

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



**BOUNDARY DESCRIPTION OF 0.366 ACRE PARCEL**

SW-6062

Situated in the Township of Wayne, T-16N; R-13W, Southwest Quarter of Section 18, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Judith K. Ratzel in Volume 52; Page 484 and Cheryl L. Tiech & Elizabeth A. Miller in Volume 949; Page 3662 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 3/4" solid pin found at the southeast corner of said Southwest Quarter and in Smithville Western Road (C.R. 86);

Thence N 00° 12' 33" W, 728.48 feet along the east line of said Quarter Section to a 1" pinch top pipe found at the northeast corner of lands conveyed to Caitlin B. Armstrong in Volume 823; Page 1707 of said Official Records and being the principal place of beginning of the parcel herein described;

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

1. **S 89° 49' 07" W, 392.61** feet along the north line of said Armstrong lands to a 1" solid pin found at the northwest corner of thereof and in Mechanicsburg Road (C.R. 22) ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 49' 07" E, 31.49 feet;
2. **N 17° 52' 36" W, 41.99** feet along a new division line and in said Mechanicsburg Road to a point ~ witnessed by 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 49' 07" E, 31.49 feet;
3. **N 89° 49' 07" E, 405.36** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the east line of said Quarter Section;

Continued on Page 2

Page 2 (Description 0.366 ac.)

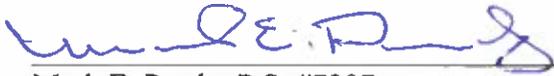
4. **S 00° 12' 33" E, 40.00 feet** along a quarter section line to the place of beginning and containing within said bounds **0.366** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in February of 2024.

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 695 for survey.

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



Mark E. Purdy, P.S. #7307



SW-6062-closure.docx

Inverse With Area

Thu Feb 8 08:32:25 2024

| PntNo | Bearing       | Distance | Northing  | Easting    | Description |
|-------|---------------|----------|-----------|------------|-------------|
| PP    |               |          | 435239.34 | 2111654.13 |             |
|       | S 89°49'07" W | 392.61   |           |            |             |
| PP    |               |          | 435238.09 | 2111261.52 |             |
|       | N 17°52'36" W | 41.99    |           |            |             |
| PP    |               |          | 435278.05 | 2111248.63 |             |
|       | N 89°49'07" E | 405.36   |           |            |             |
| PP    |               |          | 435279.34 | 2111653.99 |             |
|       | S 00°12'33" E | 40.00    |           |            |             |
| PP    |               |          | 435239.34 | 2111654.13 |             |

Closure Error Distance> 0.0000

Total Distance Inversed> 879.96

Area: 0.366 AC., 15959.4 SF.