

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



BOUNDARY DESCRIPTION OF 3.028 ACRE PARCEL

SW-6024

Situated in the Township of Plain, T-19N; R-14W, Northeast & Southeast Quarters of Section 20, County of Wayne and State of Ohio:

Known as being part of lands conveyed to Plain Township Board of Trustees in Volume 928; Page 2843 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 2" pipe found in the center of a grindstone at the northwest corner of said Southeast Quarter;

Thence S 89° 55' 01" E, 132.05 feet along the north line of said Southeast Quarter to a 3/4" iron pin found at the northeast corner of lands conveyed to Robert R. & Penny L. Sprang in Volume 289; Page 675 of said Official Records and in South Elyria Road (C.R. 149) and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. continuing S 89° 55' 01" E, 58.30 feet along the north line of said Southeast Quarter to a point ~ witnessed by a 5/8" iron bar found S 66° 12' 24" W, 0.50 feet;
2. N 66° 12' 24" E, 74.16 feet along an easterly line of lands conveyed to Debra J. Merillat in Volume 514; Page 511 of said Official Records to a capped pin with I.D. cap marked "WAYNE COUNTY ENGINEER" found on a Village of Blachleyville corporation line;
3. N 89° 53' 04" E, 39.69 feet along said corporation line to a capped pin with I.D. cap marked "WAYNE COUNTY ENGINEER" found;
4. S 17° 30' 44" E, 31.63 feet along said corporation line to a point on the north line of said Southeast Quarter ~ witnessed by a capped pin with I.D. cap marked "WAYNE COUNTY ENGINEER" found S 36° 01' 01" W, 0.12 feet;

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Page 2 (Description 3.028 ac.)

5. **S 89° 55' 01" E, 577.92** feet along said corporation line and the north line of said Southeast Quarter to a capped pin with I.D. cap marked "SJL, INC" found;
6. **S 57° 06' 27" W, 631.94** feet along a new division line to an east line of lands conveyed to Scott A. Kantenwein in Volume 693; Page 699 and Volume 693; Page 711 of Wayne County Deed Records and Volume 710; Page 727 and Volume 720; Page 1461 of said Official Records and in said South Elyria Road ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 57° 06' 27" E, 30.00 feet;
7. **N 32° 53' 27" W, 410.00** feet along an east line of said Kantenwein lands and an east line of said Sprang lands and in said South Elyria Road to the place of beginning and containing within said bounds **3.028** acres of land of which 0.054 is in said Northeast Quarter and 0.974 is in said Southeast Quarter, 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 August 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 10810 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF 4.841 ACRE PARCEL

SW-6024

Situated in the Township of Plain, T-19N; R-14W, Southeast Quarter of Section 20, County of Wayne and State of Ohio:

Known as being part of lands conveyed to Plain Township Board of Trustees in Volume 928; Page 2843 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 2" pipe found in the center of a grindstone at the northwest corner of said Southeast Quarter;

Thence S 89° 55' 01" E, 132.05 feet along the north line of said Southeast Quarter to a 3/4" iron pin found at the northeast corner of lands conveyed to Robert R. & Penny L. Sprang in Volume 289; Page 675 of said Official Records and in South Elyria Road (C.R. 149);

Thence S 32° 53' 27" E, 410.00 feet along an east line of said Sprang lands to a point and the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 57° 06' 27" E, 30.00 feet:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. N 57° 06' 27" E, 631.94 feet along a new division line to a capped pin with I.D. cap marked "SJL, INC" found on the north line of said Southeast Quarter and a northwest corner of lands conveyed to Harold Firebaugh in Volume 928; Page 5631 of said Official Records;
2. S 00° 10' 23" E, 580.79 feet along a west line of said Firebaugh lands to a capped pin with I.D. cap marked "SJL, INC" found;
3. S 79° 45' 09" W, 343.94 feet along a north line of said Firebaugh lands to a point in said South Elyria Road ~ witnessed by a capped pin with I.D. cap marked "SJL, INC" found N 79° 45' 09" W, 15.00 feet;

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

Page 2 (Description 4.841 ac.)


4. N 33° 10' 42" W, 118.00 feet along an east line of said Firebaugh lands and in said South Elyria Road to a spike found;
5. N 32° 53' 27" W, 238.21 feet along an east line of said Firebaugh lands and an east line of lands conveyed to Scott A. Kantenwein in Volume 693; Page 699 and Volume 693; Page 711 of Wayne County Deed Records and Volume 710; Page 727 and Volume 720; Page 1461 of said Official Records and in said South Elyria Road to the place of beginning and containing within said bounds 4.841 acres of land, more or less, and subject to all legal highways and easements of record. ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 57° 06' 27" E, 30.00 feet;

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August 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 680 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-6024-closure.docx

Inverse With Area					Fri Apr 28 15:00:01 2023
PntNo	Bearing	Distance	Northing	Easting	Description
41			399859.43	2084506.13	
	S 89°55'01" E	58.30			
42			399859.35	2084564.43	
	N 66°12'24" E	74.16			
43			399889.27	2084632.29	
	N 89°53'04" E	39.69			
53			399889.35	2084671.98	
	S 17°30'44" E	31.63			
44			399859.18	2084681.50	
	S 89°55'01" E	577.92			
36			399858.34	2085259.41	
	S 57°06'27" W	631.94			
PP			399515.15	2084728.78	
	N 32°53'27" W	410.00			
41			399859.43	2084506.13	

Closure Error Distance> 0.0000
Total Distance Inversed> 1823.65
Area: 3.028 AC., 131904.6 SF.

Inverse With Area					Fri Apr 28 15:03:14 2023
PntNo	Bearing	Distance	Northing	Easting	Description
PP			399515.15	2084728.78	
	N 57°06'27" E	631.94			
36			399858.34	2085259.41	
	S 00°10'23" E	580.79			
37			399277.55	2085261.17	
	S 79°45'09" W	343.94			
PP			399216.36	2084922.71	
	N 32°59'10" W	356.21			
PP			399515.15	2084728.78	

Closure Error Distance> 0.0000
Total Distance Inversed> 1912.89
Area: 4.841 AC., 210892.7 SF.