

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



BOUNDARY DESCRIPTION OF 1.968 ACRE PARCEL

SW-6118

Situated in the Township of Paint, T-15N; R-11W, Southwest Quarter of Section 10, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Maple Oak Farm, LLC in Volume 934; Page 2191 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone found at the southeast corner of said Southwest Quarter;

Thence S 89° 27' 56" W 1033.38 feet along the south line of said Southwest Quarter to a point in Market Street (66') witnessed by a capped "GASBARRE" pin found S 89° 27' 56" W, 44.95 feet;

Thence N 10° 12' 15" E, 326.19 feet along an old division line to a corp. line of the Village of Mount Eaton, in said Market Street and being the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar found S 89° 28' 20" W, 30.00 feet and a capped "GASBARRE" pin found S 89° 28' 20" W, 32.56 feet:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. S 89° 28' 20" W, 550.00 feet along a corp. line of said Village of Mount Eaton to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. N 00° 31' 40" W, 210.00 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
3. N 89° 28' 20" E, 374.00 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued 1.968 acres on Page 2

Page 2 (Description 1.968 ac.)

4. **S 00° 31' 40" E, 170.00** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
5. **N 89° 28' 20" E, 182.22** feet along a new division line to a point in Mt. Eaton Road (S.R. 94) ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 89° 28' 20" W, 33.31 feet;
6. **S 08° 18' 15" W, 40.48** feet along a new division line and in said Mt. Eaton Road to the place of beginning and containing within said bounds **1.968** 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 March of 2025.

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 984 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-6118-closure.docx

Fri, Mar 07 2025 11:20:33 AM

Inverse With Area

PntNo	Bearing	Distance	Northing	Easting	Description
PP			376749.85	2190045.71	
	S89°28'20"W	550.00			
15			376744.78	2189495.73	
	N00°31'40"W	210.00			
16			376954.77	2189493.79	
	N89°28'20"E	374.00			
17			376958.22	2189867.78	
	S00°31'40"E	170.00			
18			376788.23	2189869.34	
	N89°28'20"E	182.22			
21			376789.90	2190051.55	
	S08°18'15"W	40.48			
PP			376749.85	2190045.71	

Closure Error Distance> 0.0000

Total Distance Inversed> 1526.70

Area: 1.968 AC., 85704.3 SF.