

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



BOUNDARY DESCRIPTION OF 1.286 ACRE PARCEL

SW-5163C

Situated in the Township of Wayne, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 32, T-16N; R-13W;

Known as being lands conveyed to Daniel A. Vavra in Volume 909, Page 3441 of Wayne County Official Records and further bound and described as follows:

Commencing at a 5/8" capped pin with I.D. cap marked "SJL, INC" found at the southwest corner of said Southeast Quarter and on a City of Wooster corp. line;

Thence N 03° 00' 00" E, 205.75 feet along the quarter section line, passing through a 5/8" capped pin with I.D. cap marked "SJL, INC" found at a distance of 175.74 feet, and on said corp line and in Mechanicsburg Road (C.R. 22) to a 5/8" capped pin with I.D. cap marked "SJL, INC" found and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

- 1) continuing N 03° 00' 00" E, 261.75 feet along said quarter section line and on said corp. line and in said Mechanicsburg Road to a point ~ witnessed by a 5/8" rod found S 88° 26' 32" E, 33.81 feet;
- 2) S 88° 26' 32" E, 214.02 along a City of Wooster corp. line to a 5/8" capped pin with I.D. cap marked "SJL, INC" found at the northwest corner of lands conveyed to Ryan E. & Emily D. Chenevey in Volume 963, Page 2046 of said Official Records;
- 3) S 03° 00' 00" W, 261.75 feet along a west line of said Chenevey lands to a 5/8" capped pin with I.D. cap marked "SJL, INC." found;

Continued 1.286 ac. on Page 2

Page 2 (Description 1.286 ac.)

- 4) **N 88° 26' 32" W, 214.02** feet along a new division line to the principal place of beginning and containing within said bounds **1.286** 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, Lichtenwaller & Associates, Inc. in January of 2025.

Bearings are based on the quarter section line of Section 32, bearing N 03° 00' 00" E according to record survey "T"-382.

See Wayne County Survey Records Volume XX; Page 999 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 3.041 ACRE PARCEL

SW-5163C

Situated in the Township of Wayne, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 32, T-16N; R-13W;

Known as being lands conveyed to Ryan E. & Emily Chenevey in Volume 963, Page 2046 and being part of conveyed to Daniel A. Vavra in Volume 909, Page 3441 of Wayne County Official Records and further bound and described as follows:

Commencing at a 5/8" capped pin with I.D. cap marked "SJL, INC" found at the southwest corner of said Southeast Quarter and on a City of Wooster corp. line;

Thence N 03° 00' 00" E, 175.74 feet along the quarter section line and on said corp line and in Mechanicsburg Road (C.R. 22) to a 5/8" capped pin with I.D. cap marked "SJL, INC" found at the northwest corner of lands conveyed to Michael Z. & Cassia R. Geitgey in Volume 956, Page 155 of said Official Records and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

- 1) continuing N 03° 00' 00" E, 30.01 feet along the quarter section line and on said corp. line and in said Mechanicsburg Road to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
- 2) S 88° 26' 32" E, 214.02 feet along a new division line to a 5/8" capped pin with I.D. cap marked "SJL, INC" found on the east line of said Vavra lands;
- 3) N 03° 00' 00" E, 261.75 feet along the east line of said Vavra lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found at the northeast corner thereof and on a Wooster City corp. line;

Continued 3.041 ac. on Page 2

Page 2 (Description 3.041 ac.)

- 4) **S 88° 26' 32" E, 253.34** along said corp. line to an angle point ~ witnessed by a 5/8" rebar found N 88° 26' 32" W, 0.36 feet;
- 5) **S 03° 00' 00" W, 467.51** feet along a Wooster City corp. line, passing through a 1" pinch top pipe found at a distance of 291.76 feet, to a stone and crockery found on the section line;
- 6) **N 88° 26' 32" W, 296.81** feet along said section line to a 5/8" rebar found at the southeast corner of aforesaid Geitgey lands;
- 7) **N 03° 00' 00" E, 175.74** feet along the east line of said Geitgey lands to a 1/2" pipe found at the northeast corner thereof;
- 8) **N 88° 26' 32" W, 170.55** feet along the north line of said Geitgey lands to the principal place of beginning and containing within said bounds **3.041** 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.

Bearings are based on the quarter section line of Section 32, bearing N 03° 00' 00" E according to record survey "T"-382.

See Wayne County Survey Records Volume XX; Page 999 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 0.147 ACRE PARCEL

SW-5163C

Situated in the Township of Wayne, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 32, T-16N; R-13W;

Known as being a part of lands conveyed to Daniel A. Vavra in Volume 909, Page 3441 of Wayne County Official Records and further bound and described as follows:

Commencing at a 5/8" capped pin with I.D. cap marked "SJL, INC" found at the southwest corner of said Southeast Quarter and on the City of Wooster corp. line;

Thence N 03° 00' 00" E, 175.74 feet along the quarter section line and on said corp. line and in Mechanicsburg Road (C.R. 22) to a 5/8" rebar with I.D. cap marked "SJL, INC" found at the northwest corner of lands conveyed to Michael Z. & Cassia R. Geitgey in Volume 956, Page 155 of said Official Records and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

- 1) continuing N 03° 00' 00" E, 30.01 feet along the quarter section line and in said Mechanicsburg Road a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
- 2) S 88° 26' 32" E, 214.02 along a new division line said corporation line to a 5/8" capped pin with I.D. cap marked "SJL, INC" found on a west line of lands conveyed to Ryan E. & Emily D. Chenevey in Volume 963, Page 2046 of said Official Records;
- 3) S 03° 00' 00" W, 30.01 feet along a west line of said Chenevey lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;

Continued 0.147 ac. on Page 2

Page 2 (Description 0.147 ac.)

- 4) **N 88° 26' 32" W, 214.02 feet** along north lines of said Chenevey lands, passing through a 1/2" pipe found at a distance of 43.47 feet, and aforesaid Geitgey lands to the principal place of beginning and containing within said bounds **0.147** 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.

Bearings are based on the quarter section line of Section 32, bearing N 03° 00' 00" E according to record survey "T"-382.

See Wayne County Survey Records Volume XX; Page 999 for survey.

Permanent Parcel Number: _____



Mark E. Purdy, P.S. #7307



SW-5163C-closure.docx

Inverse With Area Tue, Jan 28 2025 8:55:15 AM
PntNo Bearing Distance Northing Easting Description
PP
N03°00'00"E 261.75 5506.94 4175.65
PP 5768.33 4189.35
S88°26'32"E 214.02
PP 5762.51 4403.29
S03°00'00"W 261.75
PP 5501.12 4389.59
N88°26'32"W 214.02
PP 5506.94 4175.65
Closure Error Distance> 0.0000
Total Distance Inversed> 951.55
Area: 1.286 AC., 56002.7 SF.

Inverse With Area Tue, Jan 28 2025 8:57:58 AM
PntNo Bearing Distance Northing Easting Description
PP
N03°00'00"E 30.01 5476.97 4174.08
PP 5506.94 4175.65
S88°26'32"E 214.02
PP 5501.12 4389.59
N03°00'00"E 261.75
PP 5762.51 4403.29
S88°26'32"E 253.34
PP 5755.63 4656.54
S03°00'00"W 467.51
PP 5288.76 4632.07
N88°26'32"W 296.81
PP 5296.83 4335.37
N03°00'00"E 175.74
PP 5472.33 4344.57
N88°26'32"W 170.55
PP 5476.97 4174.08
Closure Error Distance> 0.0000
Total Distance Inversed> 1869.73
Area: 3.041 AC., 132457.8 SF.

Inverse With Area Mon, Jan 27 2025 1:38:49 PM
PntNo Bearing Distance Northing Easting Description
PP
N03°00'00"E 30.01 5476.97 4174.08
PP 5506.94 4175.65
S88°26'32"E 214.02
PP 5501.12 4389.59
S03°00'00"W 30.01
PP 5471.15 4388.02
N88°26'32"W 214.02
PP 5476.97 4174.08
Closure Error Distance> 0.0000
Total Distance Inversed> 488.06
Area: 0.147 AC., 6420.6 SF.