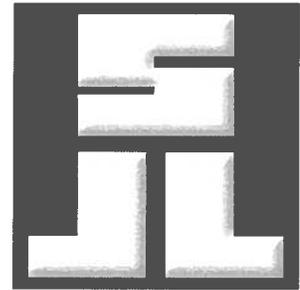


**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



Boundary description of a 1.701 acre parcel

SM-2457

Situated in the Township of Wayne, T-16N; R-13W, Southwest & Southeast Quarters of Section 8, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Bowen Realty Holdings, LLC in Official Record Volume 357; Page 1282 & 1288 of Wayne County Official Records and further bounded and described as follows:

Commencing at a 1 inch pinch top iron pipe found in Hutton Road, (C.R. 78), and being the southeast corner of the Southwest Quarter of Section 8;

Thence N 00° 46' 55" W, 352.94 feet along the quarter section line to a capped rebar set and being the principle place of beginning:

THENCE WITH THE FOLLOWING SEVEN (8) COURSES:

1. S 89° 55' 53" W, 170.41 feet to a capped rebar set;
2. N 29° 47' 02" W, 90.33 feet to a capped rebar set;
3. N 61° 07' 18" W, 56.79 feet to a capped rebar set;
4. N 06° 18' 39" E, 172.96 feet to a capped rebar set;
5. S 83° 55' 31" E, 175.03 feet to a capped rebar set;
6. N 89° 23' 40" E, 117.92 feet, passing the quarter section line at 68.42 feet, to a capped rebar set;

Continued on Page 2

909 South Main Street Mansfield, Ohio 44907  
Ph. (419) 756-7302 Fax (419) 756-0867 Email: sjl@sjl-inc.com

Page 2 (Description of 1.701 ac.)

7. **S 00° 54' 25" W, 260.24** feet to a capped rebar set;
8. **S 89° 55' 53" W, 41.84** feet to the principal place of beginning and containing within said bounds **1.701** acres of land, more or less, of which 1.428 acres is situated in the southwest quarter of section 8 and 0.273 acre is situated in the southeast quarter of section 8, but as one, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2020.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

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 \_\_\_\_\_; Page \_\_\_\_\_ for survey.

  
\_\_\_\_\_  
Jason J. Lingenfelter, P.S. #8499  
September 28, 2020



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



Boundary description of a 30 Foot Access Easement

SM-2457

Situated in the Township of Wayne, T-16N; R-13W, Southeast Quarter of Section 8, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Bowen Realty Holdings, LLC in Official Record Volume 357; Page 1282 & 1288 of Wayne County Official Records and further bounded and described as follows:

Commencing at a 1 inch pinch top iron pipe found in Hutton Road, (C.R. 78), and being the southwest corner of the Southeast Quarter of Section 8;

Thence N 00° 46' 55" W, 352.94 feet along the quarter section line to a capped rebar set on the southerly line of a 1.701 acre parcel;

Thence, N 89° 55' 53" E, 41.84 feet along the southerly line of said 1.701 acre parcel to a capped rebar set;

Thence, N 00° 54' 25" E, 195.26 feet along the easterly line of said 1.701 acre parcel to a point and being the principle place of beginning of the easement:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **N 00° 54' 25" E, 30.16** feet along the easterly line of said 1.701 acre parcel to a point;
2. **N 84° 55' 54" E, 338.89** feet to a point in Burbank Road, (State Route 83);
3. **S 26° 09' 08" E, 32.15** feet with Burbank Road to a point;

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Page 2 (Description of a 30 Foot Access Easement)

4. **S 84° 55' 54" W, 353.59** feet to the principal place of the easement and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2020.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

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 \_\_\_\_\_; Page \_\_\_\_\_ for survey.

  
\_\_\_\_\_  
Jason J. Lingenfelter, P.S. #8499  
September 28, 2020

