

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



**BOUNDARY DESCRIPTION OF 2.000 ACRE PARCEL**

EW-2757

Situated in the Township of Franklin, T-15N; R-13W, Northeast Quarter of Section 23, County of Wayne and State of Ohio:

Known as being part of lands conveyed to State of Ohio OARDC in Volume 314; Page 475 of Wayne County Deed Records and further bounded and described as follows;

Commencing at a stone found at the northeast corner of said Northeast Quarter;

Thence S 00° 41' 12" E, 1321.56 feet along the east line of said Northeast Quarter to a stone found at a northeast corner of lands conveyed to Peter D. & Janet D. Franks as recorded in O.R. 841; Page 854 of Wayne County Official Records;

Thence S 89° 34' 32" W, 825.57 feet along the north line of said Franks land, passing through a 5/8" rebar found at a distance of 369.61 feet at the northwest corner thereof, along the north line of Richard D. Franks as recorded in Deed Volume 552; Page 113 of said Deed Records & O.R. 702; Page 338 and the north line of A & J Exhaust in O.R. 874; Page 1806 of said Official Records to a 5/8" rebar found and the principal place of beginning of the parcel herein described:

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

1. S 00° 30' 43" E, 579.23 feet along the west line of said A & J Exhaust lands to a point in Dover Road (S.R. 250) ~ witnessed by a 5/8" rebar found N 00° 30' 43" W, 34.26 feet;
2. N 63° 51' 06" W, 180.97 feet in said Dover Road and along the north lines of lands conveyed to Jo Ann Spigelmire, Trustee in O.R. 176; Page 14 and Brian Bannavong in O.R. 823; Page 176 of said Official Records to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC" set N 00° 30' 43" W, 30.09 feet;

Continued on Page 2

Page 2 (Description 2.000 ac.)

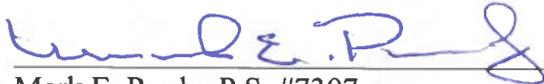
3. N 00° 30' 43" W, 498.27 feet along a new division line to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
4. N 89° 34' 32" E, 161.73 feet along a new division line to the place of beginning and containing within said bounds 2.000 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in December of 2022.

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 519 for survey.

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

  
Mark E. Purdy, P.S. #7307

