

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



BOUNDARY DESCRIPTION OF 3.975 ACRE PARCEL

SW-6062A

Situated in the Township of Wayne, T-16N; R-13W, Southeast Quarter of Section 18, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Bradshaw Land Company, LLC in Volume 970, Page 2898 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 3/4" solid pin found at the southwest corner of said Southeast Quarter, also being the southeast corner of said Southwest Quarter, and in Smithville Western Road (C.R. 86);

Thence N 00° 12' 33" W, 728.48 feet along the west line of said Southeast Quarter, also being the east line of said Southwest Quarter, to a 1" pinch top pipe found at the northwest corner of lands conveyed to Cheri A. Helbert in Volume 812, Page 2616 of said Official Records

Thence S 89° 53' 46" E, 603.40 feet along north lines of said Helbert lands and lands conveyed to Joshua Anderson in Volume 947, Page 579 and Richard C. & Violet D. Nolletti in Volume 844, Page 986 of said Official Records and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. N 28° 51' 12" W, 150.21 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. N 58° 30' 09" W, 220.40 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
3. N 37° 15' 45" W, 129.78 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" found on a south line of lands conveyed to James J. & Sue E. Hand in Volume 965, Page 5867 of said Official Records;

Continued 3.975 ac. on Page 2

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Page 2 (Description 3.975 ac.)

4. N 58° 47' 05" E, 80.89 feet along a south line of said Hand lands to a 5/8" rebar with I.D. cap marked "SJL, INC" found;
5. S 84° 52' 33" E, 480.50 feet along a south line of said Hand lands to a 5/8" rebar with I.D. cap marked "SJL, INC" found;
6. S 52° 49' 16" E, 140.00 feet along a south line of said Hand lands to a 5/8" rebar with I.D. cap marked "SJL, INC" found at a northwest corner of lands conveyed to William R. & Jacquelyn S. Buckwalter in Volume 965, Page 1108 of said Official Records;
7. S 00° 36' 23" W, 265.00 feet along a west line of said Buckwalter lands to a 5/8" rebar with I.D. cap marked "SJL, INC" found on a north line of lands conveyed to Verna L. Rumburg in Volume 860, Page 964 of said Official Records;
8. N 89° 53' 46" W, 317.50 feet along north lines of said Rumburg lands and aforesaid Nolletti lands to the place of beginning and containing within said bounds 3.975 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 January 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 XX ; Page 947 for survey.

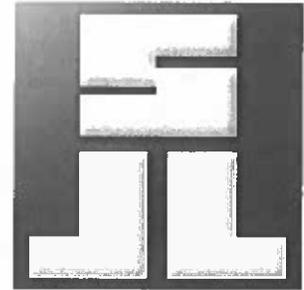
Permanent Parcel Number: _____



Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 3.954 ACRE PARCEL

SW-6062A

Situated in the Township of Wayne, T-16N; R-13W, Southeast & Southwest Quarters of Section 18, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Bradshaw Land Company, LLC in Volume 970, Page 2898 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 3/4" solid pin found at the southwest corner of said Southeast Quarter, also being the southeast corner of said Southwest Quarter, and in Smithville Western Road (C.R. 86);

Thence N 00° 12' 33" W, 728.48 feet along the west line of said Southeast Quarter, also being the east line of said Southwest Quarter, to a 1" pinch top pipe found at the northwest corner of lands conveyed to Cheri A. Helbert in Volume 812, Page 2616, also being the northeast corner of lands conveyed to Caitlin B. Armstrong in Volume 823, Page 1707 of said Official Records and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING NINE (9) COURSES:

1. **S 89° 49' 07" W, 392.61** feet along the north line of said Armstrong lands to a 1" solid pin found on an east line of lands conveyed to Judith K. Ratzel in Volume 52, Page 484 and Cheryl L. Tieche & Elizabeth A. Miller in Volume 949, Page 3662 of said Official Records and in Mechanicsburg Road (C.R. 22) ~ witnessed by a 5/8" capped pin with I.D. cap marked "SJL, INC" found N 89° 49' 07" E, 31.49 feet;
2. **N 17° 52' 36" W, 41.99** feet along an easterly line said Ratzel, Tieche & Miller lands to a point in said Mechanicsburg Road ~ witnessed by 5/8" capped pin with I.D. cap marked "SJL, INC" found N 89° 49' 07" E, 31.49 feet;
3. **N 89° 49' 07" E, 405.36** feet along a south line of Ratzel, Tieche & Miller lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found on the east line of the said Southwest Quarter, also being the west line of said Southeast Quarter;

Continued 3.954 ac. on Page 2

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Page 2 (Description 3.954 ac.)

4. N 00° 12' 33" W, 309.40 feet along the west line of said Southeast Quarter, also being the east line of said Southwest Quarter, to a 5/8" rebar with I.D. cap marked "SJL, INC" found at the southwest corner of lands conveyed to James J. & Sue E. Hand in Volume 965, Page 5867 of said Official Records;
5. S 89° 53' 46" E, 265.68 feet along a south line of said Hand lands to a 5/8" rebar with I.D. cap marked "SJL, INC" found;
6. S 37° 15' 45" E, 129.78 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
7. S 58° 30' 09" E, 220.40 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set
8. S 28° 51' 12" E, 150.21 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the north line of lands conveyed to Richard C. & Violet D. Nolletti in Volume 844, Page 986 of said Official Records;
9. N 89° 53' 46" W, 920.91 feet along north lines of said Nolletti lands and lands conveyed to Joshua Anderson in Volume 947, Page 579 of said Official Records and aforesaid Helbert lands to the place of beginning and containing within said bounds 3.954 acres of land of which 0.366 acres in said Southwest Quarter and 3.588 acres in said Southeast 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 January 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 XX ; Page 947 for survey.

Permanent Parcel Number: _____




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



BOUNDARY DESCRIPTION OF ACCESS EASEMENT

SW-6062A

Situated in the Township of Wayne, T-16N; R-13W, Southeast & Southwest Quarters of Section 18, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Bradshaw Land Company, LLC in Volume 970, Page 2898 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 3/4" solid pin found at the southwest corner of said Southeast Quarter, also being the southeast corner of said Southwest Quarter, and in Smithville Western Road (C.R. 86);

Thence N 00° 12' 33" W, 728.48 feet along the west line of said Southeast Quarter, also being the east line of said Southwest Quarter, to a 1" pinch top pipe found at the northwest corner of lands conveyed to Cheri A. Helbert in Volume 812, Page 2616, also being the northeast corner of lands conveyed to Caitlin B. Armstrong in Volume 823, Page 1707 of said Official Records and being the principal place of beginning of the easement herein described:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. **S 89° 49' 07" W, 392.61** feet along the north line of said Armstrong lands to a 1" solid pin found on an east line of lands conveyed to Judith K. Ratzel in Volume 52, Page 484 and Cheryl L. Tieche & Elizabeth A. Miller in Volume 949, Page 3662 of said Official Records and in Mechanicsburg Road (C.R. 22) ~ witnessed by a 5/8" capped pin with I.D. cap marked "SJL, INC" found N 89° 49' 07" E, 31.49 feet;
2. **N 17° 52' 36" W, 31.49** feet along an easterly line said Ratzel, Tieche & Miller lands to a point in said Mechanicsburg Road;
3. **N 89° 49' 07" E, 402.26** feet passing through the quarter section line to a point;
4. **S 89° 53' 46" E, 586.88** feet to a point;

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Page 2 (Description easement)

5. **S 28° 51' 12" E, 34.29** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the north line of lands conveyed to Richard C. & Violet D. Nolletti in Volume 844, Page 986 of said Official Records;
6. **N 89° 53' 46" W, 603.40** feet along north lines of said Nolletti lands and lands conveyed to Joshua Anderson in Volume 947, Page 579 of said Official Records and aforesaid Helbert lands to the place of beginning.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in January of 2025.


Mark E. Purdy, P.S. #7307



SW-6062A-closure.docx

Inverse With Area					Tue Dec 24 11:11:46 2024
PntNo	Bearing	Distance	Northing	Easting	Description
3010			435237.67	2112575.04	
	N 89°53'46" W	317.50			
3014			435238.24	2112257.54	
	N 28°51'12" W	150.21			
3013			435369.81	2112185.05	
	N 58°30'09" W	220.40			
3012			435484.96	2111997.12	
	N 37°15'45" W	129.78			
3011			435588.25	2111918.54	
	N 58°47'05" E	80.89			
30008			435630.17	2111987.72	
	S 84°52'33" E	480.50			
3004			435587.26	2112466.30	
	S 52°49'16" E	140.00			
3003			435502.65	2112577.84	
	S 00°36'23" W	265.00			
3010			435237.67	2112575.04	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1784.29					
Area: 3.975 AC., 173137.8 SF.					

Inverse With Area					Tue Dec 24 11:12:55 2024
PntNo	Bearing	Distance	Northing	Easting	Description
3014			435238.24	2112257.54	
	N 89°53'46" W	603.40			
PP			435239.34	2111654.13	
	S 89°49'07" W	392.61			
5			435238.09	2111261.52	
	N 17°52'36" W	41.99			
PP			435278.05	2111248.63	
	N 89°49'07" E	405.36			
PP			435279.34	2111653.99	
	N 00°12'33" W	309.40			
3005			435588.73	2111652.86	
	S 89°53'46" E	265.68			
3011			435588.25	2111918.54	
	S 37°15'45" E	129.78			
3012			435484.96	2111997.12	
	S 58°30'09" E	220.40			
3013			435369.81	2112185.05	
	S 28°51'12" E	150.21			
3014			435238.24	2112257.54	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2518.84					
Area: 3.954 AC., 172218.0 SF.					

Inverse With Area					Tue Dec 24 11:13:20 2024
PntNo	Bearing	Distance	Northing	Easting	Description
3014			435238.24	2112257.54	
	N 89°53'46" W	603.40			
PP			435239.34	2111654.13	
	S 89°49'07" W	392.61			
5			435238.09	2111261.52	

	N 17°52'36" W 31.49		
PP		435268.06	2111251.85
	N 89°49'07" E 402.26		
PP		435269.34	2111654.11
	S 89°53'46" E 586.88		
PP		435268.27	2112240.99
	S 28°51'12" E 34.29		
3014		435238.24	2112257.54

Closure Error Distance> 0.0000
Total Distance Inversed> 2050.93
Area: 0.684 AC., 29777.3 SF.