

MARK E. PURDY
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Home Phone 330-828-8543

DESCRIPTION OF A 4.002 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Southwest Quarter of Section 5, and Northwest Quarter of Section 8, T-16N, R-11W;

And also a part of lands of Badoja Heritage, LLC as recorded in Vol.908, Page 606 of the Wayne County Deed Records and being further bounded and described as follows;

Commencing at a 1" pipe found marking the southeast corner of Southwest Quarter of Section 5; Thence S 89° 28'08" W, 242.80 feet with the south line of the Southeast Quarter of Section 5 to a point; Thence S 00° 42'12" E, 164.97 feet and into the Northwest Quarter of Section 8, to a point in the old centerline of U.S. 30 and being the south line of the Grantor and being the principal place of beginning of the parcel herein described~ witnessed by a capped pin N 00° 42'12"W at 35.10 feet;

Thence with following 7 courses:

- 1) **S 75° 34'11" W, 105.99** feet with the centerline of old U.S.30 to the southeast corner of Badoja Farms, Inc. in O.R.927, Page 2807;
- 2) **N 00° 42'12" W, 1308.60** feet with the east line of Badoja Farms Inc. and passing thru the Section line between Section 5 and 8 to a capped "Purdy" pin found;

- 3) **N 11°06'00" E, 362.62** feet with an easterly line of Badoja Farms Inc. to a "Purdy" pin and a southeast corner of Daniel S. & Jill A. Blosser in O.R.912, Page 653;
- 4) **S 13°34'03" E, 292.35** feet, to a capped pin set;
- 5) **S 00°13'22" E, 462.55** feet, to a capped pin set;
- 6) **S 87°45'22" W, 33.05** feet to a capped pin set;
- 7) **S 00°42'12" E, 892.90** feet and passing thru the Section line between Section 5 and 8, to the place of beginning and containing within said bounds **4.007** acres be the same more or less, but subject to all right of ways and easements of record. Of which 3.583 acres are in the Southwest Quarter of Section 5 and 0.420 acres are in the Northwest Quarter of Section 8.

Basis of Bearings: Are relative to Grid North of the Ohio State Plane Coordinate System.

This description was prepared by Mark E. Purdy P.S.7307 from a survey completed in July of 2023.

See Wayne County Survey Records Volume XX; Page 543 for Survey.

Permanent Parcel Number: _____

Prior Deed Reference: _____



Mark E. Purdy P.S.7307



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DESCRIPTION OF A 24.384 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Southwest Quarter and Southeast Quarter of Section 5, and Northwest Quarter of Section 8, T-16N, R-11W;

And also a part of lands of Badoja Farms Inc. as recorded in O.R.927, Page 2807 and Badoja Heritage, LLC in O.R.908, Page 606 of the Wayne County Deed Records and being further bounded and described as follows;

Commencing at a 1" pipe found marking the southeast corner of Southwest Quarter of Section 5; Thence S 89° 28'08" W, 242.80 feet with the south line of the Southwest Quarter of Section 5 to a point; Thence S 00° 42'12"E, 164.97 feet and into the Northwest Quarter of Section 8 to the south line of the Grantor in in the centerline of old U.S.30 and being the principal place of beginning of the parcel herein described, witnessed by a capped pin N 00° 42'12"W at 35.10 feet;

Thence with following **18** courses:

- 1) **S 75° 34'11" W, 275.01** feet with the centerline of U.S.30 and south line of the Grantor to the southeast corner of Jessica R. & Ryan C. Turner as recorded in O.R. 922, Page 1059, witnessed by a Purdy N 01° 26'52"W at 33.00 feet ;
- 2) **N 01° 26'52"W, 231.06** feet with the east line of Turner to an angle iron marking the northeast corner thereof and being on the section line between Sections 5 & 8;

- 3) **S 89°28'08" W, 771.52** feet with the south line of Section 5 to a point, being the southeast corner of Claire R. Wenger (Trustee of the Claire R. Wenger Limited Trust) as recorded in O.R.886, Page 4704. Witnessed by a Purdy pin N 89°28'08"E at 50.86 & N 00°34'17"W at 11.61 feet;
- 4) **N 30°31'36" E, 796.13** feet with the easterly line of Wenger to a Purdy capped pin;
- 5) **N 21°31'36" E, 84.79** feet with the easterly line of Wenger to a Purdy capped pin;
- 6) **N 24°56'47" E, 65.95** feet with the easterly line of Wenger to a Purdy capped pin;
- 7) **N 30°18'00" E, 64.20** feet with the easterly line of Wenger to a Purdy capped pin;
- 8) **N 35°04'31" E, 56.71** feet with the easterly line of Wenger to a Purdy capped pin;
- 9) **N 70°43'37" W, 129.32** feet with the easterly line of Wenger to a Purdy capped pin;
- 10) **N 29°03'43" E, 198.70** feet with the easterly line of Wenger to a Purdy capped pin;
- 11) **N 30°04'56" E, 355.74** feet with the easterly line of Wenger to a Purdy capped pin;
- 12) **N 25°55'55" E, 84.66** feet with the easterly line of Wenger to a Purdy capped pin;

- 13) **N 19°06'57" E, 77.12** feet with the easterly line of Wenger to a Purdy capped pin and being the southwest corner of Daniel S. & Jill A. Blosser in O.R.912, Page 653;
- 14) **S 65°40'25" E, 276.57** feet to a Purdy capped pin;
- 15) **S 13°34'03" W, 292.35** feet to a capped pin set;
- 16) **S 00°13'22" E, 462.55** feet to a capped pin set;
- 17) **S 87°45'42" W, 33.05** feet to a capped pin set;
- 18) **S 00°42'12" E, 892.90** feet and passing thru the Section line between Sections 5 & 8 to the place of beginning and containing within said bounds **24.384** acres be the same more or less, but subject to all right of ways and easements of record. Of which 23.162 acres are in the Southwest Quarter of Section 5 and 1.222 acres are in the Northwest Quarter of Section 8.

Basis of Bearings: Are relative to Grid North of the Ohio State Plane Coordinate System.

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