

DESCRIPTION OF A 31.309 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 23, T-17N, R-11W and being a part of Mark A. Frank, Trustee of the Wilma J. Frank Living Trust in D.V. 719, Page 902 & O.R. 897, Page 2664;

Beginning at a 5/8" rebar found marking the northwest corner of said Southeast Quarter also being in the intersection of Huprick Road (T.R. 299) with Dalton Fox Lake Road (C.R. 32);

Thence with following **12 (TWELVE)** courses:

- 1) **N 88° 36' 08" E, 318.75** feet along the north line of said Southeast Quarter and in said Huprick Road to the northwest corner of lands conveyed to Mark A. & Amy L. Greer in O.R. 719, Page 1002 ~ witnessed by a capped "LAURILA" pin found S 00° 14' 04" W, 30.00 feet;
- 2) **S 00° 14' 04" W, 400.39** feet along the west line of said Greer lands to a capped "LAURILA" pin found at the southwest corner thereof;
- 3) **S 88° 09' 26" E, 519.94** feet along a south line of said Greer lands to a capped "LAURILA" pin found at a southeast corner thereof;
- 4) **N 01° 23' 56" W, 120.83** feet along an east line of said Greer lands to a capped "LAURILA" pin found;
- 5) **N 75° 23' 11" W, 98.25** feet along a southeast line of said Greer lands to a capped "LAURILA" pin found;
- 6) **N 00° 55' 45" W, 281.70** feet along an east line of said Greer lands to a northeast corner thereof and in aforesaid Huprick Road ~ witnessed by a capped "LAURILA" pin found S 00° 55' 45" E, 30.00 feet;
- 7) **N 88° 36' 08" E, 151.74** with the north line of said Southeast Quarter and in Huprick Road to the northwest corner of lands conveyed to Gabriel A. Schrock in O.R. 863, Page 2035 ~ witnessed by a 1" pipe found S 01° 27' 17" E, 25.00 feet;

Continued 31.309 acres on Page 2

Page 2 (Description 31.309 Ac.)

- 8) **S 01° 27' 17" E, 464.43** along the west lines of said Schrock lands and lands conveyed to Timothy S. & Kristen M. Horst Trustees of the Timothy S. Horst & Kristen M. Horst Trust in O.R. 891, Page 5833 to a capped "LAURILA" pin found;
- 9) **N 88° 35' 58" E, 149.32** along the south line of said Horst lands to a capped "PURDY" pin set;
- 10) **S 02° 01' 27" E, 1396.36** along a new division line to the northerly line of lands conveyed to Mark Good in O.R. 176; Page 547 ~ witnessed by a capped "PURDY" pin set N 24° 39' 41" E, 15.18 feet;
- 11) **N 60° 53' 10" W 1231.92** along the northerly line of said Good lands to a monument spike set on the west line of aforesaid Southeast Quarter and in Dalton Fox Lake Road ~ witnessed by monument spike set N 43° 30' 47" W, 18.91 feet and N 39° 34' 52" E, 18.19 feet;
- 12) **N 00° 55' 25" W, 1235.28** along the west line of said Southeast Quarter and in Dalton Fox Lake Road to the place of beginning and containing within said bounds **31.309** 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 November of 2024.

See Wayne County Survey Records Volume xx ; Page 912
For Survey.


Mark E. Purdy P.S.7307



DESCRIPTION OF A 32.969 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 23, T-17N, R-11W and being a part of Mark A. Frank, Trustee of the Wilma J. Frank Living Trust in D.V. 719, Page 902; O.R. 891 O.R. 897, Page 2664;

Commencing at a 5/8" rebar found marking the northwest corner of said Southeast Quarter also being in the intersection of Huprick Road (T.R. 299) with Dalton Fox Lake Road (C.R. 32);

Thence N 88° 36' 08" E, 1422.62 feet along the north line of said Southeast Quarter and in Huprick Road to the northeast corner of lands conveyed to Timothy S. & Kristen M. Horst Trustees of the Timothy S. Horst & Kristen M. Horst Trust in O.R. 891, Page 5833

Thence S 01° 33' 47" W, 464.40 feet along an east line of said Horst lands to a capped "GASBARRE" pin found at the southeast corner thereof;

Thence N 88° 35' 50" E, 340.47 feet along the north line of said Franks land to a point and the principal place of beginning of the parcel herein described:

Thence with following **6 (SIX)** courses:

- 1) **N 88° 35' 50" E, 412.24** feet along the north line of said Frank lands to the southwest corner of lands conveyed to Timothy S. & Kristen M. Horst in O.R. 825. Page 2457 & 2461;
- 2) **N 88° 36' 45" E, 469.68** feet along the south line of said Horst lands to a capped "LAURILA" pin found at the southeast corner thereof and on the east line of said Southeast Quarter;
- 3) **S 00° 52' 32" E, 1573.03** feet along the east line of said Southeast Quarter to a capped "LAURILA" pin found on the north line of lands conveyed to Pennsylvania Lines, LLC in O.R. 257, Page 684;

Continued 32.969 acres on Page 2

Page 2 (Description 32.969 Ac.)

- 4) **N 85° 08' 16" W, 971.44** feet along a north line of said Pennsylvania Lines, LLC lands to a point ~ witnessed by a capped "PURDY" pin set N 72° 15' 06" E, 19.17 feet;
- 5) **N 00° 04' 06" E, 957.19** feet along a new division line to a point ~ witnessed by a capped "PURDY" pin set S 89° 59' 51" W, 13.00 feet;
- 6) **N 06° 48' 28" E, 515.48** feet along a new division line to the place of beginning and containing within said bounds **32.969** 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 November of 2024. (XX-912)


Mark E. Purdy P.S.7307



DESCRIPTION OF A 21.547 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 23, T-17N, R-11W and being a part of Mark A. Frank, Trustee of the Wilma J. Frank Living Trust in D.V. 719, Page 902 & O.R. 897, Page 2664;

Commencing at a 5/8" rebar found marking the northwest corner of said Southeast Quarter also being in the intersection of Huprick Road (T.R. 299) with Dalton Fox Lake Road (C.R. 32);

Thence N 88° 36' 08" E, 1422.62 feet along the north line of said Southeast Quarter and in Huprick Road to the northeast corner of lands conveyed to Timothy S. & Kristen M. Horst Trustees of the Timothy S. Horst & Kristen M. Horst Trust in O.R. 891, Page 5833

Thence S 01° 33' 47" W, 464.40 feet along an east line of said Horst lands to a capped "GASBARRE" pin found at the southeast corner thereof and the principal place of beginning of the parcel herein described:

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

- 1) **N 88° 35' 50" E, 340.47** feet along the north line of said Frank lands to a point;
- 2) **S 06° 48' 28" W, 515.48** feet along a new division line to a point ~ witnessed by a capped "PURDY" pin set S 89° 59' 51" W, 13.00 feet;
- 3) **S 00° 04' 06" W, 957.19** feet along a new division line to a north line of lands conveyed to Pennsylvania Lines, LLC in O.R. 257, Page 684 ~ witnessed by a capped "PURDY" pin set N 72° 15' 06" E, 19.17 feet;
- 4) **N 85° 08' 16" W, 494.47** feet along a north line of said Pennsylvania Lines, LLC lands to a capped "LAURILA" pin found at the northwest corner thereof;
- 5) **S 04° 51' 51" W, 53.00** feet along the west line of said Pennsylvania Lines, LLC to a point on the northerly line to lands conveyed to Mark Good in O.R. 176, Page 547 ~ witnessed by a capped "LAURILA" pin found N 04° 51' 51" E, 40.00 feet;


Continued 21.547 acres on Page 2

Page 2 (Description 21.547 Ac.)

- 6) **N 60° 53' 10" W, 136.92** feet along the northerly line of said Good lands to a point ~ witnessed by a capped "PURDY" pin set N 24° 39' 41" E, 15.18 feet;
- 7) **N 02° 01' 27" E, 1396.36** feet along a new division line to the south line of aforesaid Horst lands to a capped "PURDY" pin set;
- 8) **N 88° 35' 58" E 388.12** feet along the south line of said Horst lands to the place of beginning and containing within said bounds **21.547** 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 November of 2024. (XX-912)


Mark E. Purdy P.S.7307



DESCRIPTION OF A 37.029 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 23, T-17N, R-11W and being a part of Mark A. Frank, Trustee of the Wilma J. Frank Living Trust in D.V. 719, Page 902; O.R. 891, Page 5830 & O.R. 897, Page 2664;

Commencing at a 5/8" rebar found marking the northwest corner of said Southeast Quarter also being in the intersection of Huprick Road (T.R. 299) with Dalton Fox Lake Road (C.R. 32);

Thence N 88° 36' 08" E, 1831.39 feet along the north line of said Southeast Quarter and in Huprick Road to the principal place of beginning of the parcel herein described ~ witnessed by a capped pin set N 72° 15' 06" E, 19.17 feet:

Thence with following 7 (SEVEN) courses:

- 1) N 88° 36' 08" E, 349.48 feet along the north line of said Southeast Quarter and in Huprick Road to the northwest corner of lands conveyed to Timothy S. & Kristen M. Horst in O.R. 825. Page 2457 & 2461 ~ witnessed by a capped "LAURILA" pin found S 00° 52' 44" E, 30.00 feet;
- 2) S 00° 52' 44" E, 464.35 feet along the west line of said Horst lands to a capped "LAURILA" pin found at the southwest corner thereof;
- 3) N 88° 36' 45" E, 469.68 feet along the south line of said Horst lands to a capped "LAURILA" pin found at the southeast corner thereof and on the east line of said Southeast Quarter;
- 4) S 00° 52' 32" E, 1573.03 feet along the east line of said Southeast Quarter to a capped "LAURILA" pin found on the north line of lands conveyed to Pennsylvania Lines, LLC in O.R. 257, Page 684;
- 5) N 85° 08' 16" W, 971.44 feet along a north line of said Pennsylvania Lines, LLC lands to a point ~ witnessed by a capped "PURDY" pin set N 72° 15' 06" E, 19.17 feet;
- 6) N 00° 04' 06" E, 957.19 feet along a new division line to a point ~ witnessed by a capped "PURDY" pin set S 89° 59' 51" W, 13.00 feet;

Continued 37.029 acres on Page 2

Page 2 (Description 37.029 Ac.)

- 7) N 06° 48' 28" E, 984.65 feet along a new division line line to the place of beginning and containing within said bounds **37.029** 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 November of 2024.

See Wayne County Survey Records Volume XX; Page 912
For Survey.


Mark E. Purdy P.S.7307



DESCRIPTION OF A 25.541 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 23, T-17N, R-11W and being a part of Mark A. Frank, Trustee of the Wilma J. Frank Living Trust in D.V. 719, Page 902; O.R. 891, Page 5830 & O.R. 897, Page 2664;

Commencing at a 5/8" rebar found marking the northwest corner of said Southeast Quarter also being in the intersection of Huprick Road (T.R. 299) with Dalton Fox Lake Road (C.R. 32);

Thence N 88° 36' 08" E, 1422.62 feet along the north line of said Southeast Quarter and in Huprick Road to the northeast corner of lands conveyed to Timothy S. & Kristen M. Horst Trustees of the Timothy S. Horst & Kristen M. Horst Trust in O.R. 891, Page 5833 and the principal place of beginning of the parcel herein described:

Thence with following **9 (NINE)** courses:

- 1) **N 88° 36' 08" E, 408.77** feet along the north line of said Southeast Quarter and in said Huprick Road to a point ~ witnessed by a capped "PURDY" pin set S 06° 48' 28" W, 19.23 feet;
- 2) **S 06° 48' 28" W, 984.65** feet along a new division line to a point ~ witnessed by a capped "PURDY" pin set S 89° 59' 51" W, 13.00 feet;
- 3) **S 00° 04' 06" W, 957.19** feet along a new division line to a north line of lands conveyed to Pennsylvania Lines, LLC in O.R. 257, Page 684 ~ witnessed by a capped "PURDY" pin set N 72° 15' 06" E, 19.17 feet;
- 4) **N 85° 08' 16" W, 494.47** feet along a north line of said Pennsylvania Lines, LLC lands to a capped "LAURILA" pin found at the northwest corner thereof;
- 5) **S 04° 51' 51" W, 53.00** feet along the west line of said Pennsylvania Lines, LLC to a point on the northerly line to lands conveyed to Mark Good in O.R. 176, Page 547 ~ witnessed by a capped "LAURILA" pin found N 04° 51' 51" E, 40.00 feet;

Continued 25.541 acres on Page 2

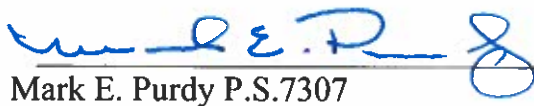
Page 2 (Description 25.541 Ac.)

- 6) **N 60° 53' 10" W, 136.92** feet along the northerly line of said Good lands to a point ~ witnessed by a capped "PURDY" pin set N 24° 39' 41" E, 15.18 feet;
- 7) **N 02° 01' 27" W, 1396.36** feet along a new division line to the south line of aforesaid Horst lands to a capped "PURDY" pin set;
- 8) **N 88° 35' 58" E 388.12** feet along the south line of said Horst lands to a capped "GASBARRE" pin found at the southeast corner thereof;
- 9) **N 01° 33' 47" W, 464.40** along an east line of said Horst lands to the place of beginning and containing within said bounds **25.541** 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 November of 2024.

See Wayne County Survey Records Volume XX; Page 912
For Survey.


Mark E. Purdy P.S.7307



DESCRIPTION OF A 4.060 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 23, T-17N, R-11W and being a part of Mark A. Frank, Trustee of the Wilma J. Frank Living Trust in O.R. 891, Page 5830 & O.R. 897, Page 2664;

Commencing at a 5/8" rebar found marking the northwest corner of said Southeast Quarter also being in the intersection of Huprick Road (T.R. 299) with Dalton Fox Lake Road (C.R. 32);


Thence N 88° 36' 08" E, 1831.39 feet along the north line of said Southeast Quarter and in Huprick Road to the principal place of beginning of the parcel herein described ~ witnessed by a capped pin set N 72° 15' 06" E, 19.23 feet:

Thence with following 4 (FOUR) courses:

- 1) N 88° 36' 08" E, 349.48 feet along the north line of said Southeast Quarter and in Huprick Road to the northwest corner of lands conveyed to Timothy S. & Kristen M. Horst in O.R. 825. Page 2457 & 2461 ~ witnessed by a capped "LAURILA" pin found S 00° 52' 44" E, 30.00 feet;
- 2) S 00° 52' 44" E, 464.35 feet along the west line of said Horst lands to a capped "LAURILA" pin found at the southwest corner thereof;
- 3) S 88° 35' 50" W, 412.24 feet along the south line of said Frank lands to a point;
- 4) N 06° 48' 28" E, 469.17 feet along a new division line to the place of beginning and containing within said bounds 4.060 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 November of 2024. (XX-912)


Mark E. Purdy P.S.7307



DESCRIPTION OF A 3.994 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 23, T-17N, R-11W and being a part of Mark A. Frank, Trustee of the Wilma J. Frank Living Trust in O.R. 891, Page 5830 & O.R. 897, Page 2664;

Commencing at a 5/8" rebar found marking the northwest corner of said Southeast Quarter also being in the intersection of Huprick Road (T.R. 299) with Dalton Fox Lake Road (C.R. 32);

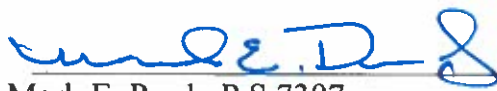
Thence N 88° 36' 08" E, 1422.62 feet along the north line of said Southeast Quarter and in Huprick Road to the northeast corner of lands conveyed to Timothy S. & Kristen M. Horst Trustees of the Timothy S. Horst & Kristen M. Horst Trust in O.R. 891, Page 5833 and the principal place of beginning of the parcel herein described:

Thence with following 4 (FOUR) courses:

- 1) N 88° 36' 08" E, 408.77 feet along the north line of said Southeast Quarter and in said Huprick Road to a point ~ witnessed by a capped "PURDY" pin set S 06° 48' 28" W, 19.23 feet;
- 2) S 06° 48' 28" W, 469.17 feet along a new division line to a point on the south line of aforesaid Frank lands;
- 3) S 88° 35' 50" W, 340.47 feet along the south line of said Frank lands to a capped "GASBARRE" pin found at the southeast corner of aforesaid Horst lands;
- 4) N 01° 33' 47" W, 464.40 along an east line of said Horst lands to the place of beginning and containing within said bounds 3.994 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 November of 2024. (XX-912)


Mark E. Purdy P.S.7307



closure.docx

Inverse With Area				Thu Nov 7 13:25:38 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			432724.25	2196231.90	
	N 88°36'08" E	318.75			
PP			432732.02	2196550.55	
	S 00°14'04" W	400.39			
PP			432331.63	2196548.91	
	S 88°09'26" E	519.94			
PP			432314.91	2197068.59	
	N 01°23'56" W	120.83			
PP			432435.71	2197065.64	
	N 75°23'11" W	98.25			
PP			432460.50	2196970.56	
	N 00°55'45" W	281.70			
PP			432742.16	2196966.00	
	N 88°36'08" E	151.74			
PP			432745.86	2197117.69	
	S 01°27'17" E	464.43			
PP			432281.58	2197129.48	
	N 88°35'58" E	149.32			
PP			432285.23	2197278.76	
	S 02°01'27" E	1396.36			
PP			430889.74	2197328.08	
	N 60°53'10" W	1231.92			
PP			431489.12	2196251.81	
	N 00°55'25" W	1235.28			
PP			432724.25	2196231.90	
Closure Error Distance> 0.0000					
Total Distance Inversed> 6368.91					
Area: 31.309 AC., 1363840.5 SF.					

Inverse With Area				Thu Nov 7 13:27:02 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			432758.95	2197654.10	
	N 88°36'08" E	408.77			
PP			432768.92	2198062.75	
	S 06°48'28" W	984.65			
PP			431791.21	2197946.03	
	S 00°04'06" W	957.19			
PP			430834.02	2197944.89	
	N 85°08'16" W	494.47			
PP			430875.93	2197452.20	
	S 04°51'51" W	53.00			
PP			430823.12	2197447.71	
	N 60°53'10" W	136.92			
PP			430889.74	2197328.08	
	N 02°01'27" W	1396.36			
PP			432285.23	2197278.76	
	N 88°35'58" E	388.12			
PP			432294.72	2197666.76	
	N 01°33'47" W	464.40			
PP			432758.95	2197654.10	
Closure Error Distance> 0.0000					
Total Distance Inversed> 5283.89					
Area: 25.541 AC., 1112569.2 SF.					

Inverse With Area

Thu Nov 7 13:27:37 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			432768.92	2198062.75	
	N 88°36'08" E	349.48			
PP			432777.44	2198412.13	
	S 00°52'44" E	464.35			
PP			432313.15	2198419.25	
	N 88°36'45" E	469.68			
PP			432324.52	2198888.80	
	S 00°52'32" E	1573.03			
PP			430751.68	2198912.83	
	N 85°08'16" W	971.44			
PP			430834.02	2197944.89	
	N 00°04'06" E	957.19			
PP			431791.21	2197946.03	
	N 06°48'28" E	984.65			
PP			432768.92	2198062.75	

Closure Error Distance> 0.0000

Total Distance Inversed> 5769.82

Area: 37.029 AC., 1612981.3 SF.