

**LINGENFELTER SURVEYING LLC**  
PROFESSIONAL LAND SURVEYING

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

Boundary description of a 0.679 acre parcel,

25-012

Situated in the Township of Green, T-17N; R-12W, Southwest and Southeast Quarters of Section 9, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to Nathan Hudson by Official Record Volume 963, Page 323 of Wayne County Records and further bounded and described as follows:

Commencing at a cotton gin spike found in Hutton Road, (Township Road 59, 60 foot right of way), and being the center of Section 9, Green Township;

Thence, S 00° 01' 07" W, 503.80 feet along the quarter section line to a point in Akron Road, State Route 585, 66 foot right of way), witnessed by a 1 3/4 inch iron pipe found N 00° 40' 26" W, 39.48 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. **S 50° 32' 35" W, 46.25 feet** along the Grantor's southerly line and with Akron Road to a point witnessed by a 5/8 inch rebar with I.D. cap "Gasbarre" found N 27° 16' 48" W, 45.00 feet;
2. **N 27° 16' 48" W, 45.00 feet** along the Grantor's westerly line and easterly line of the lands conveyed to Karen L. Ross by Official Record Volume 948, P-414 of Wayne County Records to a 5/8 inch rebar with I.D. cap "Gasbarre" found;
3. **N 30° 43' 43" W, 268.41 feet** along the Grantor's westerly line and easterly line of said Ross lands to a 5/8 inch rebar with I.D. cap "Gasbarre" found on the southerly line of the lands conveyed to James J. & Samantha L. Hackworth by Official Record Volume 933, Page 1777 of Wayne County Records;
4. **N 88° 57' 03" E, 18.00 feet** along the Grantor's northerly line and southerly line of said Hackworth lands to a 5/8 inch rebar with I.D. cap "Gasbarre" found;
5. **N 68° 55' 51" E, 97.00 feet** along the Grantor's northerly line and southerly line of said Hackworth lands to a 5/8 inch rebar with I.D. cap "Gasbarre" found;

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Page 2 (Description of 0.679 ac.)

6. S 26° 38' 36" E, 274.56 feet along the Grantor's easterly line and westerly line of said Hackworth lands to a point in Akron Road witnessed by a 5/8 inch rebar with I.D. cap "Gasbarre" found N 26° 38' 36" W, 33.01 feet;
7. S 50° 47' 08" W, 49.24 feet along the Grantor's southerly line and with Akron Road to the principle place of beginning and containing within said bounds 0.679 acres of land, more or less, of which 0.632 acres are situated in the southwest quarter of Section 9 and 0.047 acres are situated in the southeast quarter of Section 9, but as one, 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 April of 2025.

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 YY ; Page 002 for survey.

  
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Jason J. Lingenfelter, P.S. #8499  
April 7, 2025



Deed Report

Mon Apr 7 18:58:26 2025

Deed Name: 0.679 acres

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
S 50°32'35" W	46.250	
N 27°16'48" W	45.000	
N 30°43'43" W	268.410	
N 88°57'03" E	18.000	
N 68°55'51" E	97.000	
S 26°38'36" E	274.560	
S 50°47'08" W	49.240	

Ending Coordinates: Northing -0.008, Easting -0.001

Area: 29586.20 S.F., 0.6792 Acres

Total Perimeter Distance: 798.460

Closure Error Distance: 0.008 Error Bearing: S 05°46'26" W

Closure Precision: 1 in 94210.1