

**MARK E. PURDY P.S.**  
1000 DALTON-FOX LAKE ROAD  
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Home Phone 330-828-8543

## **DESCRIPTION OF A 23.289 ACRE PARCEL**

Situated in the Township of Baughman, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 3, T-17N, R-11W;

And also a part of lands of Margaret M. Wertz (Trustee) as recorded in O.R.645, Page 198 of the Wayne County Official Records and being further bounded and described as follows;

Commencing at a stone found marking the northeast corner of Northeast Quarter of Section 3;

Thence S 00° 30' 43" E, 719.95 with the east line of said Section to a point in C.R.133 (Black Diamond Rd.) and being the place of beginning of the parcel herein described~ witnessed by a capped pin set S 89° 38' 08" W at 25.00 feet;

Thence with following 8 courses:

- 1) **S 00° 30' 43" E, 894.74** with the east line of said Section and in C.R.133 (Black Diamond Rd.) to a spike found in the intersection of C.R.27 (Fulton Rd.);
- 2) **S 85° 17' 31" W, 46.09** feet with the centerline of C.R.27 (Fulton Rd.) to a Magnail set at the point of curvature;
- 3) **224.88** feet along the centerline of C.R.27 (Fulton Rd.) and arc of a curve deflecting to the right, with a radius of 1145.92 feet and a chord which bears N 89° 05' 10" W and a chord distance of 224.52 feet to a Magnail set;
- 4) **N 83° 27' 50" W, 744.53** feet with the centerline of C.R.27 (Fulton Rd.) to the southeast corner of Pammy A. Richards as recorded in O.R.339, Page 2013~ witnessed by a 3/4" pipe found N 00° 33' 34" E at 25.09 feet;

- 5) **N 00° 33'34"E, 353.00** feet with the east line of Richards to a 1" pipe found and marking the northeast corner thereof;
- 6) **N 89° 29'22"W, 351.15** feet with the north line of Richards and Thomas E. & Victoria H. Mathers as recorded in Vol. 555, Page 282 to a 1" pipe found on the east line of Virginia L. Lynch as recorded in O.R.826, Page 1514;
- 7) **N 00° 19'12"E, 408.81** feet with the east line of Virginia L. Lynch and Richard H. II & Lois Ann Smyser (Trustees) as recorded in O.R.924, Page 5541 to a capped pin set;
- 8) **N 89° 38'08"E, 1345.30** feet to the place of beginning and containing within said bounds **23.289** acres be the same more or less, but subject to all right of ways and easements of record.

Basis of Bearings: Are relative to the east line of Section 3 per survey "VV"-693

This description was prepared by Mark E. Purdy P.S.7307 from a survey completed in Sept. of 2022.

See Wayne County Survey Records Volume XX ; Page 335  
For Survey.

Mark E. Purdy, 9-12-22  
Mark E. Purdy P.S.7307 Date



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## **DESCRIPTION OF A 25.626 ACRE PARCEL**

Situated in the Township of Baughman, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 3, T-17N, R-11W;

And also a part of lands of Margaret M. Wertz (Trustee) as recorded in O.R.645, Page 198 of the Wayne County Official Records and being further bounded and described as follows;

Beginning at a stone found marking the southeast corner of Northeast Quarter of Section 3 ~witnessed by a capped pin set S 89° 38'22"W at 30.00 feet;

Thence with following 6 courses:

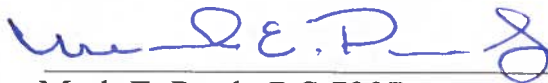
- 1) **S 89° 38'22"W, 1350.90** with the south line of said Section to the southeast corner of Ronald A. & Linda L. Scarbrough (Trustee) as recorded in O.R.794, Page 1088 ~ witnessed by a 1" pipe N 00° 51'29"W at 1.47 feet;
- 2) **N 00° 51'29"W, 904.77** feet with the east line of Scarbrough to a spike found and marking the northeast corner thereof ~ witnessed by a 5/8" rebar found S 00° 51'29"E at 29.90 feet;
- 3) **S 83° 27'50"E, 1094.21** feet with the south line of Thomas E. & Victoria Mathers as recorded in Vol. 555, Page 282 and Pammy A. Richards as recorded in O.R.339, Page 2013 and in the centerline of C.R.27 (Fulton Rd.) to a Magnail set at the point of curvature;
- 4) **224.88** feet along the centerline of C.R.27 (Fulton Rd.) and arc of a curve deflecting to the left, with a radius of 1145.92 feet and a chord which bears S 89° 05'10"E and a chord distance of 224.52 feet to a Magnail set;

- 5) **N 85°17'31"E, 46.09** feet with the centerline of C.R.27 (Fulton Rd.) to a spike found at the intersection with C.R.133 (Black Diamond Rd.) and on the east line of Section 3;
- 6) **S 00°30'43"E, 771.85** feet with the east line of Section 3 and in C.R.133 (Black Diamond Rd.) to the place of beginning and containing within said bounds **25.626** acres be the same more or less, but subject to all right of ways and easements of record.

Basis of Bearings: Are relative to the east line of Section 3 per survey "VV"-693

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## **DESCRIPTION OF A 22.148 ACRE PARCEL**

Situated in the Township of Baughman, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 3, T-17N, R-11W;

And also a part of lands of Margaret M. Wertz (Trustee) as recorded in O.R.645, Page 198 and Angela M. & John A. Jr. Sinnett as recorded in O.R.914, Page 5289 of the Wayne County Official Records and being further bounded and described as follows;

Beginning at a stone found marking the northeast corner of Northeast Quarter of Section 3;

Thence with following 4 courses:

- 1) **S 00°30'43"E, 719.95** with the east line of said Section to a point in C.R.133 (Black Diamond Rd.)~ witnessed by a capped pin set S 89°38'08"W at 25.00 feet;
- 2) **S 89°38'08"W, 1345.30** feet to a capped pin set on the easterly line of Richard H. II & Lois Ann Smyser (Trustees) as recorded in O.R.924, Page 5541;
- 3) **N 00°19'12"E, 720.00** feet with the east line of Smyser to a 5/8" rebar found on the north line of said Section & Township Line;
- 4) **N 89°38'08"E, 1334.85** feet with the north line of said Section and Township line to the place of beginning and containing within said bounds **22.148** acres be the same more or less, but subject to all right of ways and easements of record.

Basis of Bearings: Are relative to the east line of Section 3 per survey "VV"-693

This description was prepared by Mark E. Purdy P.S.7307 from a survey completed in Sept. of 2022.

See Wayne County Survey Records Volume XX; Page 335  
For Survey.

Mark E. Purdy, 9-12-22  
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