

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



BOUNDARY DESCRIPTION OF 55.547 ACRE PARCEL

SW-6065

Situated in the Township of Franklin, T-15N; R-13W, Northeast Quarter of Section 22, Northwest Quarter of Section 23 and Township of Wooster, T-15N; R-13W, Southeast Quarter of Section 15, 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 concrete monument found at the northeast corner of the Northeast Quarter of Section 22, also being the northwest corner of the Northwest Quarter of Section 23 and the southeast corner of the Southeast Quarter of Section 22, and in lands conveyed to the State of Ohio Dept of Highways in Volume 478; Page 138, Volume 493; Page 451 and Volume 511; Page 692 of said Deed Records;

Thence S 89° 41' 37" W, 550.43 feet along the north line of the Northeast Quarter of Section 22 to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a westerly line of said State of Ohio Dept of Highways lands and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. S 24° 50' 02" E, 111.77 feet along a westerly line of said State of Ohio Dept of Highways lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. S 50° 39' 20" E, 476.34 feet along a westerly line of said State of Ohio Dept of Highways lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued on Page 2

Page 2 (Description 55.547 ac.)

3. **S 25° 59' 30" E, 306.84** feet along a westerly line of said State of Ohio Dept of Highways lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the east line of the Northeast Quarter of Section 22, also being the west line of the Northwest Quarter of Section 23;
4. **S 03° 33' 35" E, 652.86** feet along a westerly line of said State of Ohio Dept of Highways lands to a 5/8" iron bar found at the northeast corner of lands conveyed to Alan & Dale Flickinger in Volume 823; Page 11 & 14 of said Official Records;
5. **S 83° 30' 14" W, 41.41** feet along a north line of said Flickinger lands to a 5/8" iron bar found on the west line of the Northwest Quarter of Section 23, also being the east line of the Northeast Quarter of Section 22;
6. **S 83° 13' 33" W, 571.70** feet along a north line of said Flickinger lands to a 3/4" pinch top found at the south point of lands conveyed to Dolores M. Moats in Volume 342; Page 300 & Volume 690; Page 356 in said Deed Records;
7. **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 of said Official Records;
8. **N 31° 39' 25" W, 258.25** feet along an easterly line of said Musselman lands to a 3/4" iron pipe found;
9. **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;
10. **S 76° 49' 12" W, 283.69** feet along a northerly line of said Musselman lands to the easterly line of lands conveyed to Stephen M. & Christine M. Frontz, Co-Trustee in Volume 843; Page 1039 of said Official Records and in McCoy Road (T.R. 10) ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 76° 49' 12" E, 38.50 feet;

Continued on Page 3

Page 3 (Description 55.547 ac.)

11. **N 31° 53' 35" W, 476.62** feet along easterly lines of said Frontz lands and lands conveyed to Ryan J. & Brittany M. Schroeder in Volume 955; Page 878, James J. & Jennifer B. Moyseenko in Volume 267; Page 131 of said Official Records and John W. & Wanda J. Castle in Volume 701; Page 911 of said Deed Records to a point in said McCoy Road ~ witnessed by a capped pin with I.D. cap marked "GASBARRE" found N 53° 54' 22" E, 18.38 feet;
12. **N 36° 49' 55" W, 915.74** feet along easterly lines of said Castle lands and lands conveyed to Michael S. & Nancy W. Lilburn in Volume 105; Page 687 & Volume 706; Page 29, the Keslar Subdivision in Volume 21; Page 437 of Wayne County Plat Records, lands conveyed to Anna I. & Anna Leighty in Volume 950; Page 4010 and Anna Bowers in Volume 704; Page 638 of said Official Records to a 5/8" iron bar found;
13. **N 20° 32' 30" W, 267.31** feet along easterly lines of said Bowers lands and lands conveyed to Anna T. Leighty in Volume 947; Page 1405 to a 5/8" rebar found at a southwest corner of lands conveyed to Kirk K. Miller Properties, LLC in Volume 724; Page 2037 of said Official Records ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 65° 53' 54" E, 25.00 feet;
14. **N 65° 53' 54" E, 707.67** feet along a southerly line of said Kirk K. Miller Properties, LLC lands to a 5/8" iron bar found;
15. **N 26° 37' 06" W, 121.10** feet along an easterly line of said Kirk K. Miller Properties, LLC lands to a 5/8" iron bar found on a south right-of-way line of Dover Road (S.R. 250);
16. **S 60° 41' 40" E, 94.02** feet along a southerly right-of-way line of said Dover Road to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
17. **S 66° 11' 36" E, 497.78** feet along a southerly right-of-way line of said Dover Road to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
18. **S 20° 10' 12" W, 219.99** feet along a westerly line of parcel 1 of aforesaid Keslar lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the southwesterly corner thereof;
19. **S 69° 49' 48" E, 200.00** feet along a southerly line of parcel 1 of said Keslar lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the southeasterly corner thereof;

Continued on Page 4

Page 4 (Description 55.547 ac.)

20. **N 20° 10' 12" E, 190.00 feet** along an easterly line of parcel 1 of said Keslar lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the northeasterly corner thereof and on a southerly right-of-way line of aforesaid Dover Road;
21. **S 65° 14' 48" E, 312.66 feet** along a southerly right-of-way line of said Dover Road to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a west line of lands conveyed to the State of Ohio Dept of Highways in Volume 493; Page 451 & 453 & Volume 497; Page 58 of said Deed Records;
22. **S 08° 08' 01" E, 73.82 feet** along a westerly line of said State of Ohio Dept of Highways lands to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 81° 51' 59" W, 8.00 feet;
23. **S 20° 10' 08" W, 307.63 feet** along a westerly line of said State of Ohio Dept of Highways lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
24. **S 24° 50' 02" E, 173.28 feet** along a westerly line of said State of Ohio Dept of Highways lands to the place of beginning and containing within said bounds **55.547** acres of land, of which 23.780 acres is in the Southeast Quarter of Section 15, 31.457 acres is in the Northwest Quarter of Section 22 and 0.310 acres is in the Northwest Quarter of Section 23, 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 April 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 765 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

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



BOUNDARY DESCRIPTION OF 0.980 ACRE PARCEL

SW-6065

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

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

Commencing at a concrete monument found at the southeast corner of the Southeast Quarter of Section 15, and in lands conveyed to the State of Ohio Dept of Highways in Volume 493; Page 451 & 453 and Volume 497; Page 58 of Wayne County Deed Records;

Thence S 89° 41' 37" W, 550.43 feet along the south line of the Southeast Quarter of Section 15 to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a westerly line of said State of Ohio Dept of Highways lands;

Thence N 24° 50' 02" W, 173.28 feet along a westerly line of said State of Ohio Dept of Highways lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Thence N 20° 10' 08" E, 307.63 feet along a westerly line of said State of Ohio Dept of Highways lands to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 81° 51' 59" W, 8.00 feet;

Thence N 08° 08' 01" W, 73.82 feet along a westerly line of said State of Ohio Dept of Highways lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Thence N 65° 14' 48" W, 312.66 feet along a southerly right-of-way line of Dover Road (S.R. 250) 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:

Continued on Page 2

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. **S 20° 10' 12" W, 190.00** feet along a westerly line of Parcel 2 of aforesaid Keslar lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. **N 69° 49' 48" W, 200.00** feet along a northerly line of said Parcel 2 to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
3. **N 20° 10' 12" E, 219.99** feet along an easterly line of said Parcel 2 to a 5/8" rebar with I.D. cap marked "SJL, INC" set a southerly right-of-way line of aforesaid Dover Road;
4. **S 69° 49' 58" E, 111.66** feet along a southerly right-of-way line of Dover Road to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
5. **S 51° 04' 32" E, 93.29** feet along a southerly right-of-way line of Dover Road to the place of beginning and containing within said bounds **0.980** 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 April 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 765 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-6065-closure.docx

Inverse With Area				Fri Mar 22 09:31:03 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			403126.11	2129792.24	
	S 20°10'12" W	190.00			
PP			402947.76	2129726.73	
	N 69°49'48" W	200.00			
PP			403016.72	2129538.99	
	N 20°10'12" E	219.99			
PP			403223.22	2129614.84	
	S 69°49'58" E	111.66			
PP			403184.73	2129719.66	
	S 51°04'32" E	93.29			
PP			403126.11	2129792.24	
Closure Error Distance> 0.0000					
Total Distance Inversed> 814.95					
Area: 0.980 AC., 42674.2 SF.					

Inverse With Area				Fri Mar 22 09:53:06 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			402476.09	2130053.33	
	S 24°50'02" E	111.77			
PP			402374.66	2130100.27	
	S 50°39'20" E	476.34			
PP			402072.67	2130468.65	
	S 25°59'30" E	306.84			
PP			401796.87	2130603.11	
	S 03°33'35" E	652.86			
PP			401145.26	2130643.65	
	S 83°30'14" W	41.41			
PP			401140.58	2130602.51	
	S 83°13'33" W	571.70			
PP			401073.14	2130034.80	
	N 17°34'04" W	514.29			
PP			401563.45	2129879.57	
	N 31°39'25" W	258.25			
PP			401783.27	2129744.03	
	S 68°59'51" W	93.75			
PP			401749.67	2129656.51	
	S 76°49'12" W	283.69			
PP			401684.99	2129380.29	
	N 31°53'35" W	476.62			
PP			402089.66	2129128.48	
	N 36°49'55" W	915.74			
PP			402822.61	2128579.52	
	N 20°32'30" W	267.31			
PP			403072.92	2128485.72	
	N 65°53'54" E	707.67			
PP			403361.90	2129131.70	
	N 26°37'06" W	121.10			
PP			403470.17	2129077.44	
	S 60°41'40" E	94.02			
PP			403424.15	2129159.42	
	S 66°11'36" E	497.78			
PP			403223.22	2129614.84	
	S 20°10'12" W	219.99			

PP		403016.72	2129538.99
	S 69°49'48" E 200.00		
PP		402947.76	2129726.73
	N 20°10'12" E 190.00		
PP		403126.11	2129792.24
	S 65°14'48" E 312.66		
PP		402995.20	2130076.17
	S 08°08'01" E 73.82		
PP		402922.11	2130086.62
	S 20°10'08" W 307.63		
PP		402633.35	2129980.55
	S 24°50'02" E 173.28		
PP		402476.09	2130053.33
Closure Error Distance> 0.0000			
Total Distance Inversed> 7868.52			
Area: 55.547 AC., 2419644.4 SF.			

SE QTR Inverse With Area				Fri Mar 22 09:55:06 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			402476.09	2130053.33	
	S 89°41'37" W 1209.46				
PP			402469.63	2128843.89	
	N 36°49'55" W 441.01				
PP			402822.61	2128579.52	
	N 20°32'30" W 267.31				
PP			403072.92	2128485.72	
	N 65°53'54" E 707.67				
PP			403361.90	2129131.70	
	N 26°37'06" W 121.10				
PP			403470.17	2129077.44	
	S 60°41'40" E 94.02				
PP			403424.15	2129159.42	
	S 66°11'36" E 497.78				
PP			403223.22	2129614.84	
	S 20°10'12" W 219.99				
PP			403016.72	2129538.99	
	S 69°49'48" E 200.00				
PP			402947.76	2129726.73	
	N 20°10'12" E 190.00				
PP			403126.11	2129792.24	
	S 65°14'48" E 312.66				
PP			402995.20	2130076.17	
	S 08°08'01" E 73.82				
PP			402922.11	2130086.62	
	S 20°10'08" W 307.63				
PP			402633.35	2129980.55	
	S 24°50'02" E 173.28				
PP			402476.09	2130053.33	
Closure Error Distance> 0.0000					
Total Distance Inversed> 4815.72					
Area: 23.781 AC., 1035888.9 SF.					

NE QTR Inverse With Area				Fri Mar 22 09:57:45 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			402476.09	2130053.33	
	S 24°50'02" E 111.77				
PP			402374.66	2130100.27	

PP	S 50°39'20" E 476.34	402072.67	2130468.65
PP	S 25°59'30" E 306.84	401796.87	2130603.11
PP	S 00°03'11" W 656.29	401140.58	2130602.51
PP	S 83°13'33" W 571.70	401073.14	2130034.80
PP	N 17°34'04" W 514.29	401563.45	2129879.57
PP	N 31°39'25" W 258.25	401783.27	2129744.03
PP	S 68°59'51" W 93.75	401749.67	2129656.51
PP	S 76°49'12" W 283.69	401684.99	2129380.29
PP	N 31°53'35" W 476.62	402089.66	2129128.48
PP	N 36°49'55" W 474.73	402469.63	2128843.89
PP	N 89°41'37" E 1209.46	402476.09	2130053.33

Closure Error Distance> 0.0000
 Total Distance Inversed> 5433.72
 Area: 31.457 AC., 1370255.5 SF.

NW QTR Inverse With Area

Fri Mar 22 09:59:52 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			401796.87	2130603.11	
	S 03°33'35" E 652.86				
PP			401145.26	2130643.65	
	S 83°30'14" W 41.41				
PP			401140.58	2130602.51	
	N 00°03'11" E 656.29				
PP			401796.87	2130603.11	

Closure Error Distance> 0.0000
 Total Distance Inversed> 1350.56
 Area: 0.310 AC., 13500.0 SF.