

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



BOUNDARY DESCRIPTION OF 0.381 ACRE PARCEL

SW-5814B

Situated in the Township of Wooster, T-15N; R-13W, Northeast Quarter of Section 20, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Green Acres Investments, LLC in Volume 904; Page 3733 & Volume 783; Page 2345 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 3/4" pipe found at the southwest corner of Lot 57 in Curtwood Allotment #3 as recorded in Volume 6; Page 85 of Wayne County Plat Records and on the north right-of-way line of Curtwood Avenue:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 89° 08' 59" W, 95.00** feet, passing through a 5/8" capped pin with I.D. cap marked "SJL, INC" found at a distance of 80.00 feet, along the north line of said Curtwood Avenue to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. **N 03° 50' 34" E, 173.16** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the south line of lands conveyed to Gentry Stephens in Volume 939; Page 3051 of said Official Records;
3. **N 88° 46' 42" E, 95.24** feet, passing through a 5/8" capped pin with I.D. cap marked "SJL, INC" found at a distance of 40.24 feet, along the south line of said Stephens lands to a rectangle bar found on the west line of said Lot 57;
4. **S 03° 50' 34" W, 176.61** feet along the west line of said Lot 54 to the place of beginning and containing within said bounds **0.381** acres of land, more or less, and subject to all legal highways and easements of record.

Continued on Page 2

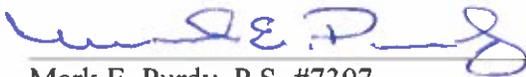
Page 2 (Description 0.381 ac.)

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October 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 645 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 0.515 ACRE PARCEL

SW-5814B

Situated in the Township of Wooster, T-15N; R-13W, Northeast Quarter of Section 20, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Green Acres Investments, LLC in Volume 904; Page 3733 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 3/4" pipe found at the southwest corner of Lot 57 in Curtwood Allotment #3 as recorded in Volume 6; Page 85 of Wayne County Plat Records and on the north right-of-way line of Curtwood Avenue

Thence N 89° 08' 59" W, 95.00 feet, passing through a 5/8" capped pin with I.D. cap marked "SJL, INC" found at a distance of 80.00 feet, along the north line of said Curtwood Avenue to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. continuing N 89° 08' 59" W, 124.12 feet along the north line of said Curtwood Avenue to a point in Batdorf Road (T.R. 177) ~ witnessed by a 1/2" pipe found S 89° 08' 50" E, 30.75 feet;
2. N 01° 13' 33" W, 168.00 feet in said Batdorf Road to the southwest corner of lands conveyed to Gentry Stephens in Volume 939; Page 3051 of said Official Records ~ witnessed by a capped pin with I.D. cap marked "SJL, INC" found N 88° 46' 42" E, 30.00 feet;
3. N 88° 46' 42" E, 139.34 feet along the south line of said Stephens lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued on Page 2

Page 2 (Description 0.515 ac.)

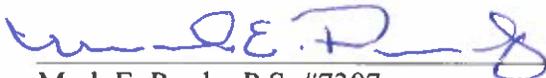
4. **S 03° 50' 34" W, 173.16 feet** along a new division line to the place of beginning and containing within said bounds **0.515** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October 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 645 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 0.054 ACRE PARCEL

SW-5814B

Situated in the Township of Wooster, T-15N; R-13W, Northeast Quarter of Section 20, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Green Acres Investments, LLC in Volume 904; Page 3733 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 3/4" pipe found at the southwest corner of Lot 57 in Curtwood Allotment #3 as recorded in Volume 6; Page 85 of Wayne County Plat Records and on the north right-of-way line of Curtwood Avenue;

Thence N 89° 08' 59" W, 80.00 feet along the north line of said Curtwood Avenue to a 5/8" capped pin with I.D. cap marked "SJL, INC" found at the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. continuing N 89° 08' 59" W, 15.00 feet along the north line of said Curtwood Avenue to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set;
2. N 03° 50' 34" E, 103.48 feet along a new division line to a point;
3. N 88° 46' 42" E, 30.13 feet to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
4. S 11° 57' 50" W, 106.42 feet to the place of beginning and containing within said bounds 0.054 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 October of 2023.

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

Page 2 (Description 0.054 ac.)

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 645 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 0.056 ACRE PARCEL

SW-5814B

Situated in the Township of Wooster, T-15N; R-13W, Northeast Quarter of Section 20, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Green Acres Investments, LLC in Volume 904; Page 3733 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 3/4" pipe found at the southwest corner of Lot 57 in Curtwood Allotment #3 as recorded in Volume 6; Page 85 of Wayne County Plat Records and on the north right-of-way line of Curtwood Avenue;

Thence N 89° 08' 59" W, 95.00 feet, feet, passing through a 5/8" capped pin with I.D. cap marked "SJL, INC" found at a distance of 80.00 feet, along the north line of said Curtwood Avenue to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Thence N 03° 50' 34" E, 103.48 feet along a new division line to the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 03° 50' 34" E, 69.69 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the south line of lands conveyed to Gentry Stephens in Volume 939; Page 3051 of said Official Records;
2. N 88° 46' 42" E, 40.24 feet along the south line of said Stephens lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
3. S 11° 57' 50" W, 71.29 feet to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;

Continued on Page 2

Page 2 (Description 0.056 ac.)

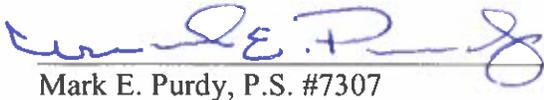
4. **S 88° 46' 42" W, 30.13** feet to the place of beginning and containing within said bounds **0.056** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October 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 645 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307

