

## **BOUNDARY DESCRIPTION OF 5.484 ACRE PARCEL**

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 4, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Leonard Zermeno Sr. in Volume 925, Page 2036 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar found marking the Southwest corner of the said Southwest Quarter;

Thence N 89° 26' 27" E, 1000.00 feet along the south line of said Quarter Section to a 5/8" rebar marked "PURDY" set marking the southeast corner of Leonard Zermeno Sr. in Volume 955, Page 2724 of Wayne County Official Records and being the principal place of beginning of the parcel herein described:

### **THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. **N 00° 06' 27" E, 407.17** feet with the east line of aforesaid Leonard Zermeno Sr. to the south line of lands conveyed to Overhead Door Corporation in Volume 647, Page 1722 and being in U.S.30 (Lincoln Way) ~ witnessed by a 5/8" rebar marked "PURDY" set S 00° 06' 27" W at 119.50 feet;
2. **S 85° 30' 28" E, 438.62** feet along the south line of said Overhead Door Corporation and Red Fox Estate, LLC in Volume 963, Page 5741 of Wayne County Official Records and in U.S. 30 (Lincoln Way) to the southeast corner thereof;
3. **S 85° 18' 40" E, 50.00** feet with the south line of SBF Holdings, LLC lands in Volume 942, Page 3528 of Wayne County Official Records and being in U.S. 30 (Lincoln Way) to a point;
4. **S 85° 11' 05" E, 143.81** feet along the south line of said SBF Holdings, LLC lands and in U.S. 30 (Lincoln Way) to a point ~ witnessed by a 5/8" rebar marked "PURDY" set S 00° 17' 18" W at 128.76 feet;
5. **S 00° 17' 18" W, 350.52** feet to a 5/8" rebar marked "PURDY" set on the south line of said Quarter Section;
6. **S 89° 26' 27" W, 629.43** feet along a south line of said Quarter Section to the place of beginning and containing within said bounds **5.484** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in July of 2024.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX ; Page 829 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



## **BOUNDARY DESCRIPTION OF 2.075 ACRE PARCEL**

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 4, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Leonard Zermeno Sr. in Volume 925, Page 2036 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar found marking the Southwest corner of the said Southwest Quarter;

Thence N 89° 26' 27" E, 1629.43 feet along the south line of said Quarter Section to a 5/8" rebar marked "PURDY" set and being the principal place of beginning of the parcel herein described:

### **THENCE WITH THE FOLLOWING FIVE (5) COURSES:**

1. **N 00° 17' 18" E, 350.52** feet to the south line of lands conveyed to SBF Holdings, LLC in Volume 942, Page 3528 and being in U.S.30 (Lincoln Way) ~ witnessed by a 5/8" rebar marked "PURDY" set S 00° 17' 18" W at 128.76 feet;
2. **S 85° 11' 05" E, 58.13** feet along the south line of said SBF Holdings, LLC lands and in U.S. 30 (Lincoln Way) to a point;
3. **S 89° 34' 24" E, 212.59** feet along the south line of said SBF Holdings, LLC lands and in U.S. 30 (Lincoln Way) to the northwest corner of RT 44 Storage, LLC in Volume 950, Page 1822 of Wayne County Official Records ~ witnessed by a 5/8" rebar marked "PURDY" set S 00° 15' 52" W at 121.36 feet;
4. **S 00° 15' 52" W, 319.21** feet along a west line of said RT 44 Storage, LLC to the south line of said Quarter Section ~ witnessed by a 5/8" rebar marked "PURDY" set N 00° 15' 52" E at 10.00 feet;
5. **S 89° 26' 27" W, 269.49** feet along a south line of said Quarter Section to the place of beginning and containing within said bounds **2.075** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in July of 2024.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX; Page 829 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



Inverse With Area

Mon Jun 24 09:21:40 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP	S 89°26'27" W	629.43	413728.50	2184416.57	
PP	N 00°06'27" E	407.17	413722.36	2183787.17	
PP	S 85°30'28" E	438.62	414129.53	2183787.93	
PP	S 85°18'40" E	50.00	414095.18	2184225.20	
PP	S 85°11'05" E	143.81	414091.09	2184275.03	
PP	S 00°17'18" W	350.52	414079.02	2184418.34	
PP			413728.50	2184416.57	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E  
Closure Precision> 1 in 4303465253536.0 Total Distance Inversed> 2019.55

Area: 5.484

Inverse With Area

Mon Jun 24 09:19:46 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			413731.13	2184686.05	
	S 89°26'27" W	269.49			
PP			413728.50	2184416.57	
	N 00°17'18" E	350.52			
PP			414079.02	2184418.34	
	S 85°11'05" E	58.13			
PP			414074.14	2184476.27	
	S 83°34'24" E	212.59			
PP			414050.34	2184687.52	
	S 00°15'52" W	319.21			
PP			413731.13	2184686.05	

Closure Error Distance> 0.0000  
Total Distance Inversed> 1209.95

Area: 2.075