

MARK E. PURDY P.S.
1000 DALTON-FOX LAKE ROAD
DALTON, OHIO 44618
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DESCRIPTION OF A 30' DRIVE EASEMENT

Situated in the Township of East Union, County of Wayne, State of Ohio and being known as being a part of the Southwest Quarter of Section 23, T-16N, R-12W and being a part of Reuben E. & Barbara A. Wengerd in O.R. 850, Page 2689;

Commencing at a 3/4" pipe found marking the southwest corner of the Southwest Quarter of Section 23;

Thence N 89° 03'57" E, 756.08 feet with the south line of said Quarter Section to the being the principal place of beginning of the Easement herein described;

Thence with following **4 (Four)** courses:

- 1) **N 00° 12'44" W, 580.85** feet to a point on the north line of the Grantor;
- 2) **N 89° 03'57" E, 30.00** feet with the north line of the Grantor, to the northeast corner thereof;
- 3) **S 00° 12'44" E, 580.85** feet with the east line of the Grantor to a point on the south line of said Quarter Section and in C.R.188 (Hackett Rd.);
- 4) **S 89° 03'57" W, 30.00** feet with the south line of said Quarter Section and in C.R.188 (Hackett Rd.) to the place of beginning.

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 February of 2024.

See Wayne County Survey Records Volume XX ; Page 834
For Survey.


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DESCRIPTION OF A 2.964 ACRE PARCEL

Situated in the Township of East Union, County of Wayne, State of Ohio and being known as being a part of the Southwest Quarter of Section 23, T-16N, R-12W and being a part of Kevin W. & Sheila R. Shoup in O.R. 904, Page 106;

Commencing at a 3/4" pipe found marking the southwest corner of the Southwest Quarter of Section 23;

Thence **N 89° 03'57" E, 636.08** feet with the south line of said Quarter Section and in C.R.188 (Hackett Rd.) to the southwest corner of Reuben E. & Barbara A. Wengerd in O.R.850, Page 2689;

Thence **N 00° 12'44" W, 580.85** feet with the west line of Wengerd, to the northwest corner thereof and being the principal place of beginning of the parcel herein described;

Thence with following **4 (FOUR)** courses:

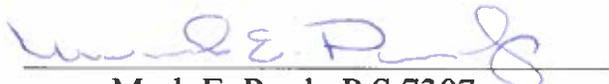
- 1) **N 00° 12'44" W, 762.09** feet with the east line of Donald W. & Vickie S. McConnell in O.R.654, Page 659 and Mark Schilling & Heather West-Schilling in O.R.902, Page 4200 and also Jonas S. Yoder (Trustee) in O.R.705, Page 711 to a 5/8" rebar found and be the northeast corner thereof;
- 2) **N 88° 57'27" E, 169.42** feet with the south line of J & S Orr Properties, LLC in O.R.755, Page 1045 to a capped pin set;
- 3) **S 00° 12'44" E, 762.41** feet to a capped pin set;

- 4) S 89°03'57" W, 169.42 feet with the north line of Wengerd to the place of beginning and containing within said bounds 2.964 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.

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Inverse With Area

Tue Feb 20 06:07:37 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			398122.79	2161848.95	
	N 00°12'44" W	762.09			
PP			398884.87	2161846.12	
	N 88°57'27" E	169.42			
PP			398887.95	2162015.52	
	S 00°12'44" E	762.41			
PP			398125.55	2162018.34	
	S 89°03'57" W	169.42			
PP			398122.79	2161848.95	

Closure Error Distance> 0.0000
Total Distance Inversed> 1863.34

Area: 2.964