

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



Boundary description of a 5.156 acre parcel

SM 2398D

Situated in the Township of Plain, T-19N; R-14W, Northeast and Southeast Quarters of Section 22, County of Wayne, and State of Ohio:

Known as being a part of lands conveyed to AAJZR, LLC. in Official Record Volume 906, Page 5245 of Wayne County Official Records and further bounded and described as follows:

Commencing at a railroad spike found at the northeast corner of the Southeast Quarter of Section 22, also being in Springville Road (Township Road 234);

Thence N 89° 28' 43" W, 954.72 feet along the quarter section line to a 5/8 inch rebar with ident cap "Rudolph" found and the principal place of beginning of the parcel herein:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. **S 01° 50' 04" W, 354.26** feet along the Grantors' easterly line and the westerly line of the land conveyed to Amy L. Rice, aka Amy L. Schafrath, (O.R. V-911, P-1517), to a 5/8 inch rebar with ident cap "Rudolph" found;
2. **S 01° 52' 45" W, 213.26** feet along the Grantors' easterly line and the westerly line of the lands conveyed to Timothy Lynn Ratzel, (O.R. V-904, P-1033), to a 5/8 inch rebar with ident cap "Gasbarre" found;
3. **N 89° 57' 31" W, 383.84** feet along the Grantor's southerly line and the northerly line of the lands conveyed to Shawny G. Kaufman, O.R. V-906, P-3679), to a 5/8 inch rebar with ident cap "SJL-INC" found on the easterly line of the lands conveyed to Parry S. & Susan M Cochran, (O.R. V-278, P-86);

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 5.156 ac.)

4. **N 00° 23' 29" E, 571.14** feet along the Grantors' westerly line and the easterly line of said Cochran lands to a 5/8 inch rebar with ident cap "SJL-INC" found on the quarter section line;
5. **N 00° 31' 00" E, 10.00** feet along the Grantors' westerly line and the easterly line of said Cochran lands to a capped rebar set;
6. **S 88° 02' 25" E, 398.41** feet to the principal place of beginning and containing within said bounds **5.156** acres of land, more or less, of which 0.045 of an acre is contained in the Northeast Quarter of Section 22 and 5.111 acres are contained in Southeast Quarter of Section 22, 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 October of 2020.

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 WW; Page 817 for survey.


Jason J. Lingenfelter, P.S. #8499
October 9, 2020



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

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



Boundary description of a 20.168 acre parcel

SM 2398D

Situated in the Township of Plain, T-19N; R-14W, Southeast Quarter of Section 22, County of Wayne, and State of Ohio:

Known as being a part of lands conveyed to Shawny G. Kaufman in Official Record Volume 906; Page 3679 of Wayne County Official Records and further bounded and described as follows:

Commencing at a one inch pinch-top iron pipe found at the southeast corner of the Southeast Quarter of Section 22, also being in the intersection of Springville Road (Township Road 234) and McKee Road, (Township Road 152);

Thence N 00°32' 30" E, 621.99 feet along the section line and with Springville to a point witnessed by a 5/8 inch rebar with a ident cap "SJL-INC" found N 89° 27' 27" W, 25.00 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 89° 27' 27" W, 1347.63 feet along the Grantor's southerly line and the northerly line of the lands conveyed to AAJZR, LLC., (O.R. V-906, P-5245), to a 5/8 inch rebar with ident cap "SJL-INC" found on the easterly line of the lands conveyed to Lisa & Patricia J. & Michael J. Digiacomio, (O.R. V-837, P-432);
2. N 00° 23' 29" E, 651.49 feet along the Grantors' westerly line, the easterly line of said Digiacomio lands to a capped rebar set;
3. S 89° 27' 27" E, 1349.34 feet to a point on the section line, in Springville Road and witnessed by a capped rebar set N 89° 27' 27" W, 25.00 feet;

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 20.168 ac.)

4. **S 00° 32' 30" W, 651.48** feet along the section line, the Grantor's easterly line and with Springville Road to the principal place of beginning and containing within said bounds **20.168** 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 Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in December of 2019.

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 WW; Page 817 for survey.



Jason J. Lingenfelter, P.S. #8499
October 9, 2020



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



Boundary description of a 25.323 acre parcel

SM 2398D

Situated in the Township of Plain, T-19N; R-14W, Northeast and Southeast Quarters of Section 22, County of Wayne, and State of Ohio:

Known as being a part of lands conveyed to Shawny G. Kaufman in Official Record Volume 906; Page 3679 and Official Record Volume _____, Page _____ of Wayne County Official Records and further bounded and described as follows:

Commencing at a one inch pinch-top iron pipe found at the southeast corner of the Southeast Quarter of Section 22, also being in the intersection of Springville Road (Township Road 234) and McKee Road, (Township Road 152);

Thence N 00°32' 30" E, 1273.47 feet along the section line and with Springville to a point witnessed by a capped rebar set N 89° 27' 27" W, 25.00 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING NINE (9) COURSES:

1. N 89° 27' 27" W, 1349.34 feet to a capped rebar set on the Grantors' westerly line and the easterly line of the lands conveyed to Lisa & Patricia J. & Michael J. Digiacomio, (O.R. V-837, P-432);
2. N 00° 23' 29" E, 1397.20 feet along the Grantors' westerly line, the easterly line of said Digiacomio lands and the lands conveyed to Parry S. & Susan M. Cochran, (O.R. V-278, P-86), to a 5/8 inch rebar with ident cap "SJL-INC" found on the quarter section line;
3. N 00° 31' 00" E, 10.00 feet along the Grantors' westerly line and the easterly line of said Cochran lands 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 25.323 ac.)

4. **S 88° 02' 25" E, 398.41** feet along the Grantor's northerly line and the southerly line of the lands conveyed to AAJZR, LLC., (O.R. V-906, P-5245), to a 5/8 inch rebar with ident cap "Rudolph" found on the quarter section line;
5. **S 01° 50' 04" W, 354.26** feet along the Grantors' easterly line and the westerly line of the land conveyed to Amy L. Rice, aka Amy L. Schafrath, (O.R. V-911, P-1517), to a 5/8 inch rebar with ident cap "Rudolph" found;
6. **S 01° 52' 45" W, 213.26** feet along the Grantors' easterly line and the westerly line of the lands conveyed to Timothy Lynn Ratzel, (O.R. V-904, P-1033), to a 5/8 inch rebar with ident cap "Gasbarre" found;
7. **S 01° 32' 53" W, 254.09** feet along the Grantor's easterly line and the westerly line of the lands conveyed to Shawny G Kaufman, aka Shawny G. Davis, (O.R. V-778, P-2035), to a 5/8 inch rebar with ident cap "Gasbarre" found;
8. **N 89° 57' 31" E, 972.20** feet along the Grantor's northerly line and the southerly line of said Kaufman lands to a point on the section line, in Springville Road and witnessed by a 5/8 inch rebar found S 89° 57' 31" W, 25.00 feet;
9. **S 00° 32' 30" W, 585.83** feet along the section line, the Grantor's easterly line and with Springville Road to the principal place of beginning and containing within said bounds **25.323** acres of land, more or less, of which 0.045 of an acre is contained in the Northeast Quarter of Section 22 and 25.278 acres are contained in Southeast Quarter of Section 22, 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 December of 2019.

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 WW; Page 817 for survey.



Jason J. Lingenfelter, P.S. #8499

October 9, 2020



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