

MARK E. PURDY P.S.
1000 DALTON-FOX LAKE ROAD
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DESCRIPTION OF A 2.526 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northeast & Southeast Quarters of Section 6, T-16N, R-11W and being a part of Roger J. II & Jana L. Kohler in O.R. 963, Pg. 4978;

Beginning at a stone found marking the northeast corner of Southeast Quarter of Section 6;

Thence with following **5 (Five)** courses:

- 1) **S 00° 35' 21" E, 244.29** feet and with the east line of said Southeast Quarter Section and in T.R.448 (Bair Rd.) to a point ~ witnessed by a capped pin set **N 71° 58' 37" W** at 22.10 feet;
- 2) **N 71° 58' 37" W, 346.45** feet to a capped pin set;
- 3) **N 09° 07' 52" W, 221.96** feet and passing into the Northeast Quarter at 133.44 feet to a capped pin set;
- 4) **N 75° 35' 32" E, 373.53** feet to a capped pin set on the east line of the Northeast Quarter;
- 5) **S 00° 07' 32" E, 175.00** feet with the east line of said Northeast Quarter to the place of beginning and containing within said bounds **2.526** acres be the same more or less, but subject to all right of ways and easements of record. Of which 1.077 acres are in the Northeast Quarter and 1.449 acres are in the Southeast Quarter.

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

This description was prepared by Mark E. Purdy P.S.7307 completed in May of 2024.

See Wayne County Survey Records Volume XX; Page 790
For Survey.

 5-23-24
Mark E. Purdy P.S.7307 Date



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DESCRIPTION OF A 2.745 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Southeast Quarter of Section 6, T-16N, R-11W and being a part of Roger J. II & Jana L. Kohler in O.R. 963, Pg. 4978;

Commencing at a stone found marking the northeast corner of Southeast Quarter of Section 6;

Thence S 00° 35' 21" E, 244.29 feet with the east line of the Southeast Quarter and in T.R. 448 (Bair Rd.) to a point and being the place of beginning of the parcel herein described ~ witnessed by a capped pin set N 71° 58' 37" W at 22.10 feet;

Thence with following **8 (Eight)** courses:

- 1) **S 00° 35' 21" E, 168.21** feet with the east line of said Quarter Section and in T.R.448 (Bair Rd.) to a 5/8" rebar found being the northeast corner of Michael A. & Laurie J. Weaver in O.R. 925, Page 3019;
- 2) **S 70° 09' 20" W, 395.05** feet with the north line of Weaver and Richard P. Sarno & Wendy J. Delrio in O.R. 517, Page 22 and in T.R. 448 (Bair Rd.) to a point ~ witnessed by a capped pin set N 16° 33' 29" W at 20.04 feet;
- 3) **N 16° 33' 29" W, 96.38** feet to a capped pin;
- 4) **N 00° 57' 53" W, 107.99** feet to a capped pin set;
- 5) **N 30° 28' 55" W, 58.42** feet to a capped pin set;
- 6) **N 05° 36' 52" W, 55.09** feet to a capped pin set;

- 7) N 42°06'07" E, 140.11 feet to a capped pin set;
- 8) S 71°58'37" E, 346.45 feet to the place of beginning and containing within said bounds 2.745 acres be the same more or less, but subject to all right of ways and easements of record.

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

This description was prepared by Mark E. Purdy P.S.7307 completed in May of 2024.

See Wayne County Survey Records Volume XX; Page 790
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Mark E. Purdy P.S.7307 5.23.24
Date



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DESCRIPTION OF A 3.282 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northeast & Southeast Quarters of Section 6, T-16N, R-11W and being a part of Roger J. II & Jana L. Kohler in O.R. 963, Pg. 4978;

Commencing at a stone found marking the northeast corner of Southeast Quarter of Section 6;

Thence N 00° 07' 32" E, 175.00 feet with the east line of the Northeast Quarter to a capped pin set;

Thence S 75° 35' 32" W, 373.53 feet to a capped pin set and being the place of beginning of the parcel herein described;

Thence with following 9 (Nine) courses:


- 1) S 09° 07' 52" E, 221.96 feet and passing into the Southeast Quarter at 88.51 feet to a capped pin set;
- 2) S 42° 06' 07" W, 140.11 feet to a capped pin set;
- 3) S 05° 36' 52" W, 55.09 feet to a capped pin set;
- 4) S 30° 28' 55" W, 58.42 feet to a capped pin set;
- 5) S 00° 57' 53" E, 107.99 feet to a capped pin set;
- 6) S 16° 33' 29" E, 96.38 feet to a capped pin set on the north line of Richard P. Sarno & Wendy J. Delrio in O.R. 517, Page 22 and being in T.R.448 (Bair Rd.) ~ witnessed by a capped pin set N 16° 33' 29" W at 20.04 feet;

- 7) **S 70°09'20" W, 150.00** feet with the north line of Sarno and Delrio and Russell E. & Anna M. Davidson in O.R. 516, Page 2019 and also in T.R.448 (Bair Rd.) to a point ~ witnessed by a capped pin set N 17°06'02" W at 17.20 feet;
- 8) **N 17°06'02" W, 622.48** feet and passing into the Northeast Quarter at 614.10 feet to a capped pin set;
- 9) **N 75°35'32" E, 340.01** feet to the place of beginning and containing within said bounds **3.282** acres be the same more or less, but subject to all right of ways and easements of record. Of which 0.375 acres are in the Northeast Quarter and 2.907 acres are in the Southeast Quarter.

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

This description was prepared by Mark E. Purdy P.S.7307 completed in May of 2024.

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Date



Inverse with Area

Sat May 11 08:11:04 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			416637.35	2177014.73	
	S 09°07'52" E	88.51			
PP			416549.96	2177028.77	
	S 89°07'21" W	340.94			
PP			416544.74	2176687.88	
	N 17°06'02" W	8.38			
158			416552.75	2176685.41	
	N 75°35'32" E	340.01			
PP			416637.35	2177014.73	
Closure Error Distance> 0.0000					
Total Distance Inversed> 777.84					

Area: 0.375

Inverse With Area

Sat May 11 08:11:43 2024

PntNo	Bearing	Distance	Northing	Easting	Description
1			416555.29	2177376.89	
	S 89°07'21" W	348.16			
PP			416549.96	2177028.77	
	N 09°07'52" W	88.51			
PP			416637.35	2177014.73	
	N 75°35'32" E	373.53			
156			416730.29	2177376.51	
	S 00°07'32" E	175.00			
1			416555.29	2177376.89	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 8462785205048.1 Total Distance Inversed> 985.20

Area: 1.077

Inverse With Area

Sat May 11 08:08:56 2024

PntNo	Bearing	Distance	Northing	Easting	Description
1			416555.29	2177376.89	
	S 00°35'21" E	244.29			
PP			416311.01	2177379.40	
	N 71°58'37" W	346.45			
203			416418.20	2177049.95	
	N 09°07'52" W	221.96			
PP			416637.35	2177014.73	
	N 75°35'32" E	373.53			
156			416730.29	2177376.51	
	S 00°07'32" E	175.00			
1			416555.29	2177376.89	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1361.23					

Area: 2.526

Inverse With Area

Sat May 11 08:06:08 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			416311.01	2177379.40	
2	S 00°35'21" E	168.21			
			416142.81	2177381.13	
	S 70°09'20" W	395.05			
PP			416008.70	2177009.55	
	N 16°33'29" W	96.38			
154			416101.09	2176982.08	
	N 00°57'53" W	107.99			
153			416209.07	2176980.26	
	N 30°28'55" W	58.42			
152			416259.42	2176950.62	
	N 05°36'52" E	55.09			
202			416314.25	2176956.01	
	N 42°06'07" E	140.11			
203			416418.20	2177049.95	
	S 71°58'37" E	346.45			
PP			416311.01	2177379.40	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1367.71					

Area: 2.745

Inverse With Area

Sat May 11 08:10:23 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			416637.35	2177014.73	
	S 09°07'52" E	221.96			
203			416418.20	2177049.95	
	S 42°06'07" W	140.11			
202			416314.25	2176956.01	
	S 05°36'52" W	55.09			
152			416259.42	2176950.62	
	S 30°28'55" E	58.42			
153			416209.07	2176980.26	
	S 00°57'53" E	107.99			
154			416101.09	2176982.08	
	S 16°33'29" E	96.38			
PP			416008.70	2177009.55	
	S 70°09'20" W	150.00			
PP			415957.78	2176868.45	
	N 17°06'02" W	622.48			
158			416552.75	2176685.41	
	N 75°35'32" E	340.01			
PP			416637.35	2177014.73	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1792.45					

Area: 3.282