

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



BOUNDARY DESCRIPTION OF 4.586 ACRE PARCEL

SW-5748A

Situated in the Township of Chester, T-20N; R-14W, Northeast and Northwest Quarters of Section 2, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Michael P. Jackson in Volume 886, Page 2665 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone found marking the southeast corner of said Northwest Quarter ~ witnessed by a pin found on south side;

Thence N 89° 15' 19" W, 57.17 feet along the south line of said Northwest Quarter to a southeast corner of lands conveyed to Wyckoff Away Farms, LLC in Volume 886, Page 3193 of said Official Records and in Rice Hill Road (T.R. 124) ~ witnessed by a capped pin with I.D. cap marked "GASBARRE" found N 89° 15' 19" W, 49.65 feet;

Thence N 08° 35' 07" W, 393.47 feet along an east line of said Wyckoff Away Farm, LLC lands and in Rice Hill Road to a northwest corner of lands conveyed to Thomas M. Jackson in Volume 886, Page 2668 of said Official Records and being the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" capped pin with I.D. cap marked "SJL, INC" found S 00° 00' 00" E, 20.00 feet:

THENCE WITH THE FOLLOWING TWELVE (12) COURSES:

1. continuing N 08° 35' 07" W, 345.64 feet along an east line said Wyckoff Away Farms, LLC lands and in Rice Hill Road to the southwest corner lands conveyed to Michael P. Jackson in Volume 618, Page 2246 of said Official Records ~ witnessed by a capped pin with I.D. cap marked "SHAMP" found S 68° 58' 26" E, 29.33 feet;
2. S 68° 58' 26" E, 156.36 feet along a southerly line of said Jackson lands to a 5/8" rebar found;

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3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
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3. **S 83° 52' 31" E, 220.73** feet along a southerly line of said Jackson lands, passing through the quarter section line at a distance of 27.91 feet, to a 5/8" rebar found;
4. **S 07° 03' 25" E, 95.14** feet along a westerly line of said Jackson lands to a 5/8" rebar found;
5. **S 18° 32' 10" E, 116.17** feet along a westerly line of said Jackson lands to a 5/8" rebar found;
6. **N 73° 43' 59" E, 122.04** feet along the southerly line of said Jackson lands to 1" pinch top pipe found;
7. **N 05° 38' 35" E, 97.59** feet along an easterly line of said Jackson lands to a 1" pinch top pipe found;
8. **N 10° 58' 34" W, 149.55** feet along an easterly line of said Jackson lands to a 5/8" rebar found;
9. **S 89° 57' 54" E, 333.07** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a west line of lands conveyed to Kerry L. Amstutz in Volume 387, Page 135 of said Official Records;
10. **S 00° 43' 08" E, 192.31** feet along a west line of said Amstutz lands to a capped pin with I.D. cap marked "RUDOLPH" found marking the southwest corner thereof and on a northerly line of aforesaid Thomas M. Jackson lands;
11. **S 61° 37' 40" W, 301.30** feet along a northerly line of said Jackson lands to a 1" pipe found;
12. **N 90° 00' 00" W, 531.09** feet along the north line of said Jackson lands, passing through the quarter section line at a distance of 411.59 feet, to the place of beginning and containing within said bounds **4.586** acres of land, more or less of which 1.021 acres in said Northwest Quarter and 3.564 acres in said Northeast Quarter, 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 October of 2025.

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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 280 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 10.310 ACRE PARCEL

SW-5748A

Situated in the Township of Chester, T-20N; R-14W, Northeast and Northwest Quarters of Section 2, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Michael P. Jackson in Volume 886, Page 2665 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone found marking the southeast corner of said Northwest Quarter ~ witnessed by a pin found on south side;

Thence N 89° 15' 19" W, 57.17 feet along the south line of said Northwest Quarter to a southeast corner of lands conveyed to Wyckoff Away Farms, LLC in Volume 886, Page 3193 of said Official Records in Rice Hill Road (T.R. 124) ~ witnessed by a capped pin with I.D. cap marked "GASBARRE" found N 89° 15' 19" W, 49.65 feet;

Thence N 08° 35' 07" W, 800.46 feet along an east line of said Wyckoff Away Farm, LLC lands to a 5/8" rebar found and in Rice Hill Road;

Thence N 02° 01' 23" W, 113.68 feet along an east line of said Wyckoff Away Farms, LLC lands and in Rice Hill Road to the northwest corner of lands conveyed to Michael P. Jackson in Volume 618, Page 2246 of said Official Records to the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 46° 08' 48" E, 36.04 feet:

THENCE WITH THE FOLLOWING NINE (9) COURSES:

1. continuing N 02° 01' 23" W, 567.27 feet along an east line of said Wyckoff Away Farms, LLC lands and in Rice Hill Road to a 5/8" rebar found at a point of curvature;

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2. northeasterly **261.30** feet along the arc of a curve deflecting to the right, said curve having a radius of 377.71 feet, a central angle of 39° 38' 15" and a chord which bears N 17° 47' 44" E, 256.12 feet along an east line of said Wyckoff Away Farms, LLC lands and lands conveyed to Terri Beth Moore in Volume 806, Page 1793 of said Official Records also being in Rice Hill Road to a 5/8" rebar found;
3. **N 37° 36' 52" E, 158.71** feet along an easterly line of said Moore lands and in Rice Hill Road to a point of curvature;
4. northeasterly **75.65** feet along the arc of a curve deflecting to the left, said curve having a radius of 756.56 feet, a central angle of 05° 43' 44" and a chord which bears N 34° 45' 00" E, 75.62 feet along an easterly line of said Moore lands and in Rice Hill Road to the southeast corner thereof ~ witnessed by a 5/8" rebar found S 00° 41' 51" W, 40.27 feet;
5. **S 00° 31' 40" W, 796.29** feet along the west lines of lands conveyed to John Dechant in Volume 37, Page 982 and John A. & Deborah S. Bowman in Volume 102, Page 757 of said Official Records to a 1" pinch top pipe found;
6. **N 89° 12' 12" E, 513.01** feet along the south line of said Bowman lands to a 3/4" pipe found;
7. **N 89° 18' 04" E, 149.81** feet along the south line of said Bowman lands to a capped pin with I.D. cap marked "RUDOLPH" found on a west line of lands conveyed to Kerry L. Amstutz in Volume 387, Page 135 of said Official Records;
8. **S 00° 43' 08" E, 391.93** feet along a west line of said Amstutz lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
9. **N 89° 57' 54" W, 670.89** feet along a new division line, passing through a 5/8" rebar at a distance of 333.07 feet, and along a north line of aforesaid Michael P. Jackson lands to a 5/8" rebar found;
10. **N 46° 10' 15" W, 260.14** feet along a northerly line of said Jackson lands, passing through the quarter section line at a distance of 0.43 feet, to the place of beginning and containing within said bounds **10.310** acres of land of which 4.380 acres is in the Northwest Quarter and 5.930 acres is in said Northeast Quarter, more or less, and subject to all legal highways and easements of record.

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Page 3 (Description 10.310 ac.)

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October 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 280 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307

