

# **LINGENFELTER SURVEYING LLC**

PROFESSIONAL LAND SURVEYING

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

Boundary description of a 22.496 acre parcel,

24-036

Situated in the Township of Plain, T-19N; R-14W, Northwest Quarter of Section 33, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to Stanley Eldon Casey and Jill A. Casey, husband and wife, for their joint lives, remainder to the survivor of them (as to an undivided one-half interest) AND Nora Mae Wineland and Richard H.C. Wineland, husband and wife, for their joint lives, remainder to the survivor of them (as to an undivided one-half interest) by Official Record Volume 958, Page 1125 of Wayne County Records and further bounded and described as follows:

Commencing at a 5/8 inch rebar found in Firestone Road, (Township Road 36), and being the northeast corner of the Northwest Quarter of Section 33, Plain Township;

Thence, S 00° 22' 25" W, 257.24 feet along the quarter section line and with Firestone Road to a point at the Grantor's northeast corner, the southeast corner of the lands conveyed to Michael and Bradly A. Bahl by Official Record Volume 843, Page 183 of Wayne County Records, witnessed by a 3/4" pinch top iron pipe found S 88° 23' 43" E, 30.25 feet and the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING ELEVEN (11) COURSES:**

1. **S 00° 22' 25" W, 494.42 feet** along the quarter section line, the Grantor's easterly line and with Firestone Road to a point at the Grantor's southeasterly corner, the northeasterly corner of a 63.606 acre parcel conveyed to said Grantor by said same Official Record Volume 958, Page 1125 and witnessed by a 5/8 inch rebar with I.D. cap "Baker" found S 63° 02' 15" W, 25.37 feet;
2. **S 63° 02' 15" W, 889.25 feet** along the Grantor's southerly line to a point in Elyria Road, (County Road 149), witnessed by a 5/8 inch rebar with I.D. cap "Baker" found N 63° 02' 15" E, 26.78 feet;
3. **N 32° 20' 38" W, 108.87 feet** along the Grantor's westerly line and with Elyria Road to a point witnessed by a capped rebar set N 63° 02' 15" E, 30.00 feet;
4. **N 63° 02' 15" E, 464.00 feet** though the Grantor's lands to a capped rebar set;

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5. N 32° 20' 38" W, 272.00 feet though the Grantor's lands to a capped rebar set;
6. S 63° 02' 15" W, 464.00 feet though the Grantor's lands to a point on the Grantor's westerly line in Elyria Road and witnessed by a capped rebar set N 63° 02' 15" E, 30.00 feet;
7. N 32° 20' 38" W, 715.57 feet along the Grantor's westerly line and with Elyria Road to a point witnessed by a 5/8 inch rebar with I.D. cap "Baker" found S 89° 28' 01" W, 16.91 feet;
8. Thence, along the Grantor's westerly line, with Elyria Road and along a curve to the right having a radius of 1145.81, a length of 238.60 feet, a delta of 11° 55' 51" and a chord bearing of N 25° 39' 49" W for a chord distance of 238.17 feet to a point on the section line witnessed by a 5/8 inch rebar with I.D. cap "Baker" found N 89° 28' 01" E, 31.36 feet;
9. N 89° 28' 01" E, 1253.30 feet along the section line and the Grantor's northerly line to a 5/8 inch rebar with I.D. cap "Baker" found;
10. S 00° 25' 50" W, 261.63 feet along the Grantor's easterly line and the westerly line of said Bahl lands to a 3/4 inch pinch top iron pipe found;
11. N 88° 23' 43" E, 234.37 feet along the Grantor's northerly line and the southerly line of said Bahl lands to the principle place of beginning and containing within said bounds 22.496 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey conducted by Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC in February of 2025.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER 8499".

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 Records Volume XX; Page 982 for survey.

  
Jason J. Lingenfelter, P.S. #8499  
February 13, 2025



# **LINGENFELTER SURVEYING LLC**

PROFESSIONAL LAND SURVEYING

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

Boundary description of a 2.885 acre parcel,

24-036

Situated in the Township of Plain, T-19N; R-14W, Northwest Quarter of Section 33, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to Stanley Eldon Casey and Jill A. Casey, husband and wife, for their joint lives, remainder to the survivor of them (as to an undivided one-half interest) AND Nora Mae Wineland and Richard H.C. Wineland, husband and wife, for their joint lives, remainder to the survivor of them (as to an undivided one-half interest) by Official Record Volume 958, Page 1125 of Wayne County Records and further bounded and described as follows:

Commencing at a 5/8 inch rebar found in Firestone Road, (Township Road 36), and being the northeast corner of the Northwest Quarter of Section 33, Plain Township;

Thence, S 00° 22' 25" W, 751.66 feet along the quarter section line and with Firestone Road to a point at the Grantor's southeasterly corner, the northeasterly corner of a 63.606 acre parcel conveyed to said Grantor by said same Official Record Volume 958, Page 1125 and witnessed by a 5/8 inch rebar with I.D. cap "Baker" found S 63° 02' 15" W, 25.37 feet;

Thence, S 63° 02' 15" W, 889.25 feet along the Grantor's southerly line to a point in Elyria Road, (County Road 149), witnessed by a 5/8 inch rebar with I.D. cap "Baker" found N 63° 02' 15" E, 26.78 feet;

Thence, N 32° 20' 38" W, 108.87 feet along the Grantor's westerly line and with Elyria Road to a point witnessed by a capped rebar set N 63° 02' 15" E, 30.00 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 32° 20' 38" W, 272.00 feet along the Grantor's westerly line and with Elyria Road to a point witnessed by a capped rebar set N 63° 02' 15" E, 30.00;
2. N 63° 02' 15" E, 464.00 feet though the Grantor's lands to a capped rebar set;
3. S 32° 20' 38" E, 272.00 feet though the Grantor's lands to a capped rebar set;

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Page 2 (Description of 2.885 ac.)


4. **S 63° 02' 15" W, 464.00 feet** through the Grantor's lands to the principle place of beginning and containing within said bounds **2.885** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey conducted by Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC in February of 2025.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER 8499".

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 Records Volume XX ; Page 982 for survey.

  
Jason J. Lingenfelter, P.S. #8499  
February 13, 2025



Deed Report

Fri Feb 7 10:55:21 2025

Deed Name: 22.496 ACRES

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 00°22'25" W	494.420	LINE					
S 63°02'15" W	889.250	LINE					
N 32°20'38" W	108.870	LINE					
N 63°02'15" E	464.000	LINE					
N 32°20'38" W	272.000	LINE					
S 63°02'15" W	464.000	LINE					
N 32°20'38" W	715.570	LINE					
N 25°39'49" W	238.169	CURVE R	1145.810	238.600	11°55'52"	119.733	
							Rad-In: N 58°22'15" E Rad-Out: N 70°18'07" E
N 89°28'01" E	1253.300	LINE					
S 00°25'50" W	261.630	LINE					
N 88°23'43" E	234.370	LINE					

Ending Coordinates: Northing 0.003, Easting -0.001

Area: 979919.85 S.F., 22.4959 Acres

Total Perimeter Distance: 5396.010

Closure Error Distance: 0.003 Error Bearing: N 13°12'06" W

Closure Precision: 1 in 1795602.7

Deed Report

Fri Feb 7 10:44:58 2025

Deed Name: 2.885 ACRES

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
N 32°20'38" W	272.000	
N 63°02'15" E	464.000	
S 32°20'38" E	272.000	
S 63°02'15" W	464.000	

Ending Coordinates: Northing -0.000, Easting -0.000

Area: 125651.74 S.F., 2.8846 Acres

Total Perimeter Distance: 1472.000

Closure Error Distance: 0.000

Closure Precision: 1 in 999999