

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



**BOUNDARY DESCRIPTION OF 0.335 ACRE PARCEL**

SW-5112A

Situated in the Township of Baughman, T-17N; R-11W, Southeast & Southwest Quarters of Section 9, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Ellen E. Douglass, Trustee in Volume 890; Page 4358 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1-1/2" pipe found at the northwest corner of the Southeast Quarter of Section 9, also being the northeast corner of the Southwest Quarter of Section 9;

Thence S 00° 37' 44" E, 1979.86 feet along the quarter section line to a point on a southwesterly line of lands conveyed to Cat Land Co, LTD in Volume 873; Page 2257 and Volume 522; Page 91 of said Official Records and being the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. N 64° 49' 11" E, 143.90 feet along a southwesterly line of said Cat Land Co, LTD lands to 5/8" rebar found;
2. S 00° 37' 44" E, 218.88 feet along a west line of said Cat Land Co, LTD lands to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 00° 37' 44" E, 24.90 feet;
3. N 30° 33' 23" W, 62.75 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 54° 03' 48" W, 16.25 feet;
4. N 46° 44' 40" W, 72.15 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 26° 35' 34" W, 14.80 feet;

Continued on Page 2

Page 2 (Description 0.335 ac.)

5. N 61° 55' 18" W, 86.75 feet along a new division line, passing through the quarter section line at a distance of 54.25 feet, to a point on a southwesterly line of aforesaid Cat Land Co, LTD lands ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 64° 49' 11" W, 10.00 feet;
6. N 64° 49' 11" E, 31.33 feet along a southwesterly line of aforesaid of said Cat Land Co, Ltd lands to the place of beginning and containing within said bounds 0.335 acres of land of which 0.0099 acres is in the Southwest Quarter of Section 9 and 0.326 acres is in the Southeast Quarter of Section 9, 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 March of 2024.

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 116 for survey.

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

  
Mark E. Purdy, P.S. #7307



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



**BOUNDARY DESCRIPTION OF 1.842 ACRE PARCEL**

SW-5112A

Situated in the Township of Baughman, T-17N; R-11W, Southeast & Southwest Quarters of Section 9, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Ellen E. Douglass, Trustee in Volume 890; Page 4358 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1-1/2" pipe found at the northwest corner of the Southeast Quarter of Section 9, also being the northeast corner of the Southwest Quarter of Section 9;

Thence S 00° 37' 44" E, 1979.86 feet along the quarter section line to a point on a southwesterly line of lands conveyed to Cat Land Co, LTD in Volume 873; Page 2257 and Volume 522; Page 91 of said Official Records;

Thence S 64° 49' 11" W, 31.31 feet along a southwesterly line of said Cat Land Co, LTD lands to a point and being 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 64° 49' 11" W, 10.00 feet:

**THENCE WITH THE FOLLOWING SEVEN (7) COURSES:**

1. S 61° 55' 18" E, 86.75 feet along a new division line, passing through the quarter section line at a distance of 32.50 feet, to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 26° 35' 34" W, 14.80 feet;
2. S 46° 44' 40" E, 72.15 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 54° 03' 48" W, 16.25 feet;
3. S 30° 33' 23" E, 62.75 feet along a new division line to a point on a west line of aforesaid Cat Land Co, LTD lands ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 00° 37' 44" E, 24.90 feet;

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Page 2 (Description 1.842 ac.)

4. S 00° 37' 44" E, 101.79 feet along a west line of said Cat Land Co, LTD lands to a northwesterly line of lands conveyed to Steiner Limited Partnership in Volume 269; Page 266 of said Official Records and in Back Massillon Road (C.R. 29) ~ witnessed by a 5/8" iron bar found in the base of 12" pine tree N 00° 52' 59" W, 33.10 feet;
5. S 64° 49' 11" W, 325.00 feet along a northwesterly line of said Steiner Limited Partnership lands and in said Back Massillon Road to a southeast corner of lands conveyed to Barbara K. Stoll, Trustee in Volume 799; Page 2212 ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 00° 37' 44" W, 30.00 feet;
6. N 00° 37' 44" W, 320.67 feet to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the northeast corner thereof and on a southwesterly line of aforesaid Cat Land Co, LTD lands;
7. N 64° 49' 11" E, 149.77 feet along a southwesterly line of said Cat Land Co, LTD lands to the place of beginning and containing within said bounds 1.842 acres of land of which 1.204 acres is in the Southwest Quarter of Section 9 and 0.638 acres is in the Southeast Quarter of Section 9, 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 March of 2024.

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 116 for survey.

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

  
Mark E. Purdy, P.S. #7307



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



**BOUNDARY DESCRIPTION OF 78.703 ACRE PARCEL**

SW-5112A

Situated in the Township of Baughman, T-17N; R-11W, Southeast & Southwest Quarters of Section 9, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Ellen E. Douglass, Trustee in Volume 890; Page 4358 and Cat Land Co, LTD in Volume 522; Page 91 & Volume 873; Page 2257 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 1-1/2" pipe found at the northwest corner of the Southeast Quarter of Section 9, also being the northeast corner of the Southwest Quarter of Section 9:

**THENCE WITH THE FOLLOWING FIFTHTEEN (15) COURSES:**

1. **S 89° 59' 54" E, 999.47 feet** along the north line of the Southeast Quarter of Section 9 to a 5/8" capped pin with I.D. cap marked "PURDY" found at the northwest corner of lands conveyed to R. Stoll Farm Properties, LLC in Volume 703; Page 1618 of said Official Records;
2. **S 00° 33' 43" E, 664.84 feet** along the west line of said to R. Stoll Farm Properties, LLC lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set, in the center of an old rotted post & a nest of stones, at the northwest corner of lands conveyed to R. Stoll Farm Properties, LLC in Volume 703; Page 1613 of said Official Records;
3. **S 00° 31' 45" E, 1671.32 feet** along the west line of said to R. Stoll Farm Properties, LLC lands to a northeasterly line of lands conveyed to Steiner Limited Partnership in Volume 269; Page 266 of said Official Records and in Back Massillon Road (C.R. 29) ~ witnessed by a 2" pipe found in concrete N 00° 31' 45" W, 29.68 feet;

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Page 2 (Description 78.703 ac.)

4. **N 64° 55' 30" W, 419.01** feet along a northeasterly line of said Steiner Limited Partnership lands and in said Back Massillon Road to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
5. **S 88° 46' 28" W, 329.96** feet along a north line of said Steiner Limited Partnership lands and in said Back Massillon Road to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
6. **S 64° 49' 11" W, 172.98** along a northwesterly line of said Steiner Limited Partnership lands and in said Back Massillon Road to the southeast corner of aforesaid Douglass lands ~ witnessed by a 5/8" iron bar in base of 12" pine tree N 00° 52' 59" W, 33.10 feet;
7. **N 00° 37' 44" W, 101.79** feet along an east line of said Douglass lands to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 00° 37' 44" E, 24.90 feet;
8. **N 30° 33' 23" W, 62.75** feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 54° 03' 48" W, 16.25 feet;
9. **N 46° 44' 40" W, 72.15** feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 26° 35' 34" W, 14.80 feet;
10. **N 61° 55' 18" W, 86.75** feet along a new division line, passing through the quarter section line at a distance of 54.25 feet, to a point on a northerly line of aforesaid Douglass lands ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 64° 49' 11" W, 10.00 feet;
11. **S 64° 49' 11" W, 490.92** feet along the northerly lines of said Douglass lands, passing through a 5/8" rebar with I.D. cap marked "SJL, INC" set at a distance of 149.79 feet, and lands conveyed to Barbara K. Stoll, Trustee in Volume 799; Page 2212 to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the northwest corner thereof and on the east line of lands conveyed to Ralph C. & Lisa M. Stoll in Volume 860; Page 618 of said Official Records;
12. **N 00° 29' 48" W, 1751.38** feet along an east line of said Stoll lands to a 10"x20" stone found, with a 5/8" rebar bent over, at the northeast corner thereof;

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Page 3 (Description 78.703 ac.)

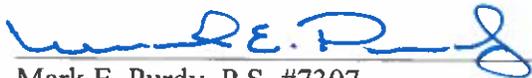
13. S 89° 36' 50" W, 578.03 feet along a north line of said Stoll lands to a 5/8" iron bar found at a southwest corner of lands conveyed to Cat Land Co, LTD in Volume 501; Page 499 of said Official Records;
14. N 00° 27' 21" W, 447.48 feet along an east line of said Cat Land Co, LTD lands to a 5/8" iron bar found at the northeast corner thereof and on the north line of the Southwest Quarter of Section 9;
15. N 89° 36' 51" E, 1047.68 feet along the north line of the Southwest Quarter of Section 9 to the place of beginning and containing within said bounds 78.703 acres of land of which 28.603 acres is in the Southwest Quarter of Section 9 and 50.100 acres is in the Southeast Quarter of Section 9, 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 March of 2024.

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 110 for survey.

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



Mark E. Purdy, P.S. #7307



SW-5112A-closure.docx

Inverse With Area					Mon Mar 25 11:06:07 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			441455.94	2185377.98	
	S 61°55'18" E	86.75			
PP			441415.11	2185454.52	
	S 46°44'40" E	72.15			
PP			441365.67	2185507.06	
	S 30°33'23" E	62.75			
PP			441311.63	2185538.96	
	S 00°37'44" E	101.79			
PP			441209.84	2185540.08	
	S 64°49'11" W	325.00			
PP			441071.57	2185245.97	
	N 00°37'44" W	320.67			
PP			441392.22	2185242.45	
	N 64°49'11" E	149.77			
PP			441455.94	2185377.98	

Closure Error Distance> 0.0000  
Total Distance Inversed> 1118.88  
Area: 1.842 AC., 80218.8 SF.

Inverse With Area					Mon Mar 25 11:06:44 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			441469.27	2185406.34	
	N 64°49'11" E	143.90			
PP			441530.49	2185536.56	
	S 00°37'44" E	218.88			
PP			441311.63	2185538.96	
	N 30°33'23" W	62.75			
PP			441365.67	2185507.06	
	N 46°44'40" W	72.15			
PP			441415.11	2185454.52	
	N 61°55'18" W	86.75			
PP			441455.94	2185377.98	
	N 64°49'11" E	31.33			
PP			441469.27	2185406.34	

Closure Error Distance> 0.0000  
Total Distance Inversed> 615.76  
Area: 0.335 AC., 14576.5 SF.

Inverse With Area					Mon Mar 25 15:54:33 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			443449.01	2185384.61	
	S 89°59'54" E	999.47			
PP			443448.98	2186384.08	
	S 00°33'43" E	664.84			
PP			442784.17	2186390.59	
	S 00°31'45" E	1671.32			
PP			441112.92	2186406.03	
	N 64°55'30" W	419.01			
PP			441290.50	2186026.51	
	S 88°46'28" W	329.96			
PP			441283.44	2185696.62	
	S 64°49'11" W	172.98			
PP			441209.84	2185540.08	

PP	N 00°37'44" W 101.79	441311.63	2185538.96
PP	N 30°33'23" W 62.75	441365.67	2185507.06
PP	N 46°44'40" W 72.15	441415.11	2185454.52
PP	N 61°55'18" W 86.75	441455.94	2185377.98
PP	S 64°49'11" W 490.92	441247.07	2184933.71
PP	N 00°29'48" W 1751.38	442998.38	2184918.53
PP	S 89°36'50" W 578.03	442994.48	2184340.51
PP	N 00°27'21" W 447.48	443441.95	2184336.95
PP	N 89°36'51" E 1047.68	443449.01	2185384.61

Closure Error Distance> 0.0000  
 Total Distance Inversed> 8896.51  
 Area: 78.703 AC., 3428307.3 SF.