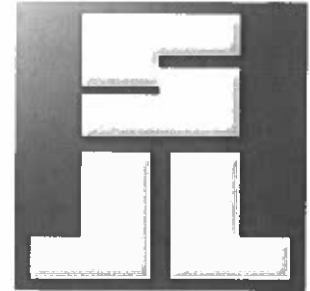


**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 0.491 ACRE PARCEL

EW-1768DA

Situated in the City of Wooster, T-16N; R-13W, Northwest Quarter of Section 35, County of Wayne, and State of Ohio:

Known as being a part of lands conveyed to SCG Holdings, LLC in Volume 578; Page 890 of Wayne County Official Records and further bounded and described as follows;

Beginning at a capped pin with I.D. cap marked "SJL, INC" found at the southwest corner of Lot 7635 in R/R of Lots 6863 & 7066 in Volume 21; Page 130 of Wayne County Plat Records;

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 89° 14' 38" W, 74.24** feet along the north right-of-way line of Benden Drive (60') to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. **N 01° 02' 30" W, 289.85** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the south line of Lot 7581 in Eagle square Subdivision #4 in Volume 21; Page 64 of said Plat Records;
3. **S 89° 12' 13" E, 73.22** feet along the south line of said Lot 7581 to a 5/8" iron bar found at the northwest corner of aforesaid Lot 7635;
4. **S 01° 14' 38" E, 289.91** feet along the west line of said Lot 7635 to the place of beginning and containing within said bounds **0.491** 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 June of 2024.


Continued on Page 2

Page 2 (Description 0.491 ac.)

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 XX ; Page 877 for survey.

Permanent Parcel Number: OUT OF 67-03690.010


Mark E. Purdy, P.S. #7307



EW-1768DA-closure.docx

NEW LOT Inverse With Area				Tue Jun 18 13:54:39 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
5			422292.27	2133051.68	
	N 88°07'24" E	359.85			
PP			422304.05	2133411.34	
	S 01°45'30" E	197.47			
PP			422106.67	2133417.40	
	S 89°12'13" W	151.09			
PP			422104.57	2133266.33	
	S 01°45'24" E	290.04			
1			421814.67	2133275.22	
	S 89°14'38" W	207.74			
PP			421811.93	2133067.50	
	N 01°02'30" W	289.85			
PP			422101.74	2133062.23	
	S 89°12'13" W	4.85			
PP			422101.67	2133057.38	
	N 01°42'42" W	190.68			
5			422292.27	2133051.68	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1691.58					
Area: 2.974 AC., 129559.2 SF.					

NEW LOT Inverse With Area				Tue Jun 18 13:56:12 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			422098.59	2132835.57	
	N 89°12'13" E	226.68			
PP			422101.74	2133062.23	
	S 01°02'30" E	289.85			
PP			421811.93	2133067.50	
	S 89°14'38" W	225.68			
PP			421808.95	2132841.84	
	N 01°14'22" W	289.70			
PP			422098.59	2132835.57	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1031.92					
Area: 1.505 AC., 65540.8 SF.					

TRANSFER Inverse With Area				Tue Jun 18 14:03:05 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			421812.91	2133141.74	
	S 89°14'38" W	74.24			
PP			421811.93	2133067.50	
	N 01°02'30" W	289.85			
PP			422101.74	2133062.23	
	N 89°12'13" E	73.22			
3			422102.75	2133135.44	
	S 01°14'38" E	289.91			
PP			421812.91	2133141.74	
Closure Error Distance> 0.0000					
Total Distance Inversed> 727.23					
Area: 0.491 AC., 21373.4 SF.					

STORM EASE. Inverse With Area				Tue Jun 18 13:56:46 2024	
PntNo	Bearing	Distance	Northing	Easting	Description

PP		422292.76	2133066.68
	N 01°42'42" W 95.00		
PP		422387.71	2133063.84
	N 88°07'24" E 20.00		
PP		422388.37	2133083.83
	S 01°42'42" E 95.00		
PP		422293.41	2133086.66
	S 88°07'24" W 20.00		
PP		422292.76	2133066.68

Closure Error Distance> 0.0000
 Total Distance Inversed> 230.00
 Area: 0.044 AC., 1900.0 SF.

Tue Jun 18 14:00:51 2024

PntNo	Bearing	Distance	Northing	Easting	Description
5			422292.27	2133051.68	
	N 01°42'42" W 20.00				
PP		422312.26	2133051.09		
	N 88°07'24" E 185.00				
PP		422318.32	2133235.99		
	S 01°42'42" E 20.00				
PP		422298.32	2133236.58		
	S 88°07'24" W 185.00				
5		422292.27	2133051.68		

Closure Error Distance> 0.0000
 Total Distance Inversed> 410.00
 Area: 0.085 AC., 3700.0 SF.

Tue Jun 18 14:01:29 2024

PntNo	Bearing	Distance	Northing	Easting	Description
5			422292.27	2133051.68	
	N 88°07'24" E 65.00				
PP		422294.39	2133116.65		
	S 01°42'42" E 191.91				
PP		422102.57	2133122.38		
	S 89°12'13" W 65.01				
PP		422101.67	2133057.38		
	N 01°42'42" W 190.68				
5		422292.27	2133051.68		

Closure Error Distance> 0.0000
 Total Distance Inversed> 512.60
 Area: 0.285 AC., 12434.1 SF.

Tue Jun 18 14:02:10 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP		421811.93	2133067.50		
	N 01°02'30" W 83.00				
PP		421894.92	2133065.99		
	N 89°14'38" E 72.00				
PP		421895.87	2133137.98		
	S 01°02'30" E 83.00				
PP		421812.88	2133139.49		
	S 89°14'38" W 72.00				
PP		421811.93	2133067.50		

Closure Error Distance> 0.0000
 Total Distance Inversed> 310.00
 Area: 0.137 AC., 5975.9 SF.