

LINGENFELTER SURVEYING LLC

PROFESSIONAL LAND SURVEYING

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

Boundary description of a 2.657 acre parcel,

24-035

Situated in the Township of Plain, T-19N; R-14W, Northwest Quarter of Section 26, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to Elizabeth A. Garrett, Trustee by Official Record Volume 385, Page 1308 of Wayne County Records and further bounded and described as follows:

Commencing at a 1 inch pinch top iron pipe found in the intersection of McKee Road, (Township Road 152), and Springville Road, (Township Road 234), and being the northwest corner of the Northwest Quarter of Section 26, Plain Township;

Thence, S 89° 59' 10" E, 314.00 feet along the section line and with McKee Road to a point being a Grantor's northwesterly corner, the northeast corner of the lands conveyed to Paul F. Murphy & Elizabeth A. Garrett Murphy by Official Record Volume 641, Page 508 of Wayne County Records, witnessed by a 5/8 inch rebar with I.D. cap "Shamp" found S 00° 25' 19" W, 30.00 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 89° 59' 10" E, 356.00 feet** along the section line, the Grantor's northerly line and with McKee Road to a point witnessed by a capped rebar set S 00° 25' 19" W, 30.00 feet;
2. **S 00° 25' 19" W, 325.10 feet** though the Grantor's lands to a capped rebar set;
3. **N 89° 59' 10" W, 356.00 feet** though the Grantor's lands to a capped rebar set;
4. **N 00° 25' 19" E, 325.10 feet** to the principle place of beginning and containing within said bounds **2.657 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".

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Page 2 (Description of 2.657 ac.)

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 989 for survey.


Jason J. Lingenfelter, P.S. #8499
February 26, 2025



LINGENFELTER SURVEYING LLC

PROFESSIONAL LAND SURVEYING

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

Boundary description of a 0.343 acre parcel,

24-035

Situated in the Township of Plain, T-19N; R-14W, Northwest Quarter of Section 26, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to Elizabeth A. Garrett, Trustee by Official Record Volume 385, Page 1308 of Wayne County Records and further bounded and described as follows:

Commencing at a 1 inch pinch top iron pipe found in the intersection of McKee Road, (Township Road 152), and Springville Road, (Township Road 234), and being the northwest corner of the Northwest Quarter of Section 26, Plain Township;

Thence, S 00° 25' 19" W, 277.50 feet along the section line and with Springville Road to a point being a Grantor's northwesterly corner, the southwest corner of the lands conveyed to Paul F. Murphy & Elizabeth A. Garrett Murphy by Official Record Volume 641, Page 508 of Wayne County Records, witnessed by a 5/8 inch rebar with I.D. cap "Shamp" found S 89° 59' 10" E, 30.00 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 89° 59' 10" E, 314.00 feet** along the Grantor's northerly line and the southerly line of said Murphy lands to a 5/8 inch rebar with I.D. cap "Shamp" found;
2. **S 00° 25' 19" W, 47.60 feet** though the Grantor's lands to a capped rebar set;
3. **N 89° 59' 10" W, 314.00 feet** though the Grantor's lands to a point on the section line, the Grantor's westerly line and in Springville Road witnessed by a capped rebar set S 89° 59' 10" E, 30.00 feet;
4. **N 00° 25' 19" E, 47.60 feet** along the section line, the Grantor's westerly line and with Springville Road to the principle place of beginning and containing within said bounds **0.343** acres of land, more or less, and subject to all legal highways and easements of record.

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Page 2 (Description of 0.343 ac.)

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 989 for survey.


Jason J. Lingenfelter, P.S. #8499
February 26, 2025



parcel #2 **LINGENFELTER SURVEYING LLC**
PROFESSIONAL LAND SURVEYING

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

Boundary description of a 2.343 acre parcel,

24-035

Situated in the Township of Plain, T-19N; R-14W, Northwest Quarter of Section 26, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to Paul F. Murphy & Elizabeth A. Garrett Murphy by Official Record Volume 641, Page 508 and Official Record Volume _____, Page _____ of Wayne County Records and further bounded and described as follows:

Beginning at a 1 inch pinch top iron pipe found in the intersection of McKee Road, (Township Road 152), and Springville Road, (Township Road 234), and being the northwest corner of the Northwest Quarter of Section 26, Plain Township;

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 89° 59' 10" E, 314.00 feet** along the section line, the Grantor's northerly line and with McKee Road to a point at the Grantor's northeasterly corner, a northwesterly corner of the lands conveyed to Elizabeth A. Garrett, Trustee by Official Record Volume 385, Page 1308 of Wayne County Records and witnessed by a 5/8 inch rebar with I.D. cap "Shamp" found S 00° 25' 19" W, 30.00 feet;
2. **S 00° 25' 19" W, 325.10 feet** along the Grantor's easterly line and a westerly line of said Garrett lands to a capped rebar set;
3. **N 89° 59' 10" W, 314.00 feet** along the Grantor's southerly line and a northerly line of said Garrett lands to a point on the section line and in Springville Road witnessed by a capped rebar set S 89° 59' 10" E, 30.00 feet;
4. **N 00° 25' 19" E, 325.10 feet** along the section line, the Grantor's westerly line and with Springville Road to the principle place of beginning and containing within said bounds **2.343** acres of land, more or less, and subject to all legal highways and easements of record.

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Page 2 (Description of 2.343 ac.)

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 989 for survey.


Jason J. Lingenfelter, P.S. #8499
February 26, 2025



Deed Report

Tue Feb 25 14:49:51 2025

Deed Name: 2.657 Acres

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
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S 89°59'10" E	356.000	
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S 00°25'19" W	325.100	
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N 89°59'10" W	356.000	
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N 00°25'19" E	325.100	
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Ending Coordinates: Northing 0.000, Easting 0.000

Area: 115732.66 S.F., 2.6569 Acres

Total Perimeter Distance: 1362.200

Closure Error Distance: 0.000

Closure Precision: 1 in 999999

Deed Report

Tue Feb 25 14:46:42 2025

Deed Name: 2.343 Acres

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
S 89°59'10" E	314.000	
S 00°25'19" W	325.100	
N 89°59'10" W	314.000	
N 00°25'19" E	325.100	

Ending Coordinates: Northing 0.000, Easting 0.000

Area: 102078.81 S.F., 2.3434 Acres

Total Perimeter Distance: 1278.200

Closure Error Distance: 0.000

Closure Precision: 1 in 999999

Deed Report

Tue Feb 25 14:44:52 2025

Deed Name: 0.343 Acres

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
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S 89°59'10" E	314.000	
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S 00°25'19" W	47.600	
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N 89°59'10" W	314.000	
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N 00°25'19" E	47.600	
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Ending Coordinates: Northing 0.000, Easting -0.000

Area: 14946.02 S.F., 0.3431 Acres

Total Perimeter Distance: 723.200

Closure Error Distance: 0.000

Closure Precision: 1 in 999999