

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



BOUNDARY DESCRIPTION OF 2.057 ACRE PARCEL

EW-2804

Situated in the Township of Chester, T-20N; R-14W, Northeast Quarter of Section 11, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Joshua & Joy Cutter in Volume 970, Page 713 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1-1/4" pipe found at the northwest corner of said Northeast Quarter;

Thence N 89° 49' 59" E, 376.41 feet along the north line of said Northeast Quarter to a 1" pipe found at the northeast corner of lands conveyed to Cynthia Lynn Crosby, Trustee in Volume 970, Page 710 also being a northwest corner of lands conveyed to Timberlane Holdings, LLC in Volume 902, Page 4812 of said Official Records and in Rice Hill Road ~ T.R. 124 (40') ~ witnessed by a ref. pin found S 89° 49' 59" W, 34.93 feet;

Thence S 08° 35' 16" E, 60.63 feet along a west line of said Timberlane Holdings, LLC lands to a southwest corner thereof and in said Rice Hill Road to the principal place of beginning of the parcel herein described ~ witnessed by a capped pin with I.D. cap marked "PURDY" found N 89° 42' 18" E, 30.33 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 89° 42' 18" E, 445.38 feet along a south line of said Timberlane Holdings, LLC lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. S 10° 44' 33" E, 206.15 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued 2.057 ac. on Page 2

Page 2 (Description 2.057 ac.)

3. **S 89° 54' 01" W, 442.06** feet along a new division line to an east line of aforesaid Crosby lands and in aforesaid Rice Hill Road ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 54' 01" E, 30.00 feet;
4. **N 11° 43' 51" W, 205.31** feet along an east line of said Crosby lands and in said Rice Hill Road to the place of beginning and containing within said bounds **2.057** 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 June 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 75 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 4.616 ACRE PARCEL

EW-2804

Situated in the Township of Chester, T-20N; R-14W, Northeast Quarter of Section 11, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Joshua & Joy Cutter in Volume 970, Page 713 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1-1/4" pipe found at the northwest corner of said Northeast Quarter;

Thence N 89° 49' 59" E, 376.41 feet along the north line of said Northeast Quarter to a 1" pipe found at the northeast corner of lands conveyed to Cynthia Lynn Crosby, Trustee in Volume 970, Page 710 also being a northwest corner of lands conveyed to Timberlane Holdings, LLC in Volume 902, Page 4812 of said Official Records and in Rice Hill Road ~ T.R. 124 (40') ~ witnessed by a ref. pin found S 89° 49' 59" W, 34.93 feet;

Thence S 08° 35' 16" E, 60.63 feet along an east line of said Crosby lands to a point ~ witnessed by a capped pin with I.D. cap marked "PURDY" found N 89° 42' 18" E, 30.33 feet also being in said Rice Hill Road;

Thence S 11° 43' 51" E, 205.31 feet along an east line of said Crosby lands and in said Rice Hill Road to the principal place of beginning of the parcel herein described ~ witnessed by a capped pin with I.D. cap marked "SJL, INC" set N 89° 54' 01" E, 30.00 feet;

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. **N 89° 54' 01" E, 442.06** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. **N 10° 44' 33" W, 206.15** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a south line of aforesaid Timberlane Holdings, LLC lands;

Continued 4.616 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 4.616 ac.)

3. N 89° 42' 18" E, 445.38 feet along a south line of said Timberlane Holdings, LLC lands to a 5/8" pin found;
4. S 10° 44' 33" E, 414.76 feet along a west line of said Timberlane Holdings, LLC lands to a 5/8" pin found;
5. S 86° 07' 02" W, 441.15 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
6. N 10° 44' 33" W, 206.15 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
7. S 89° 54' 01" W, 441.52 feet along a new division line to an east line of aforesaid Crosby lands and in aforesaid Rice Hill Road ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 54' 01" E, 30.00 feet;
8. N 11° 43' 51" W, 30.63 feet along an east line of said Crosby lands and in said Rice Hill Road to the place of beginning and containing within said bounds 4.616 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 June 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 75 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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BOUNDARY DESCRIPTION OF 2.045 ACRE PARCEL

EW-2804

Situated in the Township of Chester, T-20N; R-14W, Northeast Quarter of Section 11, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Joshua & Joy Cutter in Volume 970, Page 713 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1-1/4" pipe found at the northwest corner of said Northeast Quarter;

Thence N 89° 49' 59" E, 376.41 feet along the north line of said Northeast Quarter to a 1" pipe found at the northeast corner of lands conveyed to Cynthia Lynn Crosby, Trustee in Volume 970, Page 710 also being a northwest corner of lands conveyed to Timberlane Holdings, LLC in Volume 902, Page 4812 of said Official Records and in Rice Hill Road ~ T.R. 124 (40') ~ witnessed by a ref. pin found S 89° 49' 59" W, 34.93 feet;

Thence S 08° 35' 16" E, 60.63 feet along an east line of said Crosby lands to a point ~ witnessed by a capped pin with I.D. cap marked "PURDY" found N 89° 42' 18" E, 30.33 feet also being in said Rice Hill Road;

Thence S 11° 43' 51" E, 235.94 feet along an east line of said Crosby lands and in said Rice Hill Road to the principal place of beginning of the parcel herein described ~ witnessed by a capped pin with I.D. cap marked "SJL, INC" set N 89° 54' 01" E, 30.00 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 89° 54' 01" E, 441.52 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. S 10° 44' 33" E, 206.15 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued 2.045 ac. on Page 2

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Page 2 (Description 2.045 ac.)

3. **S 89° 54' 01" W, 437.89** feet along a new division line to an east line of aforesaid Crosby lands and in aforesaid Rice Hill Road ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 54' 01" E, 30.00 feet;
4. **N 11° 43' 51" W, 206.85** feet along an east line of said Crosby lands and in said Rice Hill Road to the place of beginning and containing within said bounds **2.045** 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 June 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.

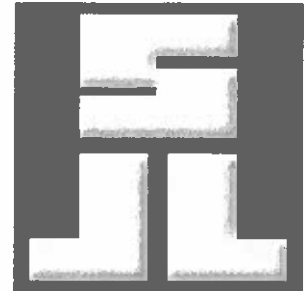
See Wayne County Survey Records Volume yy ; Page 75 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 1.993 ACRE PARCEL

EW-2804

Situated in the Township of Chester, T-20N; R-14W, Northeast Quarter of Section 11, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Joshua & Joy Cutter in Volume 970, Page 713 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1-1/4" pipe found at the northwest corner of said Northeast Quarter;

Thence N 89° 49' 59" E, 376.41 feet along the north line of said Northeast Quarter to a 1" pipe found at the northeast corner of lands conveyed to Cynthia Lynn Crosby, Trustee in Volume 970, Page 710 also being a northwest corner of lands conveyed to Timberlane Holdings, LLC in Volume 902, Page 4812 of said Official Records and in Rice Hill Road ~ T.R. 124 (40') ~ witnessed by a ref. pin found S 89° 49' 59" W, 34.93 feet;

Thence S 08° 35' 16" E, 60.63 feet along an east line of said Crosby lands to a point ~ witnessed by a capped pin with I.D. cap marked "PURDY" found N 89° 42' 18" E, 30.33 feet also being in said Rice Hill Road;

Thence S 11° 43' 51" E, 442.79 feet along an east line of said Crosby lands and in said Rice Hill Road to the principal place of beginning of the parcel herein described ~ witnessed by a capped pin with I.D. cap marked "SJL, INC" set N 89° 54' 01" E, 30.00 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 89° 54' 01" E, 437.89** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. **S 12° 10' 32" E, 202.40** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued 1.993 ac. on Page 2

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Page 2 (Description 1.993 ac.)

3. **S 89° 54' 01" W, 439.50** feet along a new division line to an east line of aforesaid Crosby lands and in aforesaid Rice Hill Road ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 54' 01" E, 30.63 feet;
4. **N 11° 43' 51" W, 202.07** feet along an east line of said Crosby lands and in said Rice Hill Road to the place of beginning and containing within said bounds **1.993** 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 June 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 75 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



EW-2084-surl-closure.docx

Inverse With Area				Wed, Jun 18 2025 1:39:46 PM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			444952.99	2100688.48	
	N89°42'18"E	445.38			
PP			444955.28	2101133.86	
	S10°44'33"E	206.15			
PP			444752.74	2101172.28	
	S89°54'01"W	442.06			
PP			444751.97	2100730.22	
	N11°43'51"W	205.31			
PP			444952.99	2100688.48	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1298.90					
Area: 2.057 AC., 89594.1 SF.					

Inverse With Area				Wed, Jun 18 2025 1:42:17 PM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			444751.97	2100730.22	
	N89°54'01"E	442.06			
PP			444752.74	2101172.28	
	N10°44'33"W	206.15			
PP			444955.28	2101133.86	
	N89°42'18"E	445.38			
PP			444957.57	2101579.23	
	S10°44'33"E	414.76			
PP			444550.08	2101656.54	
	S86°07'02"W	441.15			
PP			444520.21	2101216.40	
	N10°44'33"W	206.15			
PP			444722.75	2101177.97	
	S89°54'01"W	441.52			
PP			444721.98	2100736.45	
	N11°43'51"W	30.63			
PP			444751.97	2100730.22	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2627.81					
Area: 4.616 AC., 201064.6 SF.					

Inverse With Area				Wed, Jun 18 2025 1:42:54 PM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			444721.98	2100736.45	
	N89°54'01"E	441.52			
PP			444722.75	2101177.97	
	S10°44'33"E	206.15			
PP			444520.21	2101216.40	
	S89°54'01"W	437.89			
PP			444519.45	2100778.51	
	N11°43'51"W	206.85			
PP			444721.98	2100736.45	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1292.42					
Area: 2.045 AC., 89087.6 SF.					

Inverse With Area

Wed, Jun 18 2025 1:43:34 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			444519.45	2100778.51	
	N89°54'01"E	437.89			
PP			444520.21	2101216.40	
	S12°10'32"E	202.40			
PP			444322.36	2101259.08	
	S89°54'01"W	439.50			
PP			444321.60	2100819.59	
	N11°43'51"W	202.07			
PP			444519.45	2100778.51	

Closure Error Distance> 0.0000

Total Distance Inversed> 1281.85

Area: 1.993 AC., 86826.2 SF.