

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



BOUNDARY DESCRIPTION OF 0.121 ACRE PARCEL

SW-6065A

Situated in the Township of Franklin, T-15N; R-13W, Northeast Quarter of Section 22, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Joseph Keslar aka Joseph R. Keslar & Kimberly Keslar aka Kim S. Keslar in Volume 668; Page 163 of Wayne County Deed Records and Volume 959; Page 2570 of Wayne County Official Records and further bounded and described as follows;

Commencing at a domed topped stone monument found at the southeast corner of said Northeast Quarter;

Thence N 00° 03' 11" E, 1316.28 feet along the east line of said Northeast Quarter to a 5/8" iron bar found at the northeast corner of lands conveyed to Alan & Dale Flickinger in Volume 823; Pages 11 & 14 of said Official Records;

Thence S 83° 13' 33" W, 571.70 feet along a north line of said Flickinger lands to a 3/4" pinch top pipe found at the southeast corner of lands conveyed to Dolores M. Moats in Volume 342; Page 300 & Volume 690; Page 356 in said Deed Records;

Thence N 17° 34' 04" W, 514.29 feet along the easterly lines of said Moats lands and lands conveyed to Patricia A. Munn in Volume 960; Page 1514 & Volume 392, Page 1392 and Constance G. Moore in Volume 364; Page 1469 to a 5/8" iron bar found at the southeast corner of lands conveyed to Alexander M. Musselman in Volume 940; Page 348 in said Official Records;

Thence N 31° 39' 25" W, 258.25 feet along an easterly line of said Musselman lands to a 3/4" iron pipe found;

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Page 2 (Description 0.121 ac.)

Thence S 68° 59' 51" W, 93.75 feet along a northerly line of said Musselman lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING THREE (3) COURSES:

1. continuing S 68° 59' 51" W, 273.62 feet along a northerly line of said Musselman lands to a railroad spike found on an easterly line of lands conveyed to Steven M. & Christine M. Frontz, Co-Trustees in Volume 843; Page 1039 of said Official Records and in McCoy Road (T.R. 70) ~ witnessed by a 3/4" pinch top pipe found N 68° 59' 21" E, 32.30 feet;
2. N 31° 53' 35" W, 39.32 feet along an easterly line of said Frontz lands and in said McCoy Road to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 76° 49' 12" E, 38.50 feet;
3. N 76° 49' 12" E, 283.69 feet along a new division line to the place of beginning and containing within said bounds 0.121 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 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 759 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 2.628 ACRE PARCEL

SW-6065A

Situated in the Township of Franklin, T-15N; R-13W, Northeast Quarter of Section 22, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Joseph Keslar aka Joseph R. Keslar & Kimberly Keslar aka Kim S. Keslar in Volume 668; Page 163 of Wayne County Deed Records and Volume 959; Page 2570 of Wayne County Official Records and all of lands conveyed to Alexander M. Musselman in Volume 889, Pg 1965 of said Official Records and further bounded and described as follows;

Commencing at a domed topped stone monument found at the southeast corner of said Northeast Quarter;

Thence N 00° 03' 11" E, 1316.28 feet along the east line of said Northeast Quarter to a 5/8" iron bar found at the northeast corner of lands conveyed to Alan & Dale Flickinger in Volume 823; Pages 11 & 14 of said Official Records;

Thence S 83° 13' 33" W, 571.70 feet along a north line of said Flickinger lands to a 3/4" pinch top pipe found at the southeast corner of lands conveyed to Dolores M. Moats in Volume 342; Page 300 & Volume 690; Page 356 in said Deed Records;

Thence N 17° 34' 04" W, 514.29 feet along the easterly lines of said Moats lands and lands conveyed to Patricia A. Munn in Volume 960; Page 1514 & Volume 392, Page 1392 and Constance G. Moore in Volume 364; Page 1469 of said Official Records to a 5/8" iron bar found and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. **S 49° 59' 55" W, 328.47** feet along a northerly line of said Moore lands to a point on a curve on an easterly line of lands conveyed to Grant & Sandra Unruh in Volume 952; Page 3677 of said Official Records and in McCoy Road (T.R. 70) ~ witnessed by a 1/2" iron pipe found N 49° 59' 55" E, 30.00 feet;

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Page 2 (Description 2.628 ac.)

2. northwesterly **115.70** feet along easterly lines of said Unrah lands and lands conveyed to Steven M. & Christine M. Frontz, Co-Trustees in Volume 843; Page 1039 of said Official Records and being an arc of a curve deflecting to the left, said curve having a radius of 2864.79 feet, a central angle of $02^{\circ} 18' 50''$ and a chord which bears $N 37^{\circ} 53' 59'' W$, 115.69 feet to a cotton gin spike set and in said McCoy Road;
3. **$N 38^{\circ} 30' 19'' W$, 194.50** feet along an easterly line of said Frontz lands and in said McCoy Road to a railroad spike found;
4. **$N 31^{\circ} 53' 35'' W$, 105.05** feet along an easterly line of said Frontz lands, passing through a railroad spike found at a distance of 65.72 feet, and in said McCoy Road to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set $N 76^{\circ} 49' 12'' E$, 38.50 feet;
5. **$N 76^{\circ} 49' 12'' E$, 283.69** feet along a new division line a 5/8" rebar with I.D. cap marked "SJL, INC" set on a south line of aforesaid Keslar lands;
6. **$N 68^{\circ} 59' 51'' E$, 93.75** feet along a southerly line of said Keslar lands to a 3/4" iron pipe found;
7. **$S 31^{\circ} 39' 25'' E$, 258.25** feet along a westerly line of said Keslar lands to the place of beginning and containing within said bounds **2.628** acres of land, more or less, and subject to all legal highways and easements of record.

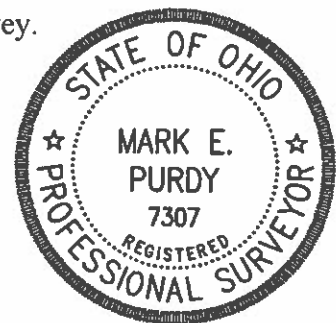
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Mark E. Purdy, P.S. #7307



3477 Commerce Parkway, Suite C ☐ Wooster, Ohio 44691
Ph. (330) 345-6377 ☐ Fax (330) 345-6725 ☐ Email: sjl@sjl-inc.com