

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



Boundary description of a **14.807** acre parcel EW 1583TF

Situated in the City of Wooster, T-16N; R-13W, Southeast Quarter of Section 34 and Southwest Quarter of Section 35, County of Wayne, and State of Ohio:

Known as being a part of lands conveyed to MBS Real Estate, LLC in O.R. 621; Page 1631 of Wayne County Official Records and further bounded and described as follows:

Beginning at a 1” pipe at the southeast corner of Highland Park Allotment #5 as recorded in Volume 7; Page 60 of Wayne County Plat Records:

THENCE WITH THE FOLLOWING SIXTEEN (16) COURSES:

- 1) **N 00° 21’ 45” E, 225.00** feet along an east line of said Highland Park Allotment to a record capped pin marked “S.J.L., INC.”
- 2) **N 57° 10’ 38” W, 259.48** feet along the northeast line of said allotment to a 1” pipe;
- 3) **S 74° 04’ 05” W, 100.00** feet along the north line of said allotment to a 1” pipe at the southeast corner of Highland Park Allotment #3 as recorded in Volume 6; Page 262 of Wayne County Plat Records;
- 4) **N 18° 31’ 16” W, 180.27** feet along the east line of said allotment to a capped pin marked “S.J.L., INC.” at a northeast corner thereof;
- 5) **S 74° 42’ 54” W, 125.00** feet along the north line of said allotment to a capped pin marked “S.J.L., INC.” at the northwest corner thereof;

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- 6) **N 15° 25' 29" W, 50.00** feet to a 1" pipe at the southwest corner of Highland Park Allotment #4 as recorded in Volume 6; Page 362, 363 of Wayne County Plat Records;
- 7) **N 74° 42' 54" E, 125.00** feet along the south line of said allotment to a capped pin marked "S.J.L., INC." at the southeast corner thereof;
- 8) **N 15° 17' 06" W, 333.02** feet along the east line of said allotment to a 1" pipe at the southwest corner of Highland Park Allotment #7 as recorded in Volume 8; Page 542 of Wayne County Plat Records;
- 9) **N 74° 21' 32" E, 737.07** feet along the south line of said allotment to a point at a northwest corner of Tartan Ridge Allotment, Phase 2 as recorded in Volume 30; Page 422 of Wayne County Plat Records;
- 10) **S 30° 07' 08" E, 217.79** feet along a west line of said allotment to a point of curvature;
- 11) northeasterly **68.15** feet along a south line of said allotment, along the arc of a curve deflecting to the left, said curve having a radius of **1318.19** feet, a central angle of **2° 57' 44"** and a chord which bears **N 58° 24' 00" E, 68.14** feet to a capped pin marked "S.J.L., INC." at the northwest corner of Tartan Ridge Allotment, Phase 2B as recorded in Volume 31; Page 121 of Wayne County Plat Records;
- 12) **S 32° 25' 45" E, 59.97** feet along a west line of said allotment to a capped pin marked "S.J.L., INC." at an angle point;
- 13) **S 77° 38' 17" E, 70.04** feet along a southwest line of said allotment to a capped pin marked "S.J.L., INC." at a southwest corner thereof and on the north line of Tartan Ridge Allotment as recorded in Volume 29; Page 387 of Wayne County Plat Records;
- 14) **S 50° 52' 39" W, 185.33** feet along the northwest line of said allotment to a capped pin marked "S.J.L., INC." at an angle point

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- 15) **S 00° 40' 09" E, 746.13** feet along the west line of said Tartan Ridge Allotment, the west line of Eastwood Development as recorded in Volume 19; Page 279 of Wayne County Plat Records and the west line of Willoughby Hills Allotment #2 as recorded in Volume 17; Page 92 of said plat records and its southerly prolongation to a capped pin marked "S.J.L., INC." at the northeast corner of Willoughby Hills Plat 1 as recorded in Volume 10; Page 554 of said plat records;
- 16) **N 89° 22' 49" W, 371.49** feet along the north line of said Willoughby Hills Plat 1 to the place of beginning and containing within said bounds **14.807** acres of land of which **14.518** acres are in the Southeast Quarter of Section 34 and **0.289** acre is in the Southwest Quarter of Section 35, more or less, and subject to all legal highways and easements of record.

This survey was prepared from record information contained in "TT"-863, "UU"-471, "VV"-417 and "VV"-787 of Wayne County Survey Records. No field work was performed.

SEE SURVEY "WW"-180

Mark E. Purdy, P.S. #7307



OK MM 9/14/18