

LINGENFELTER SURVEYING LLC

PROFESSIONAL LAND SURVEYING

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

Boundary description of a 3.034 acre parcel,

25-046

Situated in the Township of Plain, T-19N; R-14W, Northeast Quarter of Section 34 and Northwest Quarter of Section 35, County of Wayne, and State of Ohio:

Known as being part of the lands conveyed to Joshua C. Moorefield by Official Record Volume 887, Page 5833 of Wayne County Records and further bounded and described as follows:

Commencing at a three inch capped pipe found in Springville Road, (Township Road 234), and being the southeast corner of the Northeast Quarter of Section 34, Plain Township;

Thence, N 01° 15' 40" E, 1017.85 feet along the section line and with Springville Road to a MAG nail found in the intersection with Kister Road, (Township Road 34), at the Grantor's northeasterly corner and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING TEN (10) COURSES:

1. **N 51°21' 28" W, 508.54 feet** along the Grantor's southwesterly line and with Kister Road to a point witnessed by a capped rebar set N 38° 18' 54" E, 30.00 feet;
2. **N 38° 18' 54" E, 302.00 feet** through the Grantor's lands to a capped rebar set;
3. **S 63° 44' 36" E, 255.18 feet** through the Grantor's lands, passing the Northeast Quarter Section 34 – Northwest Quarter Section 35 line at 245.07 feet to a point in Springville Road witnessed by a capped rebar set N 63° 44' 36" E, 30.00 feet;
4. **S 01° 04' 37" E, 213.15 feet** along the Grantor's easterly line and with Springville Road to a MAG nail found;
5. **S 00° 27' 25" W, 51.94 feet** along the Grantor's easterly line and with Springville Road to a MAG nail found;

Continued on Page 2

Page 2 (Description of 3.034 ac.)

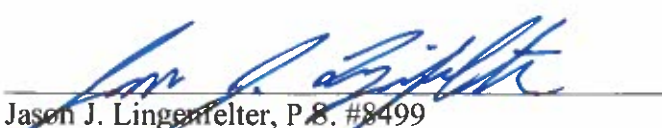
6. **S 03° 05' 07" W, 49.60 feet** along the Grantor's easterly line and with Springville Road to a MAG nail found;
7. **S 05° 55' 46" W, 49.37 feet** along the Grantor's easterly line and with Springville Road to a MAG nail found;
8. **S 14° 24' 07" W, 46.04 feet** along the Grantor's easterly line and with Springville Road to a MAG nail found;
9. **N 52° 16' 58" W, 3.13 feet** along the Grantor's southerly line and through Springville Road to a MAG nail found;
10. **S 01° 15' 40" W, 35.27 feet** along the Grantor's easterly line and with Springville Road to the principal place of beginning and containing within said bounds **3.034** acres of land, more or less, of which 2.900 acres are situated in the Northeast Quarter of Section 34 and 0.134 of an acre is situated in the Northwest Quarter of Section 35, but as one, 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.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER 8499".

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 44; Page 347 for survey.


Jason J. Lingenfelter, P.S. #8499
April 24, 2026



Deed Report

Wed Jan 28 10:37:42 2026

Deed Name: 3.034 Ac

Starting Coordinates: Northing 0.000, Easting 0.000

Distance Units: Feet

Bearing	Distance	Description
N 51°21'28" W	508.540	
N 38°18'54" E	302.000	
S 63°44'36" E	255.180	
S 01°04'37" E	213.150	
S 00°27'25" W	51.940	
S 03°05'07" W	49.600	
S 05°55'46" W	49.370	
S 14°24'07" W	46.040	
N 52°16'58" W	3.130	
S 01°15'40" W	35.270	

Ending Coordinates: Northing -0.000, Easting 0.005

Area: 132152.15 S.F., 3.034 Acres

Total Perimeter Distance: 1514.220

Closure Error Distance: 0.005 Error Bearing: S 85°24'38" E

Closure Precision: 1 in 334324.4