

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



**BOUNDARY DESCRIPTION OF 4.161 ACRE PARCEL**

EW-2143C

Situated in the Township of Wooster, T-15N; R-13W, Southeast Quarter of Section 8, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to James T. Vitaro in Volume 845; Page 1336 and lands conveyed to Southside Community Church in Volume 918; Page 2751 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the southeast corner of said Southeast Quarter also being in the intersection of Heyl Road (C.R. 139) with Old Columbus Road (C.R. 3A);

Thence N 89° 25' 41" W, 367.43 feet along the south line of said Southeast Quarter and in Heyl Road to a mag nail found at the southwest corner of lands conveyed to Sly N Dry in Volume 862; Page 1386 of said Official Records also being the southeast corner of aforesaid Southside Community Church lands and being principal place of beginning of the parcel herein described ~ witnessed by a capped pin with I.D. cap marked "RUDOPH" found N 00° 34' 19" E, 30.08 feet;

**THENCE WITH THE FOLLOWING NINE (9) COURSES:**

1. continuing N 89° 25' 41" W, 410.16 feet, passing through a mag nail found at a distance of 280.00 feet found at the southwest corner of said Southside Community Church lands, to a cotton gin spike set ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 10° 54' 04" E, 30.00 feet;
2. N 10° 54' 04" E, 368.17 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;

Continued 4.161 acre on Page 2

Page 2 (Description 4.161 ac.)

3. northeasterly along a new division line **41.10** feet along the arc of a curve deflecting to the right, said curve having a radius of 851.40 feet, a central angle of  $02^{\circ} 45' 56''$  and a chord which bears  $N 38^{\circ} 06' 34'' E$ , 41.09 feet to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
4.  **$N 56^{\circ} 52' 29'' E$ , 97.00** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
5.  **$N 70^{\circ} 11' 24'' E$ , 82.00** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
6.  **$N 80^{\circ} 59' 45'' E$ , 243.82** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a west line of a 10.902 tract of said James T. Vitaro lands;
7.  **$S 02^{\circ} 49' 05'' E$ , 137.97** feet along a west line of said Vitaro lands to a capped pin with I.D. cap marked "SJL, INC" found on a north line of lands conveyed to aforesaid Sly N Dry lands;
8.  **$N 89^{\circ} 25' 41'' W$ , 87.04** feet along a north line of said Sky N Dry Lands to a capped pin with I.D. cap marked "SJL, INC" found at the northwest corner thereof;
9.  **$S 00^{\circ} 34' 19'' W$ , 380.00** feet along the west line of said Sky N Dry lands to the place of beginning and containing within said bounds **4.161** 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 October 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 915 for survey.

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



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](mailto:sjl@sjl-inc.com)

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



**BOUNDARY DESCRIPTION OF 1.718 ACRE PARCEL**

EW-2143C

Situated in the Township of Wooster, T-15N; R-13W, Southeast Quarter of Section 8, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to James T. Vitaro in Volume 845; Page 1336 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the southeast corner of said Southeast Quarter also being in the intersection of Heyl Road (C.R. 139) with Old Columbus Road (C.R. 3A);

Thence N 89° 25' 41" W, 647.43 feet along the south line of said Southeast Quarter and in Heyl Road to a mag nail found at the southwest corner of lands conveyed to Southside Community Church in Volume 918; Page 2751 of said Official Records and being principal place of beginning of the parcel herein described ~ witnessed by a capped pin with I.D. cap marked "SJL, INC" found N 00° 34' 19" E, 30.08 feet:

**THENCE WITH THE FOLLOWING NINE (9) COURSES:**

1. continuing N 89° 25' 41" E, 130.16 feet to a cotton gin spike set ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 10° 54' 04" E, 30.00 feet;
2. N 10° 54' 04" E, 368.17 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;
3. northeasterly along a new division line 41.10 feet along the arc of a curve deflecting to the right, said curve having a radius of 851.40 feet, a central angle of 02° 45' 56" and a chord which bears N 38° 06' 34" E, 41.09 feet to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
4. N 56° 52' 29" E, 97.00 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued 1.718 acre on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691  
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Page 2 (Description 1.718 ac.)

5. N 70° 11' 24" E, 82.00 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
6. N 80° 59' 45" E, 243.82 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a west line of a 10.902 tract of said James T. Vitaro lands;
7. S 02° 49' 05" E, 137.97 feet along a west line of said Vitaro lands to a capped pin with I.D. cap marked "SJL, INC" found on a north line of lands conveyed to Sly N Dry in Volume 862; Page 1386 of said Official Records;
8. N 89° 25' 41" W, 367.04 feet along north lines of said Sly N Dry Lands, passing through a capped pin with I.D. cap marked "SJL, INC" found at a distance of 87.04 feet, and aforesaid Southside Community Church lands to a capped pin with I.D. cap marked "SJL, INC" found at the northwest corner thereof;
9. S 00° 34' 19" W, 380.00 feet along the west line of said Southside Community Church lands to the place of beginning and containing within said bounds 1.718 acres of land, more or less, and subject to all legal highways and easements of record.

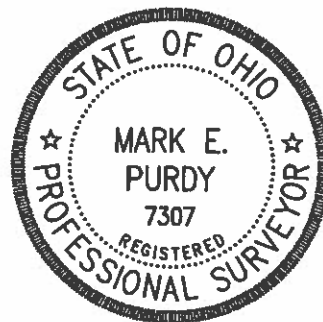
This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October of 2024.

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

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EW-2195G-closure.docx

Inverse With Area				Wed Oct 2 14:07:00 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			407747.54	2119449.35	
	N 89°25'41" W	410.16			
PP			407751.63	2119039.20	
	N 10°54'04" E	368.17			
102			408113.16	2119108.83	
	Radius: 851.40	Chord: 41.09	Degree: 6°43'47"	Dir: Right	
	Length: 41.10	Delta: 2°45'56"	Tangent: 20.55		
	Chord BRG: N 38°06'34" E Rad-In: S 53°16'24" E Rad-Out: S 50°30'28" E				
	Radius PntNo: PP N: 407604.03 E: 2119791.22				
103			408145.50	2119134.19	
	N 56°52'29" E	97.00			
104			408198.51	2119215.43	
	N 70°11'24" E	82.00			
105			408226.30	2119292.57	
	N 80°59'45" E	243.82			
106			408264.45	2119533.39	
	S 02°49'05" E	137.97			
PP			408126.65	2119540.17	
	N 89°25'41" W	87.04			
4			408127.52	2119453.14	
	S 00°34'19" W	380.00			
PP			407747.54	2119449.35	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1847.26					
Area: 4.161 AC., 181236.7 SF.					

Inverse With Area				Wed Oct 2 14:08:55 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			407750.33	2119169.36	
	N 89°25'41" W	130.16			
PP			407751.63	2119039.20	
	N 10°54'04" E	368.17			
102			408113.16	2119108.83	
	Radius: 851.40	Chord: 41.09	Degree: 6°43'47"	Dir: Right	
	Length: 41.10	Delta: 2°45'56"	Tangent: 20.55		
	Chord BRG: N 38°06'34" E Rad-In: S 53°16'24" E Rad-Out: S 50°30'28" E				
	Radius PntNo: PP N: 407604.03 E: 2119791.22				
103			408145.50	2119134.19	
	N 56°52'29" E	97.00			
104			408198.51	2119215.43	
	N 70°11'24" E	82.00			
105			408226.30	2119292.57	
	N 80°59'45" E	243.82			
106			408264.45	2119533.39	
	S 02°49'05" E	137.97			
PP			408126.65	2119540.17	
	N 89°25'41" W	367.04			
PP			408130.32	2119173.15	
	S 00°34'19" W	380.00			
PP			407750.33	2119169.36	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1847.26					
Area: 1.718 AC., 74836.7 SF.					