

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.


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