

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

DESCRIPTION OF A 2.764 ACRE PARCEL

Situated in the Township of East Union, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 14, T-16N, R-12W and being a part of Atlee Y. Miller, Trustee of the Atlee Y. Miller Revocable Trust and Dorothy J. Miller, Trustee of the Dorothy J. Miller Revocable Trust in O.R. 920, Page 4155;

Commencing at a 5/8" rebar found marking the northwest corner of Northeast Quarter of Section 14;

Thence S 02° 30'07" W, 1456.45 feet with the west line of the Northeast Quarter to a Gasbarre pin and being the northwest corner of Marion A. & Linda J. Troyer in O.R. 573, Pg.1617;

Thence N 89° 31'22" E, 1164.23 feet with the north line of Troyer and Jonas D. & Erma A. Miller in O.R. 493, Pg. 2300 and Andy S., Edna, Emma A. & Elizabeth A. Yoder in O.R. 488, Pg. 602 to a capped pin set and being the place of beginning of the parcel herein described;

Thence with following **6 (Six)** courses:

- 1) **N 00° 28'38" W, 319.73** feet to a capped pin set;
- 2) **N 89° 28'40" E, 819.22** feet to the west line of Reuben & Jolene Miller in O.R. 929, Page 5083 and in C.R. 94A (Carr Rd.) ~ witnessed by a capped pin set S 89° 28'40" W at 30.80 feet;
- 3) **S 12° 33'57" W, 126.30** feet with the west line of Miller and in C.R.94A (Carr Rd.) to the northeast corner of Aaron A. Miller, Trustee of the Aaron A. Miller Revocable Trust and Debra K. Miller, Trustee of the Debra K.

Miller Revocable Trust in O.R. 950, Pg. 1168~ witnessed by a 5/8" rebar found S 89° 28'40" W at 33.73 feet;

- 4) **S 89° 28'40" W, 664.04** feet with the north line of Aaron A. Miller, Trustee of the Aaron A. Miller Revocable Trust and Debra K. Miller, Trustee of the Debra K. Miller Revocable Trust to a 5/8" rebar found and being the northwest corner thereof;
- 5) **S 09° 54'50" W, 200.09** feet with the west line of Aaron A. Miller, Trustee of the Aaron A. Miller Revocable Trust and Debra K. Miller, Trustee of the Debra K. Miller Revocable Trust to a stone found and being the southwest corner thereof;
- 6) **S 89° 31'22" W, 90.58** feet with the north line of Andy S., Edna, Emma A. & Elizabeth A. Yoder as aforesaid, to the place of beginning and containing within said bounds **2.764** 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 609
For Survey.


Mark E. Purdy P.S.7307, 5-31-24
Date



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DESCRIPTION OF A 5.742 ACRE PARCEL

Situated in the Township of East Union, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 14, T-16N, R-12W and being a part of Atlee Y. Miller, Trustee of the Atlee Y. Miller Revocable Trust and Dorthy J. Miller of the Dorothy J. Miller Revocable Trust in O.R. 920, Page 4155 and Aaron A. & Miller of the Aaron A. Miller Revocable Trust and Debra K. Miller of the Debra K. Miller Revocable Trust in O.R. 950, Pg. 1168;

Commencing at a 5/8" rebar found marking the northwest corner of Northeast Quarter of Section 14;

Thence S 02° 30' 07" W, 1456.45 feet with the west line of the Northeast Quarter to a Gasbarre pin and being the northwest corner of Marion A. & Linda J. Troyer in O.R. 573, Pg.1617;

Thence N 89° 31' 22" E, 1164.23 feet with the north line of Troyer and Jonas D. & Erma A. Miller in O.R. 493, Pg. 2300 and Andy S., Edna, Emma A. & Elizabeth A. Yoder in O.R. 488, Pg. 602 to a capped pin set and being the place of beginning of the parcel herein described;

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


- 1) **N 00° 28' 38" W, 319.73** feet to a capped pin set;
- 2) **N 89° 28' 40" E, 819.22** feet to the west line of Reuben & Jolene Miller in O.R. 929, Page 5083 and in C.R. 94A (Carr Rd.) ~ witnessed by a capped pin set S 89° 28' 40" W at 30.80 feet;

- 3) **S 12°33'57" W, 328.33** feet with the west line of Miller and Emma R. Miller in O.R. 298, Page 6 and also Emma R. Miller in O.R. 574, Page 392, O.R. 575, Page 686, Vol. 268, Page 948 and Vol. 681, Page 294 and also in C.R.94A (Carr Rd.) to the northeast corner of Ronald D. & Diane L. Kidd, in O.R.343, Page 1180 ~ witnessed by a 5/8" rebar found S 89°28'40" W at 30.89 feet;
- 4) **S 89°28'40" W, 654.54** feet with the north line of Kidd to a stone found and being the northwest corner thereof;
- 5) **S 89°31'22" W, 90.58** feet with the north line of Andy S., Edna, Emma A. & Elizabeth A. Yoder as aforesaid to the place of beginning and containing within said bounds **5.742** 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 809
For Survey.


Mark E. Purdy P.S.7307 5-31-24
Date



Inverse With Area**Thu May 30 06:35:32 2024**

| PntNo | Bearing | Distance | Northing | Easting | Description |
|-------|---------------|----------|-----------|------------|-------------|
| PP | | | 406823.94 | 2164937.48 | |
| | N 00°28'38" W | 319.73 | | | |
| PP | | | 407143.66 | 2164934.82 | |
| | N 89°28'40" E | 819.22 | | | |
| PP | | | 407151.12 | 2165754.00 | |
| | S 12°33'57" W | 126.30 | | | |
| PP | | | 407027.85 | 2165726.52 | |
| | S 89°28'40" W | 664.04 | | | |
| PP | | | 407021.80 | 2165062.51 | |
| | S 09°54'50" W | 200.09 | | | |
| 104 | | | 406824.69 | 2165028.06 | |
| | S 89°31'22" W | 90.58 | | | |
| PP | | | 406823.94 | 2164937.48 | |

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E**Closure Precision> 1 in 38138652612595.7 Total Distance Inversed> 2219.96****Area: 2.764**

Inverse With Area

Thu May 30 06:36:16 2024

| PntNo | Bearing | Distance | Northing | Easting | Description |
|----------------------------------|---------------|----------|-----------|------------|-------------|
| PP | | | 406823.94 | 2164937.48 | |
| | N 00°28'38" W | 319.73 | | | |
| PP | | | 407143.66 | 2164934.82 | |
| | N 89°28'40" E | 819.22 | | | |
| PP | | | 407151.12 | 2165754.00 | |
| | S 12°33'57" W | 328.33 | | | |
| PP | | | 406830.66 | 2165682.57 | |
| | S 89°28'40" W | 654.54 | | | |
| 104 | | | 406824.69 | 2165028.06 | |
| | S 89°31'22" W | 90.58 | | | |
| PP | | | 406823.94 | 2164937.48 | |
| Closure Error Distance> 0.0000 | | | | | |
| Total Distance Inversed> 2212.40 | | | | | |

Area: 5.742