

**MARK E. PURDY P.S.**  
1000 DALTON-FOX LAKE ROAD  
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## **DESCRIPTION OF A 34.174 ACRE PARCEL**

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northwest Quarter of Section 23, T-16N, R-11W and being a part of Vicky L. Rusert in O.R. 921, Pg. 3409;

Commencing at a 5/8" rebar found marking the southwest corner of Northwest Quarter of Section 23;

Thence N 01° 06' 09" W, 556.02 feet with the west line of the Northwest Quarter to a Rudolph pin and being the northwest corner of Leslie W. & Susan L. Schumacher in O.R. 684, Pg. 456 and being the place of beginning of the parcel herein described;

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

- 1) **N 01° 06' 09" W, 821.14** feet with the west line of said Quarter Section, to a tone found and being the southwest corner of Browns Hickory Grove, LLC in O.R. 829, Page 282;
- 2) **N 89° 31' 30" E, 1598.26** feet with the south line of Browns Hickory Grove, LLC and The Darius & May L. Neuenschwander Revocable Trust in O.R. 920, Page 4793 to a capped pin set;
- 3) **S 01° 32' 07" E, 1414.14** feet to a point on the south line of said Quarter Section and in T.R. 334 (Goudy Rd.) ~ witnessed by a capped pin set N 01° 32' 07" W at 12.30 feet;
- 4) **N 89° 09' 52" W, 186.68** feet with the south line of said Quarter Section to the southeast corner of Aaron Graber in O.R. 620, Page 965 and O.R. 763,

Page 1825 & 1829 ~ witnessed by a Rudolph pin found N 00° 50' 42" W at 15.57 feet;

- 5) N 00° 50' 42" W, 213.67 feet with the east line of Graber to a Rudolph pin found;
- 6) N 89° 09' 51" W, 101.92 feet with a northerly line of Graber to a Rudolph pin found;
- 7) N 00° 50' 42" W, 330.86 feet with the east line of Graber to a Rudolph pin found;
- 8) N 88° 40' 15" W, 1324.05 feet with the north line of Graber and aforesaid Schumacker lands to the place of beginning and containing within said bounds 34.174 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 June of 2024.

See Wayne County Survey Records Volume XX ; Page 825  
For Survey.

  
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## **DESCRIPTION OF A 19.228 ACRE PARCEL**

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northwest Quarter of Section 23, T-16N, R-11W and being a part of Vicky L. Rusert in O.R. 921, Pg. 3409;

Commencing at a 5/8" rebar found marking the southeast corner of Northwest Quarter of Section 23;

Thence N 89° 09' 52" W, 792.08 feet with the south line of the Northwest Quarter and in T.R. 334 (Goudy Rd.) to the southwest corner of Eli S. Hersberger in O.R. 964, Page 3176, Pg.456 and being the place of beginning of the parcel herein described ~ witnessed by a Galbraith pin found N 03° 15' 23" W at 20.00 feet;

Thence with following **11 (Eleven)** courses:

- 1) **N 89° 09' 52" W, 228.19** feet with the south line of said Quarter Section and in T.R. 334 (Goudy Rd.) to a point ~ witnessed by a capped pin set N 01° 32' 07" W at 12.30 feet;
- 2) **N 01° 32' 07" W, 1414.14** feet to a capped pin set on the south line of The Darius & May L. Neuenschwander Revocable Trust in O.R. 920, Page 4793 to a capped pin set;
- 3) **N 89° 31' 30" E, 1029.11** feet with the south line of Neueschwander to a 5/8" rebar found;
- 4) **S 00° 26' 15" E, 569.22** feet with a westerly line of Neueschwander to a Galbraith pin found marking the northeast corner of Henry J. & Amanda E. Hersberger in O.R. 962, Page 3582;

- 5) **N 89°09'51" W, 292.72** feet and with the north line of Hergerberger to a Galbraith pin found;
- 6) **N 83°46'42" W, 77.89** feet and with the north line of Hergerberger to a Galbraith pin found;
- 7) **N 52°56'06" W, 133.59** feet and with the north line of Hergerberger to a Galbraith pin found;
- 8) **N 45°14'12" W, 153.30** feet and with the north line of Hergerberger to a Galbraith pin found;
- 9) **S 00°26'14" E, 646.22** feet and with the west line of Hergerberger to a Galbraith pin found and being the northwest corner of Henry J. & Amanda E. Hersberger in O.R. 964, Page 317;
- 10) **N 89°09'51" W, 210.34** feet and with the north line of aforesaid Eli S. Hergerberger to a 5/8" rebar found and being the northwest corner thereof;
- 11) **S 03°15'23" E, 415.00** feet with the west line of the aforesaid Eli S. Hergerberger lands to the place of beginning and containing within said bounds **19.228** 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 June of 2024.

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## Inverse With Area

Sat Jun 15 07:28:13 2024

PntNo	Bearing	Distance	Northing	Easting	Description
17			400992.25	2193540.95	
	N 01°06'09" W	821.14			
PP			401813.24	2193525.15	
	N 89°31'30" E	1598.26			
PP			401826.49	2195123.36	
	S 01°32'07" E	1414.14			
PP			400412.85	2195161.24	
	N 89°09'52" W	186.68			
PP			400415.58	2194974.58	
	N 00°50'42" W	213.67			
PP			400629.22	2194971.43	
	N 89°09'51" W	101.92			
PP			400630.71	2194869.52	
	N 00°50'42" W	330.86			
PP			400961.54	2194864.64	
	N 88°40'15" W	1324.05			
17			400992.25	2193540.95	

Closure Error Distance&gt; 0.0000 Error Bearing&gt; N 90°00'00" E

Closure Precision&gt; 1 in 1503159875131.0 Total Distance Inversed&gt; 5990.72

Area: 34.174

## Inverse With Area

Sat Jun 15 07:34:03 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			400409.53	2195389.41	
	N 89°09'52" W	228.19			
PP			400412.85	2195161.24	
	N 01°32'07" W	1414.14			
PP			401826.49	2195123.36	
	N 89°31'30" E	1029.11			
PP			401835.02	2196152.43	
	S 00°26'15" E	569.22			
PP			401265.81	2196156.78	
	N 89°09'51" W	292.72			
PP			401270.08	2195864.09	
	N 83°46'42" W	77.89			
PP			401278.52	2195786.66	
	N 52°56'06" W	133.59			
PP			401359.04	2195680.06	
	N 45°14'12" W	153.30			
PP			401466.99	2195571.22	
	S 00°26'14" E	646.22			
PP			400820.79	2195576.15	
	N 89°09'51" W	210.34			
PP			400823.86	2195365.83	
	S 03°15'23" E	415.00			
PP			400409.53	2195389.41	
Closure Error Distance> 0.0000					
Total Distance Inversed> 5169.72					

Area: 19.228