

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



**BOUNDARY DESCRIPTION OF A 35.670 ACRE PARCEL**

SW-6004

Situated in the Township of East Union, T-16N; R-12W, Northeast Quarter of Section 15,  
County of Wayne and State of Ohio:

Known as being part of lands conveyed to Isaac J. Keim, Trustee in O.R. 887; Page 2518 of  
Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" iron bar found at the northeast corner of said Northeast Quarter and in  
Swinehart Road (T.R. 145) ~ witnessed by a capped pin with I.D. cap marked "RUDOLPH"  
found S 89° 22' 20" W, 30.09 feet:

Thence S 00° 27' 08" E, 769.37 feet along the east line of said Northeast Quarter and in said  
Swinehart Road to a cotton gin spike set at the principal place of beginning of the parcel herein  
described:

**THENCE WITH THE FOLLOWING ELEVEN (11) COURSES:**

1. continuing S 00° 27' 08" E, 1157.58 feet along the east line of said Northeast Quarter  
and in said Swinehart Road to the northeast corner of lands conveyed to Ronald I. Keim  
in Volume 698; Page 178 of said Official Records ~ witnessed by a 5/8" rebar found  
S 89° 32' 31" W, 15.00 feet;
2. S 89° 32' 31" W, 372.73 feet along the north line of said Keim lands to a 5/8" rebar  
found;
3. S 04° 10' 10" E, 290.64 feet along the west line of said Keim Lands to a 5/8" rebar  
found;
4. S 89° 34' 07" W, 374.64 feet along a new division line to a 5/8" rebar with I.D. cap  
marked "SJL, INC" set on the east line of lands conveyed to Ivan J. & Kathy D. Weaver  
in Volume 849; Page 1708 of said Official Records;

Continued on Page 2

Page 2 (Description 35.670 ac.)

5. **N 00° 57' 02" W, 337.42** feet along the east line of said Weavers land and an east line of Lot 1 in Emery Weaver Allotment #1 as recorded in Volume 29; Page 127 of Wayne County Plat Records;
6. **S 89° 10' 25" W, 659.61** feet along the north line of said Lot 1, the north line of Lot 2 of said Emery Weaver Allotment and the north line of lands conveyed to Andrew E. & Mary A. Weaver in Volume 849; Page 1837 of said Official Records to a 5/8" rebar found on an east line of lands conveyed to Robert J. & Elizabeth C. Weaver in O.R. 625; Page 1763 of said Official Records;
7. **N 00° 53' 13" W, 723.32** feet along an east line of said Weavers land to a 4" x 9" stone found at a southeast corner of lands conveyed to Eli A. & Mariam Keim in O.R. 558; Page 337 of said Official Records;
8. **N 00° 16' 56" W, 227.54** feet along an east line of said Keim lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
9. **N 89° 09' 50" E, 633.46** feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 89° 09' 50" W, 30.00 feet;
10. **N 59° 52' 35" E, 219.33** feet along a new division line to a point ~ witnessed by 5/8" rebars with I.D. caps marked "SJL, INC" set N 59° 52' 35" E, 23.00 feet and S 84° 28' 36" W, 23.00 feet;
11. **N 84° 28' 36" E, 574.10** feet along a new division line to the place of beginning and containing within said bounds **35.670** 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.

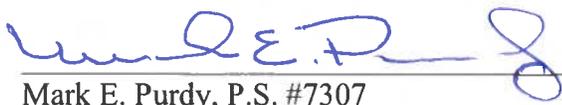
Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

Continued on Page 3

Page 3 (Description 35.670 ac.)

See Wayne County Survey Records Volume XX; Page 481 for survey.

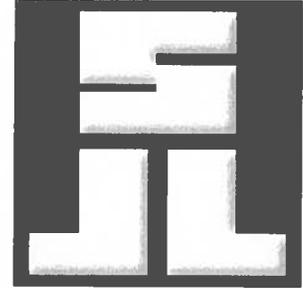
Permanent Parcel Number: \_\_\_\_\_



Mark E. Purdy, P.S. #7307



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



**BOUNDARY DESCRIPTION OF A 30' ACCESS EASEMENT**

SW-6004

Situated in the Township of East Union, T-16N; R-12W, Northeast Quarter of Section 15,  
County of Wayne and State of Ohio:

Known as being part of lands conveyed to Isaac J. Keim, Trustee in O.R. 887; Page 2518 of  
Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" iron bar found at the northeast corner of said Northeast Quarter and in  
Swinehart Road (T.R. 145) ~ witnessed by a capped pin with I.D. cap marked "RUDOLPH"  
found S 89° 22' 20" W, 30.09 feet:

Thence S 00° 27' 08" E, 739.25 feet along the east line of said Northeast Quarter and in said  
Swinehart Road to a point at the principal place of beginning of the easement herein described:

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

1. continuing S 00° 27' 08" E, 30.12 feet along the east line of said Northeast Quarter and  
in said Swinehart Road to a cotton gin spike set;
2. S 84° 28' 36" W, 574.10 feet along a new division line to a point ~ witnessed by 5/8"  
rebars with I.D. caps marked "SJL, INC" set N 59° 52' 35" E, 23.00 feet and S 84° 28'  
36" W, 23.00 feet;
3. S 59° 52' 35" W, 219.33 feet along a new division line to a point ~ witnessed by a 5/8"  
rebar with I.D. cap marked "SJL, INC" set S 89° 09' 50" W, 30.00 feet;
4. S 89° 09' 50" W, 61.33 feet along a new division line to a point;
5. N 59° 52' 35" E, 279.36 feet to a point;

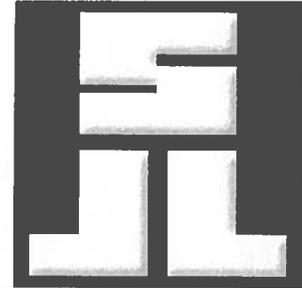
Continued on Page 2

Page 2 (Access Ease.)

6. N 84° 28' 36" E, 583.30 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.

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



**BOUNDARY DESCRIPTION OF A 7.545 ACRE PARCEL**

SW-6004

Situated in the Township of East Union, T-16N; R-12W, Northeast Quarter of Section 15, County of Wayne and State of Ohio:

Known as being part of lands conveyed to Isaac J. Keim, Trustee in O.R. 887; Page 2518 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" iron bar found at the northeast corner of said Northeast Quarter and in Swinehart Road (T.R. 145) ~ witnessed by a capped pin with I.D. cap marked "RUDOLPH" found S 89° 22' 20" W, 30.09 feet:

Thence S 00° 27' 08" E, 2217.14 feet along the east line of said Northeast Quarter and in said Swinehart Road to the southeast corner of lands conveyed to Ronald I. Keim in Volume 698; Page 178 of said Official Records and the principal place of beginning of the parcel herein described ~ witnessed by 5/8" rebars found S 89° 34' 07" W, 0.34 feet and S 89° 34' 07" W, 15.00 feet;

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

1. continuing S 00° 27' 08" E, 449.98 feet along the east line of said Northeast Quarter and in said Swinehart Road to a spike found at the southeast corner thereof and in the intersection with Ely Road (T.R. 163);
2. S 89° 11' 41" W, 724.59 feet along the south line of said Northeast Quarter and in said Ely Road to the southeast corner of lands conveyed to Ivan J. & Kathy D. Weaver in Volume 849; Page 1708 of said Official Record ~ witnessed by a capped pin with I.D. cap marked "GASBARRE" found N 00° 57' 02" W, 24.50 feet;
3. N 00° 57' 02" W, 454.73 feet along the east line of said Weavers land to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691  
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: [sjl@sjl-inc.com](mailto:sjl@sjl-inc.com)

Page 2 (Description 7.545 ac.)

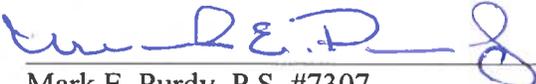
4. N 89° 34' 07" E, 728.53 feet along a new division line, passing through a 5/8" rebar found at a distance of 374.64 feet, and the south line of said Keim lands to the place of beginning and containing within said bounds 7.545 acres of land, more or less, and subject to all legal highways and easements 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 489 for survey.

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

  
Mark E. Purdy, P.S. #7307



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



**BOUNDARY DESCRIPTION OF A 27.697 ACRE PARCEL**

SW-6004

Situated in the Township of East Union, T-16N; R-12W, Northeast Quarter of Section 15,  
County of Wayne and State of Ohio:

Known as being part of lands conveyed to Isaac J. Keim, Trustee in O.R. 887; Page 2518 of  
Wayne County Official Records and further bounded and described as follows;

Beginning at a 1" iron bar found at the northeast corner of said Northeast Quarter and in  
Swinehart Road (T.R. 145) ~ witnessed by a capped pin with I.D. cap marked "RUDOLPH"  
found S 89° 22' 20" W, 30.09 feet:

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

1. **S 00° 27' 08" E, 769.37** feet along the east line of said Northeast Quarter and in said  
Swinehart Road to a cotton gin spike set;
2. **S 84° 28' 36" W, 574.10** feet along a new division line to a point ~ witnessed by 5/8"  
rebars with I.D. caps marked "SJL, INC" set N 59° 52' 35" E, 23.00 feet and S 84° 28'  
36" W, 23.00 feet;
3. **S 59° 52' 35" W, 219.33** feet along a new division line to a point ~ witnessed by a 5/8"  
rebar with I.D. cap marked "SJL, INC" set S 89° 09' 50" W, 30.00 feet;
4. **S 89° 09' 50" W, 633.46** feet along a new division line to a 5/8" rebar with I.D. cap  
marked "SJL, INC" set on an east line of lands conveyed to Eli A. & Mariam Keim in  
O.R. 558; Page 337 of said Official Records;
5. **N 00° 16' 56" W, 928.67** feet along an east line of said keim lands and the east line of  
lands conveyed to Professional Agricultural Management Inc. in Volume 698; Page 665  
and Volume 703; Page 872 of Wayne County Deed Records to a 5/8" rebar found on the  
north line of said Quarter Section;

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Page 2 (Description 27.697 ac.)

6. N 89° 22' 20" E, 1393.12 feet along the north line of said Northeast Quarter to the place of beginning and containing within said bounds 27.697 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 489 for survey.

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

  
Mark E. Purdy, P.S. #7307

