

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



BOUNDARY DESCRIPTION OF 3.000 ACRE PARCEL

SW-5788A

Situated in the Township of Franklin, T-15N; R-13W, Northwest Quarter of Section 27, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Lone Oak Farm, LLC in Volume 771; Page 152 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 5/8" capped pin with I.D. cap marked "RUDOLPH" found at a southwest corner of Lot 3 in Franklin Knolls Allotment #1 in Volume 8; Page 352 of Wayne County Plat Records:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. **S 81° 20' 40" W, 272.30** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. **N 83° 04' 33" W, 243.49** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
3. **N 08° 42' 17" W, 372.06** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
4. **S 86° 10' 26" E, 334.80** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on a west line of Lot 5 in aforesaid Franklin Knolls Allotment #1;
5. **S 08° 42' 16" E, 325.10** feet along the west lines of said Lot 5, Lot 4 in said Franklin Knolls Allotment #1 and aforesaid Lot 3 to a 5/8" capped pin with I.D. cap marked "RUDOLPH" found at a southwest corner thereof;

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Page 2 (Description 3.000 ac.)

6. N 81° 20' 40" E, 180.00 feet along a south line of said Lot 3 to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
7. S 08° 39' 21" E, 40.00 feet along a west line of said Lot 3 to the place of beginning and containing within said bounds 3.000 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 April 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 756 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



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



BOUNDARY DESCRIPTION OF ACCESS EASEMENT

SW-5788A

Situated in the Township of Franklin, T-15N; R-13W, Northwest Quarter of Section 27, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Lone Oak Farm, LLC in Volume 771; Page 152 of Wayne County Official Records and further bounded and described as follows;

Beginning at the southeast corner of Lot 3 in Franklin Knolls Allotment #1 in Volume 8; Page 352 of Wayne County Plat Records and on the west right-of-way line of Millersburg Road (S.R. 83) ~ witnessed by a 5/8" smooth iron bar found S 82°45' 09" E, 0.62 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. S 08° 38' 32" E, 30.00 feet along the west right-of-way line of said Millersburg Road to a point;
2. S 81° 20' 40" W, 479.47 feet along the south line of the access easement to a point;
3. N 08° 42' 16" W, 30.00 feet along the west line of the access easement to a point;
4. N 81° 20' 40" E, 479.51 feet along a north line of the access easement, passing through a 5/8" capped pin with I.D. cap marked "RUDOLPH" found at a distance of 179.97 feet, and along a south line of aforesaid Lot 3 to the place of beginning.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2024.

SW-5788A-closure.docx

Inverse With Area					Mon Apr 15 16:17:58 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			395273.52	2126259.62	
	S 81°20'40" W	272.30			
PP			395232.54	2125990.42	
	N 83°04'33" W	243.49			
PP			395261.90	2125748.70	
	N 08°42'17" W	372.06			
PP			395629.67	2125692.39	
	S 86°10'26" E	334.80			
PP			395607.33	2126026.44	
	S 08°42'16" E	325.10			
PP			395285.98	2126075.65	
	N 81°20'40" E	180.00			
PP			395313.07	2126253.60	
	S 08°39'21" E	40.00			
PP			395273.52	2126259.62	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1767.75					
Area: 3.000 AC., 130679.9 SF.					

Inverse With Area					Mon Apr 15 16:18:32 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			395318.60	2126555.74	
	S 08°38'32" E	30.00			
PP			395288.94	2126560.25	
	S 81°20'40" W	479.47			
PP			395216.78	2126086.24	
	N 08°42'16" W	30.00			
PP			395246.44	2126081.70	
	N 81°20'40" E	479.51			
PP			395318.60	2126555.74	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1018.98					
Area: 0.330 AC., 14384.7 SF.					