

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



**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  
PntNo Bearing Distance Northing Easting Description  
PP N89°42'18"E 445.38 444952.99 2100688.48  
PP S10°44'33"E 206.15 444955.28 2101133.86  
PP S89°54'01"W 442.06 444752.74 2101172.28  
PP N11°43'51"W 205.31 444751.97 2100730.22  
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  
PntNo Bearing Distance Northing Easting Description  
PP N89°54'01"E 442.06 444751.97 2100730.22  
PP N10°44'33"W 206.15 444752.74 2101172.28  
PP N89°42'18"E 445.38 444955.28 2101133.86  
PP S10°44'33"E 414.76 444957.57 2101579.23  
PP S86°07'02"W 441.15 444550.08 2101656.54  
PP N10°44'33"W 206.15 444520.21 2101216.40  
PP S89°54'01"W 441.52 444722.75 2101177.97  
PP N11°43'51"W 30.63 444721.98 2100736.45  
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  
PntNo Bearing Distance Northing Easting Description  
PP N89°54'01"E 441.52 444721.98 2100736.45  
PP S10°44'33"E 206.15 444722.75 2101177.97  
PP S89°54'01"W 437.89 444520.21 2101216.40  
PP N11°43'51"W 206.85 444519.45 2100778.51  
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.