

LINGENFELTER SURVEYING LLC

PROFESSIONAL LAND SURVEYING

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

Boundary description of a 1.485 acre parcel, 26-001

Situated in the Township of Franklin, T-14N; R-13W, Northwest Quarter of Section 9, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to Virginia Ann Becker, Successor trustee of the Thomas G Shaffer Trust Dated 03/18/2010 by Official Record Volume 981, Page 4211 of Wayne County Records and further bounded and described as follows:

Commencing at a railroad spike found in the intersection of Moreland Road, (County Road 77), and Haas Road, (Township Road 90), and being the northeast corner of the Northwest Quarter of Section 9, Franklin Township;

Thence, N 89° 11' 07" W, 328.53 feet along the section line and with Moreland Road to a harrows tooth in the intersection of Moreland Road and Millersburg Road, (State Route 83);

Thence, S 21° 47' 27" W, 1252.19 feet with Millersburg Road to a point at the Grantor's northeasterly corner witnessed by a 3/4 inch iron pipe found N 89° 16' 11" W, 37.04 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. **S 21° 47' 27" W, 13.73 feet** along the Grantor's easterly line and with Millersburg Road to a point witnessed by a 5/8 inch rebar found S 68° 04' 56" E, 30.00 feet;
2. **S 22° 57' 28" W, 156.44 feet** along the Grantor's easterly line and with Millersburg Road to a point witnessed by a 5/8 inch rebar found S 62° 27' 23" E, 30.09 feet;
3. **S 24° 41' 54" W, 187.40 feet** along the Grantor's easterly line and with Millersburg Road to a point being the Grantor's southeasterly corner, a northeasterly corner of the lands conveyed to Matt & Diane Gress by Official Record Volume 758, Page 1401 of Wayne County Records and witnessed by a 1/2 inch pinch top iron pipe found N 68° 23' 03" W, 28.53 feet;

Continued on Page 2

Page 2 (Description of 1.485 ac.)

4. **N 68° 23' 03" W, 208.28 feet** along the Grantor's southerly line and a northerly line of said Gress lands to a 1/2 inch pinch top iron pipe found;
5. **N 26° 13' 32" E, 107.23 feet** along the Grantor's westerly line and a easterly line of said Gress lands to a 1/2 inch pinch top iron pipe found;
6. **N 27° 05' 35" E, 176.15 feet** along the Grantor's westerly line and a easterly line of said Gress lands to a 1/2 inch pinch top iron pipe found at the Grantor's northwesterly corner and on the southerly line of the lands conveyed to Alan S. & Lavonne A. Flickinger by Deed Volume 657, Page 548 of Wayne County Records;
7. **S 89° 16' 11" E, 210.46 feet** along the Grantor's northerly line and the southerly line of said Flickinger lands to the principal place of beginning and containing within said bounds **1.485** 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 January of 2026.

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 YY ; Page 265 for survey.


Jason J. Lingenfelter, P.S. #8499
January 13, 2026



Deed Report

Tue Jan 6 14:07:15 2026

Deed Name: 1.485 acres
Starting Coordinates: Northing 0.000, Easting 0.000
Distance Units: Feet

Bearing	Distance	Description
S 21°47'27" W	13.730	
S 22°57'28" W	156.440	
S 24°41'54" W	187.400	
N 68°23'03" W	208.280	
N 26°13'32" E	107.230	
N 27°05'35" E	176.150	
S 89°16'11" E	210.460	

Ending Coordinates: Northing 0.002, Easting 0.001

Area: 64673.73 S.F., 1.4847 Acres
Total Perimeter Distance: 1059.690
Closure Error Distance: 0.003 Error Bearing: N 24°40'09" E
Closure Precision: 1 in 423484.2