

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



BOUNDARY DESCRIPTION OF 4.708 ACRE PARCEL

SW-5623A

Situated in the Township of Canaan, T-17N; R-13W, Northwest Quarter of Section 14, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Stellar Family Farm, LLC in Volume 509; Page 819 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 5/8" iron bar found at the southeast corner of Lot 2 in Dorchester Subdivision #1 in Volume 9; Page 546 of Wayne County Plat Records:

THENCE WITH THE FOLLOWING TWELVE (12) COURSES:

1. **N 01° 47' 31" W, 486.22** feet along the east line of said Lot 2 to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;
2. northwesterly, along said Lot 2, **20.37** feet along the arc of a curve deflecting to the left, said curve having a radius of 13.00 feet, a central angle of 89° 48' 00" and a chord which bears N 46° 41' 31" W, 18.35 feet to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the south right-of-way line of Sterling Road (C.R. 59);
3. **N 88° 24' 29" E 86.00** feet along the south right-of-way line of said Sterling Road to a 5/8" rebar with I.D. cap marked "SJL, INC" set at a point of curvature;
4. southwesterly, along Lot 3 in said Dorchester Allotment #1, **20.47** feet along the arc of a curve deflecting to the left, said curve having a radius of 13.00 feet, a central angle of 90° 12' 00" and a chord which bears S 43° 18' 29" W, 18.42 feet to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
5. **S 01° 47' 31" E 436.53** feet along the west line of said Lot 3 to a 5/8" iron bar found at the southwest corner thereof;

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 4.708 ac.)

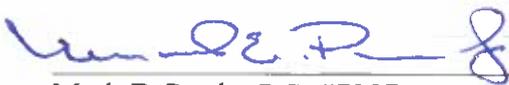
6. N 88° 27' 45" E 449.81 feet along the south lines of said Lot 3, Lot 4 and Lot 5 in said Dorchester Allotment #1 to the southeast corner thereof ~ witnessed by a 5/8" iron bar found S 88° 27' 45" W, 0.73 feet;
7. S 01° 48' 21" E 391.00 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
8. S 77° 50' 23" W 219.35 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
9. N 72° 49' 00" W 125.84 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
10. N 24° 46' 21" W 94.78 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
11. N 36° 42' 39" W 190.19 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
12. N 18° 16' 08" W 103.19 feet along a new division line to the place of beginning and containing within said bounds 4.708 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 678 for survey.

Permanent Parcel Number: _____



Mark E. Purdy, P.S. #7307



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

SW-5623A-closure.docx

Inverse With Area

Mon Oct 16 08:10:42 2023

PntNo	Bearing	Distance	Northing	Easting	Description
PP			471166.65	2129526.39	
	N 01°47'31" W	486.22			
PP			471652.63	2129511.19	
	Radius: 13.00	Chord: 18.35	Degree: 0°44'12"	Dir: Left	
	Length: 20.37	Delta: 89°48'00"	Tangent: 12.95		
	Chord BRG: N 46°41'31" W	Rad-In: S 88°12'29" W	Rad-Out: S 01°35'31" E		
	Radius PntNo: PP N: 471652.23	E: 2129498.20			
PP			471665.22	2129497.83	
	N 88°24'29" E	86.00			
PP			471667.61	2129583.80	
	Radius: 13.00	Chord: 18.42	Degree: 0°44'12"	Dir: Left	
	Length: 20.47	Delta: 90°12'00"	Tangent: 13.05		
	Chord BRG: S 43°18'29" W	Rad-In: S 01°35'31" E	Rad-Out: N 88°12'29" E		
	Radius PntNo: PP N: 471654.62	E: 2129584.16			
PP			471654.21	2129571.17	
	S 01°47'31" E	436.53			
PP			471217.90	2129584.82	
	N 88°27'45" E	449.81			
PP			471229.97	2130034.47	
	S 01°48'21" E	391.00			
PP			470839.16	2130046.79	
	S 77°50'23" W	219.35			
PP			470792.96	2129832.37	
	N 72°49'00" W	125.84			
PP			470830.13	2129712.15	
	N 24°46'21" W	94.78			
PP			470916.19	2129672.43	
	N 36°42'39" W	190.19			
PP			471068.66	2129558.74	
	N 18°16'08" W	103.19			
PP			471166.65	2129526.39	

Closure Error Distance> 0.0000

Total Distance Inversed> 2623.75

Area: 4.708 AC., 205077.2 SF.