



LEGAL DESCRIPTION
2.500 Acres

Situated in the **Southeast Quarter of Section 36**, T-17 North, R-12 West, Congress Lands North of the Old Seven Ranges, **Township of Green**, County of Wayne, State of Ohio.

Being part of the lands described in deeds to Douglas J. Sidle and Cynthia L. Sidle recorded in Official Record Volume 965, page 600 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

Commencing at a 1 inch diameter iron pin found in North Kansas Road (Township Road 179) at the southwest corner of the southeast quarter of Section 36 and being on the line between Green Township and East Union Township, as referenced in Official Record Volume 952, Page 546 – witnessed by a large iron, square head bolt, found, North 89° 07' 18" East, 24.91 feet;

Thence, North 00° 47' 43" East, 50.29 feet, along the West line of said quarter Section and in North Kansas Road to a timber spike set, and being the southwest corner of Douglas J. Sidle, Trustee and Cynthia L. Sidle, Trustee as described in Official Record Volume 722, Page 507 – witnessed by a mangled 3/4 inch diameter iron pipe found North 89° 04' 56" East 24.44 feet and by a capped pin set, North 89° 04' 56" East 45.00 feet;

Thence, North 89° 04' 56" East, 449.57 feet, along the South line of said Sidle, Trustees, to a 3/4 inch diameter iron pipe found at the **Point of Beginning** of the parcel herein described;

Thence, with the following FOUR boundary calls:

Thence, North 00° 41' 15" East, 825.67 feet, along the East line of said Sidle, Trustees, to a point of departure in the waterway of Sugar Creek and being on a southwesterly line of Donald J. Starn Trustee of the Donald J. Starn Revocable Trust dated 8-11-2017 (hereinafter referred to as Donald J. Starn) as described in Official Record Volume 865, Page 521;

Thence, South 63° 33' 10" East, 152.96 feet, along a southwesterly line of said Donald J. Starn and in the waterway of Sugar Creek, to a point of departure – witnessed by a capped pin set, South 00° 41' 15" West, 65.00 feet;

Thence, South 00° 41' 15" West, 755.34 feet, leaving said Sugar Creek with a new made line partitioning the grantor's property, to a capped pin set;

Thence, South 89° 04' 56" West, 137.81 feet, with a new made line partitioning the grantor's property, to the **Point of Beginning**;

Containing 2.500 acres, and being subject to all legal highways, conditions, leases, restrictions, covenants, servitudes and easements of record.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 Zone, NAD 83 Geodetic Datum and are to be used for angular determination only.

This description is based upon a field survey completed on August 8, 2024 by Redbird Land Surveying under the direct supervision of Kenneth J. Marhoffer as responsible in charge, Ohio Registered Surveyor Number 8805 and exceeds the requirements set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter, iron rebar with a blue plastic identification cap marked, MARHOFFER REDBIRD S-8805. All timber spikes set are 8 inches long, 3/8 inch diameter, iron spikes with an iron identification shiner marked, S-8805. Distances herein are ground distances reported in U.S. Survey feet.

Prior Instrument: Official Record Volume 965, page 600.

Permanent Parcel #: 32-00355.000

See filed survey made in conjunction with and considered an integral part of this description.

 8-6-24
Prepared by: Kenneth J. Marhoffer, P.S. 8805

XX-848





LEGAL DESCRIPTION
12.220 Acres

Situated in the **Southeast Quarter of Section 36**, T-17 North, R-12 West, Congress Lands North of the Old Seven Ranges, **Township of Green**, County of Wayne, State of Ohio.

Being all of the lands described in deeds to Douglas J. Sidle, Trustee and Cynthia L. Sidle, Trustee recorded in Official Record Volume 722, page 507 and Official Record Volume _____, Page _____ of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

Commencing at a 1 inch diameter iron pin found in North Kansas Road (Township Road 179) at the southwest corner of the southeast quarter of Section 36 and being on the line between Green Township and East Union Township, as referenced in Official Record Volume 952, Page 546 – witnessed by a large iron, square head bolt, found, North 89° 07' 18" East, 24.91 feet;

Thence, North 00° 47' 43" East, 50.29 feet, along the West line of said quarter Section and in North Kansas Road to a timber spike set at the **Point of Beginning** of the parcel herein described, and being the southwest corner of Douglas J. Sidle, Trustee and Cynthia L. Sidle, Trustee as described in Official Record Volume 722, Page 507 – witnessed by a mangled 3/4 inch diameter iron pipe found North 89° 04' 56" East 24.44 feet and by a capped pin set, North 89° 04' 56" East 45.00 feet;

Thence, with the following SEVEN boundary calls:

Thence, North 00° 47' 43" East, 1068.22 feet, along the West line of said quarter Section and in North Kansas Road, to a Mag Nail with shiner marked "S-8805" set in a bridge deck that crosses Sugar Creek at the southwest corner of Donald J. Starn Trustee of the Donald J. Starn Revocable Trust dated 8-11-2017 (hereinafter stated Donald J. Starn Trustee) as described in Official Record Volume 865, Page 521 – witnessed by a timber spike with shiner marked "S-8805" set, South 00° 47' 43" West, 100.00 feet;

Thence, South 63° 08' 17" East, 165.00 feet, along a southwesterly line of said Donald J. Starn and in the waterway of Sugar Creek, to a point of departure at a southerly corner of Duane Shoup as described in Official Record Volume 350, Page 251 – witnessed by capped pin set at plow depth, South 34° 21' 43" West, 50.00 feet;

Thence, South 55° 38' 17" East, 138.60 feet, along a southwesterly line of said Duane Shoup and in the waterway of Sugar Creek, to a point of departure – witnessed by capped pin set at plow depth, South 34° 21' 43" West, 50.00 feet;

Thence, South 68° 06' 31" East, 95.87 feet, along a southwesterly line of said Duane Shoup and in the waterway of Sugar Creek, to a point of departure at a southwesterly corner of aforementioned Donald J. Starn – witnessed by capped pin set at plow depth, South 26° 26' 50" West, 65.00 feet;

Thence, South 63° 33' 10" East, 257.98 feet, along a southwesterly line of said Donald J. Starn and in the waterway of Sugar Creek, to a point of departure – witnessed by a capped pin set, South 00° 41' 15" West, 65.00 feet;

Thence, South 00° 41' 15" West, 755.34 feet, leaving said Sugar Creek along an east line of a 2.500 Acre parcel, to a capped pin set;

Thence, South 89° 04' 56" West, 587.39 feet, in part along the South line of said 2.5000 Acre parcel and the South line of aforementioned Sidle Trustee's, to the **Point of Beginning**;

Containing 12.220 acres, and being subject to all legal highways, conditions, leases, restrictions, covenants, servitudes and easements of record.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 Zone, NAD 83 Geodetic Datum and are to be used for angular determination only.

This description is based upon a field survey completed on August 8, 2024 by Redbird Land Surveying under the direct supervision of Kenneth J. Marhoffer as responsible in charge, Ohio Registered Surveyor Number 8805 and exceeds the requirements set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter, iron rebar with a blue plastic identification cap marked, MARHOFFER REDBIRD S-8805. All timber spikes set are 8 inches long, 3/8 inch diameter, iron spikes with an iron identification shiner marked, S-8805. Distances herein are ground distances reported in U.S. Survey feet.

Prior Instrument: Official Record Volume 722, page 507 and Official Record Volume ~~XX~~, Page ~~848~~

Permanent Parcel #: 32-00355.000

See filed survey made in conjunction with and considered an integral part of this description.


Prepared by: Kenneth J. Marhoffer, P.S. 8805





LEGAL DESCRIPTION
14.643 Acres

Situated in the **Southeast Quarter of Section 36**, T-17 North, R-12 West, Congress Lands North of the Old Seven Ranges, **Township of Green**, County of Wayne, State of Ohio.

Being all remaining of the land described in a deed to Douglas J. Sidle and Cynthia L. Sidle recorded in Official Record Volume 965, page 600 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

Beginning at a 1 inch diameter iron pin found in North Kansas Road (Township Road 179) at the southwest corner of the southeast quarter of Section 36 and being on the line between Green Township and East Union Township, as referenced in Official Record Volume 952, Page 546 – witnessed by a large iron, square head bolt, found, North 89° 07' 18" East, 24.91 feet;

Thence, with the following ELEVEN boundary calls:

Thence, North 00° 47' 43" East, 50.29 feet, along the West line of said quarter section and in North Kansas Road to a timber spike set at the southwest corner of Douglas J. Sidle, Trustee and Cynthia L. Sidle, Trustee as described in Official Record Volume 722, Page 507 – witnessed by a mangled 3/4 inch diameter iron pipe found North 89° 04' 56" East 24.44 feet and by a capped pin set, North 89° 04' 56" East 45.00 feet;

Thence, North 89° 04' 56" East, 587.39 feet, along the south line of said Sidle, Trustee's and the extension thereof with a new made line partition the grantor's property, passing through a 3/4 inch diameter iron pipe found at 449.57 feet, to a capped pin set;

Thence, North 00° 41' 15" East, 755.34 feet, with a new made line partition the grantor's property, to a point of departure that falls in the waterway of Sugar Creek and being a southwesterly line of Donald J. Starn Trustee of the Donald J. Starn Revocable Trust dated 8-11-2017 (hereinafter stated Donald J. Starn Trustee) as described in Official Record Volume 865, Page 521 – witnessed by a capped pin set, South 00° 41' 15" West, 65.00 feet;

Thence, South 63° 33' 10" East, 271.09 feet, along a southwesterly line of said Donald J. Starn Trustee and in the waterway of Sugar Creek, to a point of departure – witnessed by a 3/4 inch diameter iron pipe found on the South top of bank, South 04° 41' 11" East, 32.00 feet;

Thence, North 12° 10' 20" West, 72.60 feet, along an East line of said Donald J. Starn Trustee and leaving the waterway of Sugar Creek, to a capped pin marked "Laurila Associates" found;

Thence, South 56° 49' 29" East, 533.50 feet, along a southwesterly line of said Donald J. Starn Trustee, in part in the waterway of Sugar Creek, to a point of departure in the waterway of Sugar Creek – witnessed, whence, South 00° 43' 21" West, 23.36 feet to a point of departure, whence, South 28° 34' 57" West, 40.00 feet to a capped witness pin set;

Thence, North 00° 43' 21" East, 50.56 feet, along an East line of said Donald J. Starn Trustee and leaving the waterway of Sugar Creek, to a capped iron pin marked "SJL, INC" found;

Thence, South 59° 47' 27" East, 444.80 feet, along a southwesterly line of said Donald J. Starn Trustee, to a capped iron pin marked "SJL, INC" found;

Thence, South 40° 48' 47" West, 53.46 feet, along a northwesterly line of said Donald J. Starn, Trustee, crossing Sugar Creek, to a point of departure on the south sloped edge of bank – witnessed by a capped pin set, South 40° 48' 47" West, 15.00 feet;

Thence, South 41° 51' 27" East, 310.86 feet, along a southwesterly line of Donald J. Starn, Trustee, to the south line of said quarter Section and the line between Green Township and East Union Township – witnessed by a capped pin marked "SJL, INC" found, North 89° 07' 18" East, 0.46 feet;

Thence, South 89° 07' 18" West, 1828.76 feet, along the south line of said quarter Section and the line between Green Township and East Union Township, to the **Point of Beginning**;

Containing 14.643 acres, and being subject to all legal highways, conditions, leases, restrictions, covenants, servitudes and easements of record.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 Zone, NAD 83 Geodetic Datum and are to be used for angular determination only.

This description is based upon a field survey completed on August 8, 2024 by Redbird Land Surveying under the direct supervision of Kenneth J. Marhoffer as responsible in charge, Ohio Registered Surveyor Number 8805 and exceeds the requirements set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter, iron rebar with a blue plastic identification cap marked, MARHOFFER REDBIRD S-8805. All timber spikes set are 8 inches long, 3/8 inch diameter, iron spikes with an iron identification shiner marked, S-8805. Distances herein are ground distances reported in U.S. Survey feet.

Prior Instrument: Official Record Volume 965, page 600.

Permanent Parcel #: 32-00120.000

Survey: XX-848

See filed survey made in conjunction with and considered an integral part of this description.

 8-6-24
Prepared by: Kenneth J. Marhoffer, P.S. 8805

