

## **BOUNDARY DESCRIPTION OF 15.060 ACRE PARCEL**

Situated in the Township of Baughman, T-17N; R-11W, Northwest Quarter of Section 31, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to 1897 Berry, LLC in Volume 698, Page 2584 of Wayne County Official Records and further bounded and described as follows;

Commencing at the northwest corner of the said Northwest Quarter and in Main Street (S.R. 57) ~ witnessed by a capped pin marked "H & A" found N 89° 47' 51" E, 33.02 feet;

Thence N 89° 47' 51" E, 1745.90 feet along the south line of lands conveyed to Thomas J. & Stephanie A. Herrington in Volume 569, Page 1242 of said Official Records, the north section line and the City of Orrville corp. line to a 5/8" rebar marked "PURDY" set and being the principal place of beginning of the parcel herein described:

### **THENCE WITH THE FOLLOWING EIGHT (8) COURSES:**

1. continuing N 89° 47' 51" E, 796.65 feet along the north section line and said corp. line to a 5/8" rebar found at the northwest corner of lands conveyed to Timothy C. & Sarah Geiser in Volume 696, Page 37 of said Official Records;
2. S 00° 04' 40" E, 269.26 feet along west lines of said Geiser lands and Kimberlin Allotment #2 in Volume 5, Page 359 of Wayne County Plat Records to a 5/8" rebar found;
3. S 89° 44' 21" W, 71.86 feet along a north line of said Kimberlin Allotment #2 to a capped pin marked "RUDOLPH" found;
4. S 00° 06' 47" E, 201.04 feet along a west line of said Kimberlin Allotment #2 to a capped pin marked "RUDOLPH" found;
5. N 89° 32' 06" E, 71.73 feet along a south line of said Kimberlin Allotment #2 to a capped pin marked "H & A" found;
6. S 00° 04' 40" E, 368.08 feet along west lines of said Kimberlin Allotment #2 and Kimberlin Allotment #1 in Volume 5, Page 155 of said Plat Records to a capped pin marked "H & A" found at the northeast corner of lands conveyed to 1897 Berry, LLC in Volume 698, Page 2575 of said Official Records;
7. S 89° 29' 56" W, 799.16 feet along the north line of said 1897 Berry, LLC lands to a 5/8" rebar found at the northwest corner thereof;

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8. N 00° 06' 07" E, 842.30 feet along a new division line to the place of beginning and containing within said bounds 15.060 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 837 for survey.

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

  
Mark E. Purdy, P.S. #7307



## **BOUNDARY DESCRIPTION OF 31.957 ACRE PARCEL**

Situated in the Township of Baughman, T-17N; R-11W, Northwest & Northeast Quarters of Section 31, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to 1897 Berry, LLC in Volume 698, Page 2584 and Volume 698, page 2575 of Wayne County Official Records and further bounded and described as follows;

Commencing at the northwest corner of the said Northwest Quarter and in Main Street (S.R. 57) ~ witnessed by a capped pin marked "H & A" found N 89° 47' 51" E, 33.02 feet;

Thence N 89° 47' 51" E, 1745.90 feet along the south line of lands conveyed to Thomas J. & Stephanie A. Herrington in Volume 569, Page 1242 of said Official Records, the north section line and the City of Orrville corp. line to a 5/8" rebar marked "PURDY" set and being the principal place of beginning of the parcel herein described:

### **THENCE WITH THE FOLLOWING FIFTEEN (15) COURSES:**

1. continuing N 89° 47' 51" E, 796.65 feet along the north section line and said corp. line to a 5/8" rebar found at the northwest corner of lands conveyed to Timothy C. & Sarah Geiser in Volume 696, Page 37 of said Official Records;
2. S 00° 04' 40" E, 269.26 feet along west lines of said Geiser lands and Kimberlin Allotment #2 in Volume 5, Page 359 of Wayne County Plat Records to a 5/8" rebar found;
3. S 89° 44' 21" W, 71.86 feet along a north line of said Kimberlin Allotment #2 to a capped pin marked "RUDOLPH" found;
4. S 00° 06' 47" E, 201.04 feet along a west line of said Kimberlin Allotment #2 to a capped pin marked "RUDOLPH" found;
5. N 89° 32' 06" E, 71.73 feet along a south line of said Kimberlin Allotment #2 to a capped pin marked "H & A" found;
6. S 00° 04' 40" E, 869.34 feet along west lines of said Kimberlin Allotment #2, passing through a capped pin marked "H & A" found at distance of 368.08 feet, and Kimberlin Allotment #1 in Volume 5, Page 155 of said Plat Records to a 5/8" rebar found on the north line of lands conveyed to Richard K. & Emily D. Smucker, Trustees in Volume 698, Page 2570 of said Official Records;

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7. **S 89° 10' 58" W, 407.17** feet along the north line of said Smucker lands to a 1" pinch top pipe found at the northwest corner thereof;
8. **S 05° 42' 12" W, 570.77** feet along the west line of said Smucker lands to a 1" pinch top pipe found;
9. **S 08° 53' 19" W, 147.49** feet along west lines of said Smucker lands and lands conveyed to Aaron M. & Alexa M. Nussbaum in Volume 965, Page 277 of said Official Records to a 1" pinch top pipe found;
10. **S 07° 56' 39" W, 145.77** feet along the west line of said Nussbaum lands to a 1" pinch top pipe found at the northwest corner of lands conveyed to John D. & Tammy S. Lyons in Volume 350, Page 1432 of said Official Records;
11. **S 07° 30' 12" W, 72.47** feet along the west line of said Lyons land to a capped pin marked "E & A" found at the northeast corner of lands conveyed to Jeffery L. & Mildred H. Stoller in Volume 564, Page 1424 & Volume 595, Page 1423 of said Official Records;
12. **S 88° 21' 50" W, 255.48** feet along the north line of said Stollers lands to a capped pin marked "E & A" found at the northwest corner thereof;
13. **S 00° 12' 31" W, 417.40** feet along the west line of said Stoller lands, passing through the quarter section line at a distance of 401.78 feet, to the north line of lands conveyed to Michael A. & Brenda L. Bendum in Volume 613, Page 1637 of said Official Records and in Church Road ~ witnessed by a 1" pinch top pipe found N 00° 12' 31" E, 26.58 feet;
14. **S 88° 36' 49" W, 30.12** feet along the north line of said Benedum lands and in said Church Road to the southeast corner of lands conveyed to Nicholas C. & Lisa M. Yeagley in Volume 903, Page 962 of said Official Records ~ witnessed by a 1" pinch top pipe found N 00° 06' 07" E, 30.02 feet;
15. **N 00° 06' 07" E, 2697.68** feet, passing through the quarter section line at a distance of 16.08 feet, along the east line of said Yeagley lands, along the east line of lands conveyed to 1897 Berry, LLC in Volume 698, Page 2561 and along a new division line to the place of beginning and containing within said bounds **31.957** acres of land of which 0.011 acres is in said Southwest Quarter and 31.946 acres in said Northeast Quarter more or less, and subject to all legal highways and easements of record.

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Page 3 (Description 31.957 ac.)

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 837 for survey.

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

  
Mark E. Purdy, P.S. #7307



## **BOUNDARY DESCRIPTION OF 47.027 ACRE PARCEL**

Situated in the City of Orrville, Township of Baughman, T-17N; R-11W, Northwest Quarter of Section 31, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to 1897 Berry, LLC in Volume 698, Page 2584 & Volume 698, Page 2561 of Wayne County Official Records and further bounded and described as follows;

Beginning at the northwest corner of the said Northwest Quarter and in Main Street (S.R. 57) ~ witnessed by a capped pin marked "H & A" found N 89° 47' 51" E, 33.02 feet:

### **THENCE WITH THE FOLLOWING EIGHT (8) COURSES:**

1. **N 89° 47' 51" E, 1745.90** feet along the south line of lands conveyed to Thomas J. & Stephanie A. Herrington in Volume 569, Page 1242 of said Official Records, the north section line and the City of Orrville corp. line to a 5/8" rebar marked "PURDY" set;
2. **S 00° 06' 07" W, 1347.99** feet along a new division line, passing through a 5/8" rebar found at the northwest corner of lands conveyed to 1897 Berry, LLC in Volume 698, Page 2575 at a distance of 842.30 feet, to a 3/4" solid pin found at the northeast corner of lands conveyed to Nicholas C. & Lisa M. Yeagley in Volume 903, Page 962 of said Official Records;
3. **S 89° 10' 58" W, 1786.22** feet along the north lines of said Yeagley lands, lands conveyed to Yeagley Family Revocable Trust in Volume 908, Page 5611, lands conveyed to David M. & Marilyn J. Link in Volume 923, Page 651 and Radiant Life Church of the Assemblies of God in Volume 960, Page 5789 to the township line and in Wadsworth Road (S.R. 57) ~ witnessed by a 1" pipe found N 89° 10' 58" E, 61.74 feet;
4. **N 01° 46' 56" E, 773.76** feet along the township line and in said Wadsworth Road to the southwest corner of lands conveyed to Mennonite Mutual Insurance Co. in Volume 653, Page 25 & 27 of said Official Records ~ witnessed by a capped pin marked "H & A" found N 89° 44' 44" E, 33.54 feet;
5. **N 89° 47' 40" E, 641.52** feet along the south line of said Mennonite Mutual Insurance Co. lands to a capped pin marked "H & A" found at the southeast corner thereof;
6. **N 01° 43' 37" E, 544.00** feet along the east line of said Mennonite Mutual Insurance Co. lands to a capped pin marked "H & A" found at the northeast corner thereof;

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7. **S 89° 48' 16" W, 640.99** feet along the north line of said Mennonite Mutual Insurance Co. lands to the township line and in aforesaid Main Street ~ witnessed by a 5/8" rebar marked "PURDY" set N 89° 48' 16" E, 35.00 feet;
8. **N 01° 46' 56" E, 50.07** feet along the section line and in said Main Street to the place of beginning and containing within said bounds **47.027** acres of land of which 0.230 acres is in the city and 46.797 acres is in the county, 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 837 for survey.

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

  
Mark E. Purdy, P.S. #7307



New parcel Inverse With Area Wed Jun 26 14:43:24 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			424464.54	2171981.76	
	N 89°47'51" E	1745.90			
PP			424470.71	2173727.65	
	S 00°06'07" W	1347.99			
PP			423122.71	2173725.25	
	S 89°10'58" W	1786.22			
PP			423097.24	2171939.21	
	N 01°46'56" E	773.76			
PP			423870.62	2171963.28	
	N 89°47'40" E	641.52			
4			423872.93	2172604.80	
	N 01°43'37" E	544.00			
PP			424416.68	2172621.19	
	S 89°48'16" W	640.99			
PP			424414.49	2171980.20	
	N 01°46'56" E	50.07			
PP			424464.54	2171981.76	
Closure Error Distance> 0.0000					
Total Distance Inversed> 7530.46					
Area: 47.027 AC., 2048514.2 SF.					

Transfer Inverse With Area Wed Jun 26 14:45:43 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			424470.71	2173727.65	
	N 89°47'51" E	796.65			
PP			424473.52	2174524.30	
	S 00°04'40" E	269.26			
PP			424204.26	2174524.66	
	S 89°44'21" W	71.86			
PP			424203.94	2174452.81	
	S 00°06'47" E	201.04			
40			424002.90	2174453.20	
	N 89°32'06" E	71.73			
PP			424003.48	2174524.94	
	S 00°04'40" E	368.08			
PP			423635.40	2174525.43	
	S 89°29'56" W	799.31			
PP			423628.41	2173726.15	
	N 00°06'07" E	842.30			
PP			424470.71	2173727.65	
Closure Error Distance> 0.0000					
Total Distance Inversed> 3420.23					
Area: 15.060 AC., 656033.5 SF.					

New parcel Inverse With Area Wed Jun 26 14:44:50 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			424470.71	2173727.65	
	N 89°47'51" E	796.65			
PP			424473.52	2174524.30	
	S 00°04'40" E	269.26			
PP			424204.26	2174524.66	
	S 89°44'21" W	71.86			
PP			424203.94	2174452.81	
	S 00°06'47" E	201.04			
40			424002.90	2174453.20	



	N 89°32'06" E 71.73		
PP		424003.48	2174524.94
	S 00°04'40" E 869.34		
PP		423134.14	2174526.11
	S 89°10'58" W 407.17		
PP		423128.33	2174118.98
	S 05°42'12" W 570.77		
47		422560.39	2174062.26
	S 08°53'19" W 147.49		
31		422414.67	2174039.47
	S 07°56'39" W 145.77		
32		422270.30	2174019.32
	S 07°30'12" W 72.47		
33		422198.45	2174009.86
	S 88°21'50" W 255.48		
34		422191.15	2173754.48
	S 00°12'31" W 417.40		
PP		421773.76	2173752.96
	S 88°36'49" W 30.12		
PP		421773.03	2173722.85
	N 00°06'07" E 2697.68		
PP		424470.71	2173727.65
Closure Error Distance> 0.0000			
Total Distance Inversed> 7024.23			
Area: 31.957 AC., 1392060.8 SF.			