to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set
N 89° 21' 22" E, 15.00 feet;
2. N 89° 21' 22" E, 45.30 feet along a new division line to a 5/8" rebar with I.D. cap
marked "SJL, INC" set;
3. N 79° 27' 49" E 422.12 feet along a new division line to a 5/8" rebar found at a
northwest corner of aforesaid Jonathan N. & Jodi R. Troyer lands;

Continued 3.540 acre on Page 2

Page 2 (Description 3.540 ac.)

4. S 02° 52' 12" E 364.98 feet along a west line of said Troyer lands to a 5/8" capped pin with I.D. cap marked "GASBARRE" found;
5. S 88° 26' 20" W, 475.38 feet along a north line of said Troyer lands to the place of beginning and containing within said bounds 3.540 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 August 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 957 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-6091-closure.docx

Inverse With Area				Wed Aug 28 08:44:06 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			409840.73	2166479.23	
	N 00°38'38" W	299.79			
PP			410140.50	2166475.86	
	N 89°21'22" E	45.30			
PP			410141.01	2166521.16	
	N 79°27'49" E	422.12			
5			410218.20	2166936.16	
	S 02°52'12" E	364.98			
4			409853.69	2166954.43	
	S 88°26'20" W	475.38			
PP			409840.73	2166479.23	

Closure Error Distance> 0.0000
Total Distance Inversed> 1607.56
Area: 3.540 AC., 154208.6 SF.