

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



**BOUNDARY DESCRIPTION OF 20.865 ACRE PARCEL**

SW-6157

Situated in the Township of Canaan, T-17N; R-13W, Northeast Quarter of Section 28, County of Wayne, and State of Ohio:

Known as being lands conveyed to Bonnie K. Fetzer in Volume 960, Page 1941 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" solid pin found marking the northeast corner of said Northeast Quarter and in the intersection of Steiner Road ~ T.R. 100 and Canaan Center Road ~ T.R. 51;

Thence S 88° 36' 08" W, 330.04 feet along the north line of the Northeast Quarter and in Steiner Road to a mag nail found marking the northwest corner of lands conveyed to Gregory D. & Mary Fetzer in Volume 835, Page 1460 of said Official Records and being the principal place of beginning of the parcel herein described ~ witnessed by a capped pin with I.D. cap marked "Laurila" found S 01° 50' 56" E, 22.42 feet:

**THENCE WITH THE FOLLOWING EIGHT (8) COURSES:**

1. **S 01° 50' 56" E, 692.15** feet along the west line of said Fetzer to a 5/8" rebar found;
2. **N 88° 08' 14" E, 330.02** feet along the south line of said Fetzer lands to a mag nail found on the east line of the Northeast Quarter and being in Canaan Center Road;
3. **S 01° 50' 53" E, 260.73** feet along the east line of the Northeast Quarter and in Canaan Center Road marking a northeast corner of lands conveyed to Dale E. & Jane K. Gasser, Trustees in Volume 596, Page 2673 of said Official Records ~ witnessed by a 3/4" pipe found S 88° 33' 44" W, 25.02 feet;
4. **S 88° 33' 44" W, 1351.06** feet along a north line of said Gasser lands to a post found;

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5. **N 01° 38' 58" W, 610.57** feet along an east line of said Gasser lands to a 5/8" rebar found marking a southwest corner of lands conveyed to Jeffery & Bonnie Burnside in Volume 682, Page 961 of said Official Records;
6. **N 88° 35' 37" E, 308.50** feet along south lines of said Burnside lands and lands conveyed to Steven & Cynthia Mairs in Volume 667, Page 120 of Wayne County Deed Records to a point ~ witnessed by an unreadable capped pin found N 06° 46' 07" W, 0.74 feet;
7. **N 33° 38' 08" E, 415.84** feet to a point on the north line of the Northeast Quarter and in Steiner Road ~ witnessed by an unreadable capped pin found S 33° 38' 08" W, 30.31 feet;
8. **N 88° 36' 08" E, 469.02** feet along the north line of the Northeast Quarter and in Steiner Road to the place of beginning and containing within said bounds **20.865** 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 April of 2026.

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 283 for survey.

Permanent Parcel Number: \_\_\_\_\_



Mark E. Purdy, P.S. #7307



SW-6157-closure.docx

Tue, Mar 31 2026 9:19:35 AM

Inverse With Area					
PntNo	Bearing	Distance	Northing	Easting	Description
PP			460763.78	2123763.03	
	S01°50'56"E	692.15			
7			460071.99	2123785.36	
	N88°08'14"E	330.02			
PP			460082.71	2124115.21	
	S01°50'53"E	260.73			
PP			459822.12	2124123.62	
	S88°33'44"W	1351.06			
PP			459788.22	2122772.98	
	N01°38'58"W	610.57			
12			460398.55	2122755.40	
	N88°35'37"E	308.50			
11			460406.12	2123063.81	
	N33°38'08"E	415.84			
PP			460752.34	2123294.15	
	N88°36'08"E	469.02			
PP			460763.78	2123763.03	

Closure Error Distance> 0.0000  
Total Distance Inversed> 4437.90  
Area: 20.865 AC., 908882.7 SF.