

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



BOUNDARY DESCRIPTION OF 0.230 ACRE PARCEL

SW-6117

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

Known as 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;

Beginning at the northwest corner of said Northwest Quarter and being in Main Street (S.R. 57):

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 89° 47' 51" E, 199.98** feet along the north line of said Northwest Quarter to a point on a City of Orrville corp. line;
2. **S 01° 46' 56" W, 50.10** feet along a City of Orrville corp. line to a northeast corner of lands conveyed to Mennonite Mutual Insurance Company in Volume 570, Page 1452 and Volume 652, Page 754 of said Deed Records;
3. **S 89° 48' 16" W, 199.98** feet along the north line of said Mennonite Mutual Insurance Company lands ~ witnessed by a capped "PURDY" pin found N 89° 48' 16" E, 35.00 feet;
4. **N 01° 46' 56" E, 50.07** feet along the west line of said Northwest Quarter and in said Main Street to the place of beginning and containing within said bounds **0.230** acres of land, more or less, and subject to all legal highways and easements of record.

Continued 0.230 ac. on Page 2


Page 2 (Description 0.230 ac.)

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

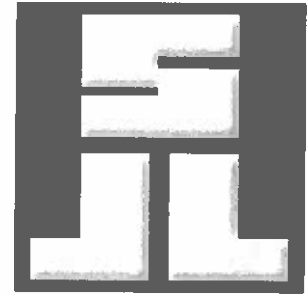
See Wayne County Survey Records Volume 44 ; Page 36 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 0.507 ACRE PARCEL

SW-6117

Situated in the Township of Baughman, T-17N; R-11W, 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);

Thence N 89° 47' 51" E, 199.98 feet along the north line of said Northwest Quarter to a point on
the City of Orrville corp. line and being the principal place of beginning of the parcel herein
described ~ witnessed by a capped pin "H & A" found N 89° 47' 51" E, 33.02 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 89° 47' 51" E, 441.11 feet along the north line of said Northwest Quarter and said
Corp line to a point ~ witnessed by a 1" pipe found S 01° 53' 59" W, 0.62 feet;
2. S 01° 53' 39" W, 50.15 feet along a new division line to a capped pin with I.D. cap
marked "H & A" found at the northwest corner of lands conveyed to Mennonite Mutual
Insurance Company in Volume 653, Page 25 & 27 of said Deed Records;
3. S 89° 48' 16" W, 441.01 feet along the north line of said Mennonite Mutual Insurance
Company lands to a northwest corner thereof and on a City of Orrville corp. line also
being the northeast corner of lands conveyed to Mennonite Mutual Insurance Company in
Volume 570, Page 1452 and Volume 652, Page 754 of said Deed Records;

Continued 0.507 ac. on Page 2

Page 2 (Description 0.507 ac.)


4. N 01° 46' 56" E, 50.10 feet along the east line of said Mennonite Mutual Insurance Company lands and said corp. line to the place of beginning and containing within said bounds 0.507 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 January 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 36 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 2.429 ACRE PARCEL

SW-6117

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 Thomas J. & Stephanie A. Herrington in Volume 569; Page 1242 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;

Beginning at the southwest corner of said Southwest Quarter also being the northwest corner of said Northwest Quarter and Being in Main Street (S.R. 57):

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. **N 01° 01' 24" E, 115.00** feet along the west line of said Southwest Quarter and in said Main Street to the southwest corner of lands conveyed to Mark & Debrah Dulabaum in Volume 934, Page 2715 in Volume 934, Page 2715 of said Official Records ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 47' 51" E, 33.01 feet;
2. **N 89° 47' 51" E, 641.17** feet along the south line of said Dulabaum lands to a 1" pinch top pipe found on a west line of lands conveyed to Orrvilla, Inc in Volume 520, Page 541 of Wayne County Deed Records;
3. **S 01° 04' 10" W, 115.00** feet along a west line of said Orrvilla, Inc lands to a point on the south line of said Southwest Quarter also being the north line of said Northwest Quarter ~ witnessed by a 1" pipe found S 01° 53' 59" W, 0.62 feet;
4. **S 01° 53' 39" W, 50.15** feet along a new division line to a capped pin with I.D. cap marked "H & A" found at the northwest corner of lands conveyed to Mennonite Mutual Insurance Company in Volume 653, Page 25 & 27 of said Deed Records and on a City of Orrville corp. line;

Continued 2.429 ac. on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

Page 2 (Description 2.429 ac.)

5. S 89° 48' 16" W, 640.99 feet along said corp. line and north lines of said Mennonite Mutual Insurance Company lands and lands conveyed to Mennonite Mutual Insurance Company in Volume 570, Page 1452 and Volume 652, Page 754 of said Deed Records to a point found on the west line of said Northwest Quarter and in said Main Street ~ witnessed by a capped "PURDY" pin found N 89° 48' 16" E, 35.00 feet;
6. N 01° 46' 56" E, 50.07 feet along the west line of said Northwest Quarter and in said Main Street to the place of beginning and containing within said bounds 2.429 acres of land of which 1.692 acres is in said City of Orrville - Northwest Quarter, and 0.737 acres in the said City of Orrville - Northwest Quarter, 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 January 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 310 for survey.

Permanent Parcel Number: _____

Mark E. Purdy, P.S. #7307



SW-6117-closure.docx

Inverse With Area			Wed, Jan 29 2025 3:35:19 PM		
PntNo	Bearing	Distance	Northing	Easting	Description
PP			424464.54	2171981.76	
	N01°01'24"E	115.00			
PP			424579.52	2171983.81	
	N89°47'51"E	641.18			
PP			424581.78	2172624.99	
	S01°04'10"W	115.00			
PP			424466.80	2172622.85	
	S01°53'39"W	50.15			
PP			424416.68	2172621.19	
	S89°48'16"W	640.99			
PP			424414.49	2171980.20	
	N01°46'56"E	50.07			
PP			424464.54	2171981.76	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1612.40					
Area: 2.429 AC., 105815.6 SF.					

Inverse With Area			Wed, Jan 29 2025 2:57:09 PM		
PntNo	Bearing	Distance	Northing	Easting	Description
PP			424465.25	2172181.74	
	N89°47'51"E	441.11			
PP			424466.80	2172622.85	
	S01°53'39"W	50.15			
PP			424416.68	2172621.19	
	S89°48'16"W	441.01			
PP			424415.17	2172180.18	
	N01°46'56"E	50.10			
PP			424465.25	2172181.74	
Closure Error Distance> 0.0000					
Total Distance Inversed> 982.37					
Area: 0.507 AC., 22093.2 SF.					

Inverse With Area			Fri, Jan 31 2025 11:23:07 AM		
PntNo	Bearing	Distance	Northing	Easting	Description
PP			424464.54	2171981.76	
	N89°47'51"E	199.98			
PP			424465.25	2172181.74	
	S01°46'56"W	50.10			
PP			424415.17	2172180.18	
	S89°48'16"W	199.98			
PP			424414.49	2171980.20	
	N01°46'56"E	50.07			
PP			424464.54	2171981.76	
Closure Error Distance> 0.0000					
Total Distance Inversed> 500.13					
Area: 0.230 AC., 10009.7 SF.					