

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



BOUNDARY DESCRIPTION OF 12.000 ACRE PARCEL

EW-1159N

Situated in the Township of Baughman, T-17N; R-11 W, Northwest Quarter of Section 31, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Xeldam, LLC in Volume 966, Page 3447 of Wayne County Official Records and further bounded and described as follows;

Commencing at the northwest corner of said Northwest Quarter and being in Main Street (S.R. 57) ~ witnessed by a capped pin "H & A" found N 89° 47' 51" E, 33.02 feet;

Thence N 89° 47' 51" E, 641.09 feet along the north line of said Northwest Quarter and on the City of Orrville corp. line to the principal place of beginning of the parcel herein described ~ witnessed by a 1" pipe found S 01° 53' 39" W, 0.62 feet:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. N 89° 47' 51" E, 1104.81 feet along the north line of said Northwest Quarter and said corp. line, passing through a 5/8" capped pin with I.D. cap marked "GASBARRE" found at a distance of 1070.49 feet, to a 5/8" capped pin with I.D. cap marked "PURDY" found at a northwest corner of lands conveyed to 1897 Berry, LLC in Volume 966, Page 3443 of said Official Records;
2. S 00° 06' 07" W, 470.24 feet along the west line of said 1897 Berry, LLC lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
3. S 89° 47' 51" W, 1118.30 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on an east line of lands conveyed to Mennonite Mutual Insurance Company in Volume 653, Page 25 & 27 of Wayne County Deed Records;

Continued 12.000 ac. on Page 2

Page 2 (Description 12.000 ac.)

4. N 01° 43' 37" E, 420.35 feet along an east line of said Mennonite Mutual Insurance Company lands to a capped pin with I.D. cap marked "H & A" found at the northeast corner thereof;
5. N 01° 53' 39" E, 50.10 feet along a new division lane to the place of beginning and containing within said bounds 12.000 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 February 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 YY; Page 24 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 21.371 ACRE PARCEL

EW-1159N

Situated in the City of Orrville, T-17N; R-11W, Southwest Quarter of Section 30 & Northwest Quarter of Section 31, County of Wayne, and State of Ohio:

Known as being lands conveyed to Orrvilla, Inc in Volume ___; Page ___ and being parts of lands conveyed to Xeldam, LLC in Volume 966, Page 3447 of Wayne County Official Records and further bounded and described as follows;

Commencing at the northwest corner of said Northwest Quarter also being the southwest corner of said Southwest Quarter and being in Main Street (S.R. 57) ~ witnessed by a capped pin with I.D. cap marked "H & A" found N 89° 47' 51" E, 33.02 feet;

Thence N 89° 47' 51" E, 641.09 feet along the north line of said Northwest Quarter also being the south line of said Southwest Quarter and on a City of Orrville corp. line to the southeast corner of lands conveyed to Thomas J. & Stephanie A. Herrington in Volume 569, Page 1242 of said Official Records and being the principal place of beginning of the parcel herein described ~ witnessed by a 1" pipe found S 01° 53' 39" W, 0.62 feet:

THENCE WITH THE FOLLOWING TWENTY-SEVEN (27) COURSES:

1. **N 01° 04' 10" E, 255.00** feet along east lines of said Herrington lands and lands conveyed to Mark & Deborah Dulabaum in Volume 934, Page 2715 of said Official records to a southwest corner of lands conveyed to City of Orrville in Volume 488, Page 457 of Wayne County Deed Records ~ witnessed by a 1" pipe found S 36° 13' 12" E, 0.26 feet;
2. **N 89° 37' 41" E, 90.00** feet along the south line of said City of Orrville lands to the southeast corner thereof ~ witnessed by a 1" pipe found S 58° 09' 46" E, 0.53 feet;

Continued 21.371 ac. on Page 2

Page 2 (Description 27.371 ac.)

3. N 01° 05' 31" E, 90.00 feet along the east line of said City of Orrville lands to a 1" pipe found at the northeast corner thereof;
4. S 89° 37' 41" W, 90.04 feet along the north line of said City of Orrville lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the northwest corner thereof and on an east line of aforesaid Dulabaum lands;
5. N 01° 04' 10" E, 105.69 feet along an east line of said Dulabaum lands to a 1" pipe found at a northeast corner thereof;
6. S 89° 49' 10" W, 608.29 feet along a north line of said Dulabaum lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
7. northeasterly, along a right-of-way line, 18.94 feet along the arc of a curve deflecting to the right, said curve having a radius of 20.00 feet, a central angle of 54° 15' 54" and a chord which bears N 62° 35' 31" E, 18.24 feet to an iron pin "SJL, INC" set;
8. N 89° 43' 28" E, 90.97 feet along a south right-of-way line of Sassafras Street to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;
9. northeasterly, along a south right-of-way line of said Sassafras Street, 46.06 feet along the arc of a curve deflecting to the left, said curve having a radius of 230.00 feet, a central angle of 11° 28' 29" and a chord which bears N 83° 59' 14" E, 45.99 feet to an iron pin "SJL, INC" set;
10. N 78° 15' 00" E, 87.93 feet along a south right-of-way line of Sassafras Street to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;
11. northeasterly, along a south right-of-way line of said Sassafras Street, 34.05 feet along the arc of a curve deflecting to the right, said curve having a radius of 170.00 feet, a central angle of 11° 28' 29" and a chord which bears N 83° 59' 14" E, 33.99 feet to an iron pin "SJL, INC" set;
12. N 89° 43' 28" E, 117.67 feet along a south right-of-way line of Sassafras Street to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;

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13. southeasterly, along a south right-of-way line of said Sassafrass Street, **24.28** feet along the arc of a curve deflecting to the right, said curve having a radius of 170.00 feet, a central angle of 08° 11' 05" and a chord which bears S 86° 10' 59" E, 24.26 feet to an iron pin "SJL, INC" set;
14. **S 82° 05' 27" E, 112.58** feet along a south right-of-way line of Sassafras Street to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;
15. southeasterly, along a south right-of-way line of said Sassafrass Street, **32.37** feet along the arc of a curve deflecting to the left, said curve having a radius of 230.00 feet, a central angle of 08° 03' 48" and a chord which bears S 86° 07' 21" E, 32.34 feet to an iron pin "SJL, INC" set;
16. **N 89° 50' 45" E, 149.55** feet along a south right-of-way line of Sassafras Street to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;
17. southeasterly, along a south right-of-way line of said Sassafrass Street, **141.63** feet along the arc of a curve deflecting to the right, said curve having a radius of 370.00 feet, a central angle of 21° 55' 56" and a chord which bears S 79° 11' 17" E, 140.77 feet to an iron pin "SJL, INC" set;
18. **S 68° 13' 19" E, 86.31** feet along a south right-of-way line of Sassafras Street to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;
19. southeasterly, along a south right-of-way line of said Sassafrass Street, **219.61** feet along the arc of a curve deflecting to the left, said curve having a radius of 571.93 feet, a central angle of 22° 00' 00" and a chord which bears S 79° 13' 19" E, 218.26 feet to an iron pin "SJL, INC" set at a reverse curve;
20. southeasterly, along a south right-of-way line of said Sassafrass Street, **82.52** feet along the arc of a curve deflecting to the right, said curve having a radius of 359.40 feet, a central angle of 13° 09' 17" and a chord which bears S 83° 38' 40" E, 82.34 feet to an iron pin "SJL, INC" set at a reverse curve;

Continued 21.371 ac. on Page 4

Page 4 (Description 27.371 ac.)

21. southeasterly, along a south right-of-way line of said Sassafrass Street, **457.84** feet along the arc of a curve deflecting to the left, said curve having a radius of **1462.42** feet, a central angle of **17° 56' 15"** and a chord which bears **S 86° 02' 09" E**, **455.79** feet to an iron pin "SJL, INC" set on the west line of Lot 3553 in Orrvilla Plat as recorded in Volume 26, Page 218 of Wayne County Plat Records;
22. **S 01° 16' 35" W**, **321.91** feet along the west line of said Lot 3553 to a 5/8" capped pin with I.D. cap marked "GASBARRE" found on aforesaid City of Orrville corp. line and the south line of aforesaid Southwest Quarter also being the north line of aforesaid Northwest Quarter;
23. **N 89° 47' 51" E**, **34.32** feet along said corp. line and the south line of said Southwest Quarter also being the north line of said Northwest Quarter to a 5/8" capped pin with I.D. cap marked "PURDY" found at the northwest corner of lands conveyed to 1897 Berry, LLC in Volume 966, Page 3443 of said Official Records;
24. **S 00° 06' 07" W**, **470.24** feet along the west line of said 1897 Berry, LLC lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
25. **S 89° 47' 51" W**, **1118.30** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on an east line of lands conveyed to Mennonite Mutual Insurance Company in Volume 653, Page 25 & 27 of Wayne County Deed Records;
26. **N 01° 43' 37" E**, **420.35** feet along an east line of said Mennonite Mutual Insurance Company lands to a capped pin with I.D. cap marked "H & A" found at the northeast corner thereof;
27. **N 01° 53' 39" E**, **50.10** feet along a new division land to the place of beginning and containing within said bounds **21.371** acres of land of which **9.371** acres is in said Southwest Quarter and **12.000** acres is in said Northwest Quarter, more or less, and subject to all legal highways and easements of record.

Continued 21.371 ac. on Page 5

Page 5 (Description 27.371 ac.)

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in February 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 ____; Page ____ for survey.

Permanent Parcel Number: _____



Mark E. Purdy, P.S. #7307

EW-1159N-closure.docx

Inverse With Area Wed, Feb 05 2025 1:05:38 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			424466.80	2172622.85	
	N89°47'51"E	1104.81			
PP			424470.71	2173727.65	
	S00°06'07"W	470.24			
PP			424000.47	2173726.81	
	S89°47'51"W	1118.30			
PP			423996.52	2172608.52	
	N01°43'37"E	420.35			
PP			424416.68	2172621.19	
	N01°53'39"E	50.15			
PP			424466.80	2172622.85	

Closure Error Distance> 0.0000
Total Distance Inversed> 3163.85
Area: 12.000 AC., 522716.3 SF.

Inverse With Area Wed, Feb 05 2025 1:08:28 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			424466.80	2172622.85	
	N01°04'10"E	255.00			
PP			424721.76	2172627.61	
	N89°37'41"E	90.00			
PP			424722.35	2172717.61	
	N01°05'31"E	90.00			
PP			424812.33	2172719.32	
	S89°37'41"W	90.04			
PP			424811.75	2172629.29	
	N01°04'10"E	105.69			
102			424917.42	2172631.26	
	S89°49'10"W	608.29			
PP			424915.51	2172022.97	
Radius: 20.00 Chord: 18.24 Degree: 286°28'44" Dir: Right					
Length: 18.94 Delta: 54°15'54" Tangent: 10.25					
Chord BRG: N62°35'31"E Rad-In: S54°32'26"E Rad-Out: S00°16'32"E					
Radius PntNo: PP N: 424903.91 E: 2172039.26					
PP			424923.90	2172039.16	
	N89°43'28"E	90.97			
PP			424924.34	2172130.13	
Radius: 230.00 Chord: 45.99 Degree: 24°54'40" Dir: Left					
Length: 46.06 Delta: 11°28'29" Tangent: 23.11					
Chord BRG: N83°59'14"E Rad-In: N00°16'32"W Rad-Out: N11°45'00"W					
Radius PntNo: PP N: 425154.34 E: 2172129.03					
PP			424929.16	2172175.86	
	N78°15'00"E	87.93			
PP			424947.07	2172261.95	
Radius: 170.00 Chord: 33.99 Degree: 33°42'12" Dir: Right					
Length: 34.05 Delta: 11°28'29" Tangent: 17.08					
Chord BRG: N83°59'14"E Rad-In: S11°45'00"E Rad-Out: S00°16'32"E					
Radius PntNo: PP N: 424780.63 E: 2172296.57					
PP			424950.63	2172295.75	
	N89°43'28"E	117.67			
PP			424951.19	2172413.42	
Radius: 170.00 Chord: 24.26 Degree: 33°42'12" Dir: Right					
Length: 24.28 Delta: 8°11'05" Tangent: 12.16					

Chord BRG: S86°10'59"E Rad-In: S00°16'32"E Rad-Out: S07°54'33"W
 Radius PntNo: PP N: 424781.19 E: 2172414.24
 PP 424949.58 2172437.63
 S82°05'27"E 112.58
 PP 424934.08 2172549.15
 Radius: 230.00 Chord: 32.34 Degree: 24°54'40" Dir: Left
 Length: 32.37 Delta: 8°03'48" Tangent: 16.21
 Chord BRG: S86°07'21"E Rad-In: N07°54'33"E Rad-Out: N00°09'15"W
 Radius PntNo: PP N: 425161.90 E: 2172580.79
 PP 424931.90 2172581.41
 N89°50'45"E 149.55
 PP 424932.30 2172730.97
 Radius: 370.00 Chord: 140.77 Degree: 15°29'07" Dir: Right
 Length: 141.63 Delta: 21°55'56" Tangent: 71.69
 Chord BRG: S79°11'17"E Rad-In: S00°09'15"E Rad-Out: S21°46'41"W
 Radius PntNo: PP N: 424562.30 E: 2172731.96
 PP 424905.89 2172869.24
 S68°13'19"E 86.31
 PP 424873.87 2172949.38
 Radius: 571.93 Chord: 218.26 Degree: 10°01'05" Dir: Left
 Length: 219.61 Delta: 22°00'00" Tangent: 111.17
 Chord BRG: S79°13'19"E Rad-In: N21°46'41"E Rad-Out: N00°13'19"W
 Radius PntNo: PP N: 425404.98 E: 2173161.58
 PP 424833.06 2173163.79
 Radius: 359.40 Chord: 82.34 Degree: 15°56'31" Dir: Right
 Length: 82.52 Delta: 13°09'17" Tangent: 41.44
 Chord BRG: S83°38'40"E Rad-In: S00°13'19"E Rad-Out: S12°55'58"W
 Radius PntNo: PP N: 424473.66 E: 2173165.18
 PP 424823.94 2173245.62
 Radius: 1462.42 Chord: 455.97 Degree: 3°55'04" Dir: Left
 Length: 457.84 Delta: 17°56'15" Tangent: 230.81
 Chord BRG: S86°02'09"E Rad-In: N12°55'58"E Rad-Out: N05°00'17"W
 Radius PntNo: PP N: 426249.26 E: 2173572.92
 PP 424792.42 2173700.50
 S01°16'35"W 321.91
 PP 424470.59 2173693.33
 N89°47'51"E 34.32
 PP 424470.71 2173727.65
 S00°06'07"W 470.24
 PP 424000.47 2173726.81
 S89°47'51"W 1118.30
 PP 423996.52 2172608.52
 N01°43'37"E 420.35
 PP 424416.68 2172621.19
 N01°53'39"E 50.15
 PP 424466.80 2172622.85
 Closure Error Distance> 0.0000
 Total Distance Inversed> 5356.61
 Area: 21.371 AC., 930924.3 SF.