

# **LINGENFELTER SURVEYING LLC**

PROFESSIONAL LAND SURVEYING

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

Boundary description of a 23.782 acre parcel,

25-009

Situated in the Township of Canaan, T-17N; R-13W, Northeast Quarter of Section 4, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to S & A Asset Holding Company by Official Record Volume 971, Page 4547 of Wayne County Records and further bounded and described as follows:

Commencing at a 5/8 inch rebar found in Canaan Center Road, (County Road 51), and being the southeast corner of the Northeast Quarter of Section 4, Canaan Township;

Thence, N 02° 07' 35" W, 1540.00 feet along the Section Line and with Canaan Center Road to a railroad spike found in the intersection with West Salem Road, (County Road 70), and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. **S 83° 06' 59" W, 745.16 feet** with West Salem Road to a railroad spike found witnessed by a 5/8 inch rebar with I.D. cap "Rudolph" found N 06° 52' 17" W, 30.00 feet;
2. **N 06° 52' 17" W, 637.17 feet** along the Grantor's westerly line and the easterly line of the lands conveyed to David W. & Mary T. Schultz by Official Record Volume 969, Page 4623 of Wayne County records to a 5/8 inch rebar with I.D. cap "Rudolph" found;
3. **S 83° 07' 43" W, 532.49 feet** along the Grantor's southerly line and the northerly line of said Schultz lands to a 5/8 inch rebar with I.D. cap "Lingenfelter" found on the easterly line of the lands conveyed to Raymond D. & Alyssa Desantis by Official Record Volume 925, Page 3379 of Wayne County Records;
4. **N 01° 58' 51" W, 544.30 feet** along the Grantor's westerly line and the easterly line of said Desantis lands to a point on the southerly line of the lands conveyed to Curt Fleming by Official Record Volume 963, Page 2774 of Wayne County Records witnessed by a 5/8 inch rebar found S 01° 58' 51" E, 0.24 feet;
5. **S 85° 19' 55" E, 1335.12 feet** along the Grantor's northerly line and the southerly line of said Fleming lands to a 5/8 inch rebar with I.D. cap "Gasbarre" found on the east line of said section;

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Page 2 (Description of 23.782 ac.)

6. **S 02° 03' 13" E, 915.49 feet** along said section line, the Grantor's easterly line and in part with Canaan Center Road to the principle place of beginning and containing within said bounds **23.782** 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 April 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 44 ; Page 51 for survey.

  
Jason J. Lingenfelter, P.S. #8499  
April 15, 2025



# **LINGENFELTER SURVEYING LLC**

PROFESSIONAL LAND SURVEYING

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

Boundary description of a 8.354 acre parcel,

25-009

Situated in the Township of Canaan, T-17N; R-13W, Northeast Quarter of Section 4, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to S & A Asset Holding Company by Official Record Volume 971, Page 4547 of Wayne County Records and further bounded and described as follows:

Commencing at a capped rebar set on the Wayne – Medina County Line and being the northeast corner of the Northeast Quarter of Section 4, Canaan Township;

Thence, N 89° 36' 37" W, 295.06 feet along the Wayne – Medina County Line and the north line of said quarter to a 3/4 inch rebar found in a monument box in Canaan Center Road, (County Road 51), witnessed by a 5/8 inch rebar with I.D. cap "SJL-INC" found N 89° 53' 34" W, 29.95 feet, and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. **S 32° 06' 13" E, 330.76 feet** along the Grantor's easterly line and with Canaan Center Road to a 2 inch MAG nail set;
2. Thence, along the Grantor's easterly line, with Canaan Center Road and a curve to the right having a radius of **954.93** feet, an arc length of **20.36** feet, a delta of **01° 13' 18"** and a chord bearing of **S 31° 29' 34" E** for a chord distance of **20.36** feet to a 2 inch MAG nail set;
3. **S 82° 11' 09" E, 120.95 feet** along the Grantor's northerly line and the southerly line of the lands conveyed to Curt Flening by Official Record Volume 963, Page 2774 of Wayne County Records to a capped rebar set on the east line of said section;
4. **S 02° 03' 13" E, 61.11 feet** along said section line and the Grantor's easterly line to a capped rebar set;
5. **N 85° 19' 55" W, 1334.99 feet** along the Grantor's southerly line and the northerly line of said Fleming lands to a point witnessed by a capped rebar set N 01° 58' 51" W, 30.00 feet;

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Page 2 (Description of 8.354 ac.)

6. **N 01° 58' 51" W, 268.50 feet** along the Grantor's westerly line and the easterly line of said Fleming lands to a capped rebar set on the Wayne – Medina County Line;
7. **S 89° 53' 34 " E, 1031.41 feet** along the Wayne – Medina County Line and the Grantor's northerly line to the principle place of beginning and containing within said bounds **8.354** 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 April 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 44 ; Page 51 for survey.

  
Jason J. Lingenfelter, P.S. #8499  
April 15, 2025



Deed Report

Tue Apr 15 14:42:33 2025

Deed Name: 8.354 ac

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 32°06'13" E	330.760	LINE					
S 31°29'34" E	20.360	CURVE R	954.930	20.360	1°13'18"	10.181	
							Rad-In: S 57°53'47" W Rad-Out: S 59°07'05" W
S 82°11'09" E	120.950	LINE					
S 02°03'13" E	61.110	LINE					
N 85°19'55" W	1334.990	LINE					
N 01°58'51" W	268.500	LINE					
S 89°53'34" E	1031.410	LINE					

Ending Coordinates: Northing -0.005, Easting 0.001

Area: 363887.08 S.F., 8.3537 Acres

Total Perimeter Distance: 3168.080

Closure Error Distance: 0.005 Error Bearing: S 16°58'20" E

Closure Precision: 1 in 662589.7

Deed Report

Tue Apr 15 14:32:52 2025

Deed Name: 23.782 Ac

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
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S 83°06'59" W	745.160	
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N 06°52'17" W	637.170	
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S 83°07'43" W	532.490	
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N 01°58'51" W	544.300	
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S 85°19'55" E	1335.120	
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S 02°03'13" E	915.490	
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Ending Coordinates: Northing -0.007, Easting -0.002

Area: 1035959.99 S.F., 23.7824 Acres

Total Perimeter Distance: 4709.730

Closure Error Distance: 0.007 Error Bearing: S 15°06'53" W

Closure Precision: 1 in 648465.5