

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



BOUNDARY DESCRIPTION OF 5.860 ACRE PARCEL

SW-6117A

Situated in the Township of Baughman, T-17N; R-11W, Northwest Quarter of Section 31,
County of Wayne, State of Ohio:

Known as being part of lands conveyed to Xeldam, LLC in Volume 966, Page 3447 of Wayne
County Official Records and further bounded and described as follows;

Commencing at a capped pin with I.D. cap marked "H & A" found at the northwest corner of
said Northwest Quarter and in Wadsworth Road aka Main Street (S.R. 57);

Thence S 01° 46' 56" W, 1367.96 feet along the west line of said Northwest Quarter and in said
Wadsworth Road to a northwest corner of lands conveyed to Radiant Life Church of the
Assemblies of God in Volume 960, Page 5789 of said Official records ~ witnessed by a 1" pipe
found N 89° 10' 58" E, 61.74 feet;

Thence N 89° 10' 58" E, 1136.21 feet along the north lines of said Radiant Life Church of the
Assemblies of God lands and lands conveyed to David M. & Marilyn J. Link in Volume 923,
Page 651 and Albert W. & Carol S. Yeagley, Co-Trustees in Volume 908, Page 5611 of said
Official Records to the principal place of beginning of the parcel herein described ~ witnessed by
a 5/8" rebar with I.D. cap marked "SJL, INC" set N 00° 06' 07" E, 1.40 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 00° 06' 07" E, 419.19** feet along a new division line to a 5/8" rebar with I.D. cap
marked "SJL, INC" set;
2. **N 89° 10' 58" E, 609.01** feet along a new division line to a 5/8" rebar with I.D. cap
marked "SJL, INC" set on the west line of lands conveyed to 1897 Berry, LLC in
Volume 966, Page 3443 of said Official Records;

Continued 5.860 acre on Page 2

Page 2 (Description 5.860 ac.)

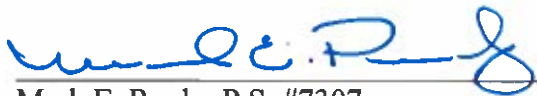
3. S 00° 06' 07" W, 419.19 feet along a west line of said 1897 Berry, LLC lands to a 3/4" solid pin found at a northeast corner of lands conveyed to Nicholas C. & Lisa M. Yeagley in Volume 903, Page 962 of said Official Records;
4. S 89° 10' 58" W, 609.01 feet along north lines of said Yeagley lands, passing through a 5/8" capped pin with I.D. cap marked "PURDY" 7307 found at a distance of 218.01 feet, and aforesaid Albert W. & Carol S. Yeagley lands to the place of beginning and containing within said bounds 5.860 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 2025.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

Survey: YY-056

Parcel: Out of 04-00653001



Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 17.582 ACRE PARCEL

SW-6117A

Situated in the Township of Baughman, T-17N; R-11W, Northwest & Southwest Quarters of Section 31, County of Wayne, State of Ohio:

Known as being part of lands conveyed to Xeldam, LLC in Volume 966, Page 3447 and lands conveyed to Albert W. & Carol S. Yeagley, Co-Trustees in Volume 908, Page 5611 of Wayne County Official Records and further bounded and described as follows;

Commencing at a capped pin with I.D. cap marked "H & A" found at the northwest corner of said Northwest Quarter and in Wadsworth Road aka Main Street (S.R. 57);

Thence S 01° 46' 56" W, 1367.96 feet along the west line of said Northwest Quarter and in said Wadsworth Road to a northwest corner of lands conveyed to Radiant Life Church of the Assemblies of God in Volume 960, Page 5789 of said Official Records ~ witnessed by a 1" pipe found N 89° 10' 58" E, 61.74 feet;

Thence N 89° 10' 58" E, 1031.22 feet along north lines of said Radiant Life Church of the Assemblies of God lands and lands conveyed to David M. & Marilyn J. Link in Volume 923, Page 651 of said Official Records to a 5/8" pin found at the northwest corner thereof and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOURTEEN (14) COURSES:

1. continuing N 89° 10' 58' 07" E, 145.99 feet to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 00° 06' 07" E, 1.40 feet;
2. N 00° 06' 07" E, 419.19 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued 17.582 acre on Page 2

Page 2 (Description 17.582 ac.)

3. **N 89° 10' 58" E, 609.01** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a west line of lands conveyed to 1897 Berry, LLC in Volume 966, Page 3443 of said Official Records;
4. **S 00° 06' 07" W, 419.19** feet along a west line of said 1897 Berry, LLC lands to a 3/4" solid pin found at a northeast corner of lands conveyed to Nicholas C. & Lisa M. Yeagley in Volume 903, Page 962 of said Official Records;
5. **S 89° 10' 58" W, 218.01** feet along a north line of said Yeagley lands to a 5/8" capped pin with I.D. cap marked "PURDY" 7307 found at a northwest corner thereof;
6. **S 00° 53' 09" W, 344.23** feet along a west line of said Yeagley lands to a 5/8" capped pin with I.D. cap marked "PURDY" 7307 found;
7. **S 88° 20' 55" W, 47.27** feet along a north line of said Yeagley lands to a 5/8" capped pin with I.D. cap marked "PURDY" 7307 found;
8. **S 00° 06' 07" W, 100.00** feet along a west line of said Yeagley lands to a 5/8" capped pin with I.D. cap marked "PURDY" 7307 found;
9. **N 88° 20' 55" E, 195.00** feet along a south line of said Yeagley lands to a 5/8" capped pin with I.D. cap marked "PURDY" 7307 found;
10. **S 00° 06' 07" W, 908.37** feet along a west line of said Yeagley lands, passing through the quarter section line at a distance of 891.15 feet, to a north line of lands conveyed to Kevin C. & Kathleen E. Nussbaum in Volume 857, Page 1489 of said Official Records and in Church Road (C.R. 7) ~ witnessed by a 5/8" capped pin with I.D. cap marked "PURDY" 7307 found N 00° 06' 07" E, 30.01 feet;
11. **S 88° 36' 49" W, 295.13** feet along north line of said Nussbaum lands and lands conveyed to Joyce E. Winget, Trustee in Volume 891, Page 2597 of said Official Records and in said Church Road to the southeast corner of lands conveyed to Mark J. & Deborah L. Coblentz in Volume 840, Page 1434 of said Official Records ~ witnessed by a capped pin with I.D. cap marked "RUDOLPH" found N 00° 06' 58" E, 22.39 feet;

Continued 17.582 acre on Page 3

Page 3 (Description 17.582 ac.)


12. **N 00° 06' 58" E, 882.19** feet along the east line of said Coblentz, passing through the quarter section line at a distance of 21.71 feet, to a 5/8" capped pin with I.D. cap marked "GASBARRE" found at the northeast corner thereof;
13. **S 89° 10' 34" W, 384.47** feet along the north line of said Coblentz lands to a 5/8" capped pin with I.D. cap marked "GASBARRE" found at the northwest corner thereof also being on an east line of aforesaid Link lands;
14. **N 00° 01' 17" E, 471.21** feet along an east line of said Link lands to the place of beginning and containing within said bounds **17.582** acres of land of which 17.450 acres is in said Northwest Quarter and 0.132 acres is in said Southwest Quarter, 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 2025.

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 56 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-6117A-closure.docx

Inverse With Area				Mon, May 12 2025 2:39:38 PM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			423114.03	2173116.30	
	N00°06'07"E	419.19			
PP			423533.22	2173117.05	
	N89°10'58"E	609.01			
PP			423541.91	2173726.00	
	S00°06'07"W	419.19			
PP			423122.71	2173725.25	
	S89°10'58"W	609.01			
PP			423114.03	2173116.30	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2056.41					
Area: 5.860 AC., 255261.6 SF.					

Inverse With Area				Mon, May 12 2025 2:41:40 PM	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			423111.95	2172970.33	
	N89°10'58"E	145.99			
PP			423114.03	2173116.30	
	N00°06'07"E	419.19			
PP			423533.22	2173117.05	
	N89°10'58"E	609.01			
PP			423541.91	2173726.00	
	S00°06'07"W	419.19			
PP			423122.71	2173725.25	
	S89°10'58"W	218.01			
PP			423119.60	2173507.26	
	S00°53'09"W	344.32			
PP			422775.33	2173501.94	
	S88°20'55"W	47.24			
PP			422773.97	2173454.72	
	S00°06'07"W	100.00			
PP			422673.97	2173454.54	
	N88°20'55"E	195.00			
PP			422679.59	2173649.46	
	S00°06'07"W	908.37			
PP			421771.22	2173647.84	
	S88°36'49"W	295.13			
PP			421764.08	2173352.80	
	N00°06'58"E	882.19			
PP			422646.26	2173354.58	
	S89°10'34"W	384.47			
PP			422640.74	2172970.15	
	N00°01'17"E	471.21			
PP			423111.95	2172970.33	
Closure Error Distance> 0.0000					
Total Distance Inversed> 5439.33					
Area: 17.582 AC., 765851.0 SF.					

Inverse With Area				Mon, May 12 2025	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			423111.95	2172970.33	

	N89°10'58"E	536.99		
PP			423119.60	2173507.26
	S00°53'09"W	344.32		
PP			422775.33	2173501.94
	S88°20'55"W	47.24		
PP			422773.97	2173454.72
	S00°06'07"W	100.00		
PP			422673.97	2173454.54
	N88°20'55"E	195.00		
PP			422679.59	2173649.46
	S00°06'07"W	891.15		
PP			421788.44	2173647.87
	S89°29'07"W	295.04		
PP			421785.79	2173352.84
	N00°06'58"E	860.48		
PP			422646.26	2173354.58
	S89°10'34"W	384.47		
PP			422640.74	2172970.15
	N00°01'17"E	471.21		
PP			423111.95	2172970.33

Closure Error Distance> 0.0000

Total Distance Inversed> 4125.90

Area: 11.590 AC., 504846.1 SF.

Inverse With Area

Mon, May 12 2025 2:43:26 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			421785.79	2173352.84	
	N89°29'07"E	295.04			
PP			421788.44	2173647.87	
	S00°06'07"W	17.22			
PP			421771.22	2173647.84	
	S88°36'49"W	295.13			
PP			421764.08	2173352.80	
	N00°06'58"E	21.71			
PP			421785.79	2173352.84	

Closure Error Distance> 0.0000

Total Distance Inversed> 629.11

Area: 0.132 AC., 5743.3 SF.