

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



BOUNDARY DESCRIPTION OF 22.587 ACRE PARCEL

SW-4725D

Situated in the Township of Chippewa, T-18N; R-11W, Northeast Quarter of Section 29, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Darlene Acker Successor Trustee in Volume 987, Page 1672 & Volume 987, Page 1680 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" pipe found marking the northeast corner of said Northeast Quarter and in Porr Road (T.R. 261);

Thence S 01° 27' 39" E, 737.29 feet along the east line of said Northeast Quarter to a R.R. spike found marking the southeast corner of lands conveyed to Ryan & Laura Rigganbach in Volume 610, Page 1380 of said Official Records and in an intersection with Warwick Road (C.R. 116) and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING TEN (10) COURSES:

1. continuing S 01° 27' 39" E, 722.88 feet along an east line of said Northeast Quarter and in Porr Road to a mag nail set;
2. N 56° 48' 06" W, 226.27 feet along a new division line to a point in Red Run stream ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 70° 46' 46" E, 46.55 feet;
3. N 57° 24' 27" W, 406.25 feet along a new division line to a point in Red Run stream ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 47° 05' 06" W, 10.00 feet;

Continued 22.587 ac. on Page 2

Page 2 (Description 22.587 ac.)

4. **N 28° 31' 27" W, 249.68** feet along a new division line to a point in Red Run stream ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 40° 04' 06" E, 40.00 feet;
5. **S 40° 08' 26" W, 656.11** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
6. **N 88° 59' 03" W, 260.00** feet along a new division line to a capped pin with I.D. cap marked "MOINE" found marking a southeast corner of Kathleen & Franco Barile in Volume 943, Page 2356 of said Official Records;
7. **N 01° 31' 48" W, 1039.67** feet along an east line of said Barile lands to a mag nail found marking a southeast corner of lands conveyed to Donald D. Kosier, Trustee in Volume 900, Page 2046 of said Official Records and in Warwick Road ~ witnessed by a capped pin with I.D. cap marked "MOINE" found S 01° 31' 48" E, 30.28 feet;
8. **S 85° 18' 50" E, 463.88** feet in said Warwick Road to a 1" solid pin found in a monument box;
9. **S 67° 47' 19" E, 380.99** feet in said Warwick Road, passing through a mag nail found at a distance of 277.97 feet, and along a south line of lands conveyed to Ryan & Laura Riggenbach in Volume 920, Page 1675 of said Official Records to a 1" solid pin found in a monument box;
10. **S 69° 16' 08" E, 564.61** feet along south lines of said Riggenbach lands and aforesaid Riggenbach lands and in said Warwick Road to the place of beginning and containing within said bounds **22.587** 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 May 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.

Continued 22.587 ac. on Page 3

Page 3 (Description 22.587 ac.)

See Wayne County Survey Records Volume yy ; Page 363 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 22.611 ACRE PARCEL

SW-4725D

Situated in the Township of Chippewa, T-18N; R-11W, Northeast Quarter of Section 29, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Darlene Acker Successor Trustee in Volume 987, Page 1672 & Volume 987, Page 1680 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" pipe found marking the northeast corner of said Northeast Quarter and in Porr Road (T.R. 261);

Thence S 01° 27' 39" E, 1460.17 feet along the east line of said Northeast Quarter, passing through a R.R. spike found at a distance of 737.29 feet in an intersection with Warwick Road (C.R. 116), to a mag nail set and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. continuing S 01° 27' 39" E, 531.22 feet along an east line of said Northeast Quarter and in Porr Road to a 1" pipe found marking a northeast corner of lands conveyed to Damon W. Frame in Volume 855, Page 560 of said Official Records;
2. N 88° 59' 03" W, 1332.23 feet along a north line of said Frame lands to an east line of lands conveyed to Randall H. & Marlys M. Zeigler Co-Trustees in Volume 659, Page 1711 of said Official Records ~ witnessed by a stone found S 88° 59' 03" E, 0.53 feet;
3. N 01° 31' 48" W, 572.76 feet along an east line of said Zeigler lands to a capped pin with I.D. cap marked "MOINE" found marking a southeast corner of lands conveyed to Kathleen & Franco Barile in Volume 943, Page 2356 of said Official Records;

Continued 22.611 ac. on Page 2

Page 2 (Description 22.611 ac.)

4. **S 88° 59' 03" E, 260.00** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
5. **S 40° 08' 26" W, 656.11** feet along a new division line to a point in Red Run stream ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 40° 04' 06" W, 40.00 feet;
6. **S 28° 31' 27" E, 249.68** feet along a new division line to a point in Red Run stream ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 47° 05' 06" W, 10.00 feet;
7. **S 57° 24' 27" E, 406.25** feet along a new division line to a point in Red Run stream ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 70° 46' 46" E, 46.55 feet;
8. **S 56° 48' 06" E, 226.27** feet along a new division line to the place of beginning and containing within said bounds **22.611** 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 May 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 363 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-4725D-closure2.docx

Inverse With Area				Thu, Apr 30 2026 2:51:32 PM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			460915.65	2182868.56	
	S01°27'39"E	722.88			
8010			460193.00	2182886.98	
	N56°48'06"W	226.27			
8008			460316.89	2182697.65	
	N57°24'27"W	406.25			
8007			460535.73	2182355.37	
	N28°31'27"W	249.68			
8004			460755.10	2182236.14	
	S40°08'26"W	656.11			
8003			460253.52	2181813.17	
	N88°59'03"W	260.00			
8002			460258.13	2181553.21	
	N01°31'48"W	1039.67			
8000			461297.43	2181525.45	
	S85°18'50"E	463.88			
15			461259.53	2181987.78	
	S67°47'19"E	380.99			
PP			461115.51	2182340.50	
	S69°16'08"E	564.61			
PP			460915.65	2182868.56	
Closure Error Distance> 0.0000					
Total Distance Inversed> 4970.34					
Area: 22.587 AC., 983896.6 SF.					

Inverse With Area				Thu, Apr 30 2026 2:53:01 PM	
PntNo	Bearing	Distance	Northing	Easting	Description
8010			460193.00	2182886.98	
	S01°27'39"E	531.22			
PP			459661.95	2182900.52	
	N88°59'03"W	1332.23			
PP			459685.57	2181568.51	
	N01°31'48"W	572.76			
8002			460258.13	2181553.21	
	S88°59'03"E	260.00			
8003			460253.52	2181813.17	
	N40°08'26"E	656.11			
8004			460755.10	2182236.14	
	S28°31'27"E	249.68			
8007			460535.73	2182355.37	
	S57°24'27"E	406.25			
8008			460316.89	2182697.65	
	S56°48'06"E	226.27			
8010			460193.00	2182886.98	
Closure Error Distance> 0.0000					
Total Distance Inversed> 4234.53					
Area: 22.611 AC., 984954.7 SF.					