

MARK E. PURDY
1000 DALTON-FOX LAKE ROAD
DALTON, OHIO 44618
Home Phone 330-828-8543

BOUNDARY DESCRIPTION OF 1.750 ACRE PARCEL

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter Section 13, County of Wayne, and State of Ohio:

Known as being lands conveyed to Eli H. & Clara A. Hershberger in Official Record 908, Page 4735 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the northwest corner of the Southwest Quarter of Section 13; Thence N 86° 30' 12" E, 951.39 feet with the north line of said Quarter Section and in T.R.163 (Ely Rd.) to a spike found marking the northeast corner of lands granted to Rodney W. Royer, Inc. as recorded in Vol. 556, Page 553; Thence S 00° 47' 53" E, 405.46 feet with the easterly line of Royer, to a 5/8" rebar found marking the southwest corner of lands conveyed to Emanuel E. & Esther A. Raber in Official Record 715, Page 2333 and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 86° 56' 33" E, 241.36** feet with the south line of Raber, to a 5/8" rebar found and marking the southeast corner thereof;
2. **S 00° 47' 45" W, 322.56** feet thru the lands of the Grantor, to a capped pin set;
3. **N 89° 59' 57" W, 241.19** feet thru the lands of the Grantor, to a capped pin set on the east line of Royer;
4. **N 00° 47' 53" W, 309.68** feet with the easterly line of Royer, to the place of beginning and containing within said bounds **1.750** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 171 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.


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BOUNDARY DESCRIPTION OF 4.000 ACRE PARCEL

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter Section 13, County of Wayne, and State of Ohio:

Known as being lands conveyed to Eli H. & Clara A. Hershberger in Official Record 908, Page 4735 and Emanuel E. & Esther A. Raber in O.R.715, Page 2333 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the northwest corner of the Southwest Quarter of Section 13; Thence N 86° 30' 12" E, 951.39 feet with the north line of said Quarter Section and in T.R.163 (Ely Rd.) to a the northeast corner of lands granted to Rodney W. Royer, Inc. as recorded in Vol.556, Page 553 and being the principal place of beginning of the parcel herein described~ witnessed by a Purdy Pin found S 00° 47' 53" E at 30.13 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 86° 30' 12" E, 241.46** feet with the north line of said Quarter Section and in T.R.163 (Ely Rd.) to the northeast corner of a Raber ~ witnessed by a Purdy Pin found S 00° 47' 45" E at 30.15 feet;
2. **S 00° 47' 45" E, 729.87** feet with the east line of Raber and extension thereof, to a capped pin set;
3. **N 89° 59' 57" W, 241.19** feet, to a capped pin set on the east line of Royer;
4. **N 00°47' 53" W, 715.14** feet, with the easterly line of Royer, to the place of beginning and containing within said bounds **4.000** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 171 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.



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BOUNDARY DESCRIPTION OF 3.839 ACRE PARCEL

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter Section 13, County of Wayne, and State of Ohio:

Known as being lands conveyed to Eli H. & Clara A. Hershberger in Official Record 908, Page 4735 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the northwest corner of the Southwest Quarter of Section 13; Thence N 86° 30' 12" E, 951.39 feet with the north line of said Quarter Section and in T.R.163 (Ely Rd.) to a spike found marking the northeast corner of lands granted to Rodney W. Royer, Inc. as recorded in Vol. 556, Page 553~ witnessed by a Purdy Pin found S 00° 47' 53" E at 30.13 feet;

Thence S 00° 47' 53" E, 1560.34 feet with the easterly line of Royer to a capped pin set and being the principal place of beginning of the parcel herein described;


THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 87°42' 22" E, 403.08** feet to a point on the westerly line of a 69.823 acre parcel of the Grantor;
2. **S 00° 48' 10" E, 415.00** feet to a point on the west line of said 69.823 acre parcel of the Grantor;
3. **S 87° 42' 22" W, 403.11** feet, to a capped pin set on the easterly line of Royer;
4. **N 00° 48' 10" W, 415.00** feet with the easterly line of said Royer parcel, to the place of beginning and containing within said bounds **3.839** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 171 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.


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BOUNDARY DESCRIPTION OF 0.161 ACRE PARCEL

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter Section 13, County of Wayne, and State of Ohio:

Known as being lands conveyed to Eli H. & Clara A. Hershberger in Official Record 908, Page 4735 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the northwest corner of the Southwest Quarter of Section 13; Thence N 86° 30' 12" E, 951.39 feet with the north line of said Quarter Section and in T.R.163 (Ely Rd.) to a spike found marking the northeast corner of lands granted to Rodney W. Royer, Inc. as recorded in Vol. 556, Page 553~ witnessed by a Purdy Pin found S 00° 47' 53" E at 30.13 feet;

Thence S 00° 47' 53" E, 1560.34 feet with the easterly line of Royer to a capped pin set;

Thence N 87°42' 22" E, 403.08 feet to the westerly line of a 69.823 acre parcel of the Grantor and being the principal place of beginning of the parcel herein described;


THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 87°42' 22" E, 16.89 feet to a capped pin set;
2. S 00° 48' 10" E, 415.00 feet to a capped pin set;
3. S 87° 42' 22" W, 16.89 feet, to a point on the westerly line of said 69.823 acre parcel;
4. N 00° 48' 10" W, 415.00 feet with the westerly line of said 69.823 acre parcel, to the place of beginning and containing within said bounds 0.161 acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 171 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.


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BOUNDARY DESCRIPTION DRIVE EASEMENT

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 13, County of Wayne and State of Ohio:

Known as being lands conveyed to Eli H. & Clara A. Hershberger in O.R. 908, Page 4735 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the southeast corner of the Southwest Quarter of said Section;

Thence S 87° 16' 32" W, 1319.75 feet along the south line of said Quarter Section to point and being the principal place of beginning of the easement herein described:

THENCE WITH THE FOLLOWING TEN (4) COURSES:

1. S 87° 16' 32" W, 30.02 feet along the south line of said Quarter Section, to a point;
2. N 00° 48' 10" W, 744.70 feet to a point;
3. N 87° 42' 22" E, 30.01 feet to a point;
4. S 00° 48' 10" E, 744.47 feet to the place of beginning.

The above easement shall be used in common by the owners, and their respective heirs and assigns, of the 4.000 acre parcel created by the survey filed in Wayne County Survey Records Volume XX, Page 171, namely, and the benefits and burdens of said easement shall run with the land of said 4.000 acre parcel.

For survey see Volume XX, Page 171 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

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BOUNDARY DESCRIPTION OF 4.000 ACRE PARCEL

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter Section 13, County of Wayne, and State of Ohio:

Known as being lands conveyed to Eli H. & Clara A. Hershberger in Official Record 908, Page 4735 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the northwest corner of the Southwest Quarter of Section 13; Thence N 86° 30' 12" E, 951.39 feet with the north line of said Quarter Section and in T.R.163 (Ely Rd.) to a spike found marking the northeast corner of lands granted to Rodney W. Royer, Inc. as recorded in Vol. 556, Page 553~ witnessed by a Purdy Pin found S 00° 47' 53" E at 30.13 feet;

Thence S 00° 47' 53" E, 1560.34 feet with the easterly line of Royer to a capped pin set and being the principal place of beginning of the parcel herein described;

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 87°42' 22" E, 419.97 feet to a capped pin set;
2. S 00° 48' 10" E, 415.00 feet to a capped pin set;
3. S 87° 42' 22" W, 420.00 feet, to a capped pin set on the east line of Royer;
4. N 00° 47' 53" W, 415.00 feet with the easterly line of Royer, to the place of beginning and containing within said bounds 4.000 acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 171 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.



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BOUNDARY DESCRIPTION DRIVE EASEMENT

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 13,
County of Wayne and State of Ohio:

Known as being lands conveyed to Eli H. & Clara A. Hershberger in O.R. 908, Page 4735 of
Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the southeast corner of the Southwest Quarter of said
Section;

Thence S 87° 16' 32" W, 1319.75 feet along the south line of said Quarter Section to point and
being the principal place of beginning of the easement herein described:

THENCE WITH THE FOLLOWING TEN (4) COURSES:

1. S 87° 16' 32" W, 30.02 feet along the south line of said Quarter Section, to a point;
2. N 00° 48' 10" W, 744.70 feet to a point;
3. N 87° 42' 22" E, 30.01 feet to a point;
4. S 00° 48' 10" E, 744.47 feet to the place of beginning.

The above easement shall be used in common by the owners, and their respective heirs and
assigns, of the 4.000 acre parcel created by the survey filed in Wayne County Survey Records
Volume XX, Page 171, namely, and the benefits and burdens of said easement shall run with
the land of said 4.000 acre parcel.

For survey see Volume XX, Page 171 of the Wayne County Survey Records.
This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of
2022.

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BOUNDARY DESCRIPTION OF 84.590 ACRE PARCEL

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter Section 13, County of Wayne, and State of Ohio:

Known as being lands conveyed to Eli H. & Clara A. Hershberger in Official Record 908, Page 4735 and of Wayne County Recorder's Records and further bounded and described as follows;

Beginning at a 5/8" rebar found at the northeast corner of the Southwest Quarter of Section 13;

THENCE WITH THE FOLLOWING FOUR (19) COURSES:

1. **S 00° 33' 54" E, 1176.13** feet with the east line of said Quarter Section and in T.R.179 (Kansas Rd.) to a spike found marking the northeast corner of lands granted to Atlee A. & Clara L. Troyer as recorded in O.R.868, Page 1751 ~ witnessed by a Gasbarre Pin found S 89° 26' 25" W at 38.20 feet;
2. **S 89° 26' 25" W, 330.00** feet with the north line of Troyer to a 5/8" rebar found and marking the northwest corner thereof;
3. **S 02° 30' 14" E, 300.18** feet, with the west line of Troyer, to the southwest corner thereof and being on the northerly line of Andy A. (Jr.) & Iva Troyer as recorded in O.R.908, Page 4733~ witnessed by a Gasbarre pin found N 02° 30' 14" W at 10.00 feet;
4. **S 89°21' 42" W, 17.17** feet, with the northerly line of Andy A. (Jr.) & Iva Troyer, to a Gasbarre pin found;
5. **S 00°48' 23" E, 554.10** feet, with a westerly line of Andy A. (Jr.) & Iva Troyer to a Gasbarre pin found;
6. **S 00°32' 55" E, 157.09** feet, with a westerly line of Andy A. (Jr.) & Iva Troyer to a Gasbarre pin found;
7. **N 88°57' 48" W, 281.70** feet, with a northerly line of Andy A. (Jr.) & Iva Troyer to a Gasbarre pin found;

8. **S 00°13' 17" E, 561.55** feet, with a westerly line of Andy A. (Jr.) & Iva Troyer to the southwest corner thereof and being on the south line of said Quarter Section and in T.R.158 (Lautenschlager Rd.)~ witnessed by a Gasbarre pin found N 00°13' 17" W at 15.54 feet;
9. **S 87°16' 32" W, 746.54** feet, with the south line of said Quarter Section and in T.R.158 (Lautenschlager Rd.) to the a southeasterly corner of lands granted to Aaron E. & Nettie J. Troyer as recorded in O.R.898, Page 5936~ witnessed by a 5/8" rebar found S 87°16' 32" W at 24.99 feet;
10. **N 00°48' 10" W, 235.17** feet with an easterly line of Aaron E. & Nettie J. Troyer, to a 5/8" rebar found and marking a northeast corner thereof;
11. **S 87°16' 32" W, 403.24** feet with a northerly line of Aaron E. & Nettie J. Troyer, to a 5/8" rebar found and marking a corner thereof;
12. **N 00°47' 53" W, 482.68** feet with an easterly line of Aaron E. & Nettie J. Troyer and Rodney W. Royer Inc. as recorded in Vol.556, Page 553, to a capped pin set;
13. **N 87°42' 22" E, 420.00** feet to a capped pin set;
14. **N 00°48' 10" W, 415.00** feet to a capped pin set;
15. **S 87°42' 22" W, 419.97** feet to a capped pin set on the east line of Royer;
16. **N 00°47' 53" W, 845.20** feet with the east line of Royer, to a capped pin set;
17. **S 89°59' 57" E, 241.19** feet to a capped pin set;
18. **N 00°47' 45" W, 729.87** feet and with an easterly line of Emanuel E. & Esther A. Raber as recorded in O.R.715, Page 2333, to the northeast corner thereof and on the north line of said Quarter Section line, and also in T.R.163 (Ely Rd.)~ witnessed by a Purdy pin found S 00°47' 45" E at 30.15 feet;
19. **N 86°30' 12" E, 1540.49** feet and with the north line of said Quarter Section and in T.R.163 (Ely Rd.), to the place of beginning and containing within said bounds **84.590** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 171 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.


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