

LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

Boundary description of a 4.000 acre parcel

22-006

Situated in the Township of Congress, T-21N; R-14W, Northeast Quarter of Section 13, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Riley Breanna Sheppard aka Breannon Sheppard in Volume 937; Page 5867 and Volume 938, Page 001 of Wayne County Official Records and further bounded and described as follows:

Commencing at 5/8 inch rebar found and being the southeast corner of the Northeast Quarter of Section 13;

Thence N 02° 05' 11" W, 1276.62 feet along the Congress – Canaan Township line to a capped rebar set and being the principle place of beginning:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. S 88° 55' 15" W, 543.42 feet to a capped rebar set;
2. N 05° 04' 22" E, 335.39 feet to a capped rebar set;
3. N 88° 55' 15" E, 501.62 feet to a capped rebar set on the Congress – Canaan Township line;
4. S 02° 05' 11" E, 333.51 feet along the Congress – Canaan Township Line and the Grantor's easterly line to the principle place of beginning and containing within said bounds 4.000 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 Lingenfelter Surveying, LLC in March of 2022.

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

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Page 2 (Description of 4.000 ac.)

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Wayne County Survey Records Volume XX ; Page 237 for survey.



Jason J. Lingenfelter, P.S. #8499
April 12, 2022



LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

Centerline description of a 30 Foot Access Easement

22-006

Situated in the Township of Congress, T-21N; R-14W, Northeast Quarter of Section 13, County of Wayne, and State of Ohio:

Known as being the lands conveyed to Riley Breanna Sheppard aka Breannon Sheppard in Volume 937; Page 5867 and Volume 938, Page 001 of Wayne County Official Records and further bounded and described as follows:

Commencing at 5/8 inch rebar found and being the southeast corner of the Northeast Quarter of Section 13;

Thence N 02° 05' 11" W, 1610.13 feet along the Congress – Canaan Township line to a capped rebar set;

Thence S 88° 55' 15" W, 486.49 feet along the northerly line of a 4.000 acre parcel to a point and being the principle place of beginning and centerline of a 30 foot access easement, easement being 15 feet each side of the centerline:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. N 08°39' 47" W, 184.08 feet to a point;
2. N 44° 01' 31" E, 376.70 feet to a point;
3. N 55° 02' 54" E, 100.72 feet to a point;
4. N 31° 07' 22" E, 70.00 feet to a point;
5. N 16° 05' 41" E, 228.42 feet to a point;
6. N 71° 13' 29" E, 43.63 feet to a point on the Congress – Canaan Township Line and the Grantor's easterly line to the end 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 Lingenfelter Surveying, LLC in March of 2022.

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Page 2 (Description of a 30 Foot Access Easement)

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

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Wayne County Survey Records Volume XX ; Page 237 for survey.



Jason J. Lingenfelter, P.S. #8499
April 12, 2022

