

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



**BOUNDARY DESCRIPTION OF A 2.037 ACRE PARCEL**

EW-1614C

Situated in the Township of Green, T-17N; R-12W, Northeast Quarter of Section 1, County of Wayne and State of Ohio:

Known as being part of lands conveyed to John S. Kauffman, Trustee in O.R. 762; Page 2659 of Wayne County Official Records and further bounded and described as follows;

Commencing at a capped pin with I.D. cap marked "SJL, INC" found at the northeast corner of Lot 27 in Plat of Correction as recorded in Volume 27; Page 137 of Wayne County Plat Records and on the right-of-way line of Hidden Lake Drive;

Thence S 89° 03' 10" W, 122.09 feet along the north line of said Lot 27 and the south right-of-way line of said Hidden Lake Drive, passing through a capped pin with I.D. cap marked "SJL, INC" found at a distance of 60.00 feet, to a capped pin with I.D. cap marked "SJL, INC" found at a point of curvature and the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. southwesterly on a north line of said Lot 27 **109.20** feet along the arc of a curve deflecting to the left, said curve having a radius of 270.00 feet, a central angle of 23° 10' 19" and a chord which bears S 77° 28' 01" W, 108.45 feet to a point ~ witnessed by 5/8" rebar with I.D. cap marked "SJL, INC" set S 65° 52' 51" W, 10.00 feet;
2. **S 65° 52' 51" W, 50.13** feet along a north line of said Lot 27 to a capped pin with I.D. cap marked "SJL, INC" found;
3. **S 03° 27' 43" W, 232.01** feet along the west line of said Lot 27 to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

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Page 2 (Description 2.037 ac.)

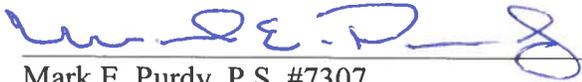
4. N 90° 00' 00" W, 312.05 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
5. N 00° 00' 00" W, 267.71 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
6. N 89° 03' 10" E, 477.74 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set to the place of beginning and containing within said bounds 2.037 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 January of 2023.

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 450 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
\_\_\_\_\_  
Mark E. Purdy, P.S. #7307



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



**BOUNDARY DESCRIPTION OF A 60' ACCESS EASEMENT**

EW-1614C

Situated in the Township of Green, T-17N; R-12W, Northeast Quarter of Section 1, County of Wayne and State of Ohio:

Known as being part of lands conveyed to John S. Kauffman, Trustee in O.R. 762; Page 2659 of Wayne County Official Records and further bounded and described as follows;

Commencing at a capped pin with I.D. cap marked "SJL, INC" found at the northeast corner of Lot 27 in Plat of Correction as recorded in Volume 27; Page 137 of Wayne County Plat Records and on the right-of-way line of Hidden Lake Drive;

Thence S 89° 03' 10" W, 60.00 feet along the north line of said Lot 27 and the right-of-way line of said Hidden Lake Drive to a capped pin with I.D. cap marked "SJL, INC" found at the principal place of beginning of the easement herein described:

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

1. **S 89° 03' 10" W, 539.83** feet along a north line of said Lot 27, passing through a capped pin with I.D. cap marked "SJL, INC" found at a distance of 62.09 feet, and along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. **N 00° 00' 00" W, 60.01** feet to a south line of lands conveyed to Ryan L. Kreider in Volume 590; Page 842 of said Official Records;
3. **N 89° 03' 10" E, 598.84** feet along the south line of said Kreider lands to a capped pin with I.D. cap marked "SJL, INC" found at a point of curvature on the right-of-way line of said Hidden Lake Drive;

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Page 2 (Description Easement)

4. southwesterly on the right-of-way line of said Hidden Lake Drive **94.25** feet along the arc of a curve deflecting to the left, said curve having a radius of 60.00 feet, a central angle of 90° 00' 00" and a chord which bears S 44° 03' 10" W, 84.85 feet to the place of beginning.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in January of 2023.