

Exhibit "A"

MARK E. PURDY
1000 DALTON-FOX LAKE ROAD
DALTON, OHIO 44618
Home Phone 330-828-8543

DESCRIPTION OF A 1.250 ACRE PARCEL

Situated in the Township of Baughman, T-17N, R-11W, Southwest Quarter of Section 35, County of Wayne, State of Ohio:

And also part of lands of John R. & Kristine K. Steiner as recorded in Vol. 580, Page 277 of the Wayne County Deed Records and being further bounded and described as follows;

Commencing at a stone found marking the southwest corner of Southwest Quarter of Section 35; Thence N 89°28'14"E, 735.61 feet with the south line of said Section and Township line to a capped pin set and marking a southeast corner of David Zimmerman & Wilmer Amstutz in O.R. 886, Page 2699 and being the principal place of beginning of the parcel herein described;

Thence with the following 4 courses;

1. **N 00°22'39" W, 264.85** feet with an easterly line of Zimmerman & Amstutz, to an iron pin set with I.D. cap;
2. **N 89°28'14" E, 205.59** feet thru the Grantors land to an iron pin set with I.D. cap;
3. **S 00°22'39" E, 264.85** feet thru the Grantors land to an iron pin set with I.D. cap on the south line of the Grantor and Township Line;
4. **S 89°28'14"W, 205.59** feet with the Grantors south line and Township Line to the place of beginning and containing within said bounds **1.250** acres be the same more or less, and subject to all right of ways and easements of record.

See Wayne County Survey Records Volume XX ; Page 924 for survey.

This description was prepared by Mark E. Purdy P.S.7307 in September of 2023.

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


MARK E. PURDY P.S.7307

Permanent Parcel Number: _____

Prior Deed Reference: _____



Exhibit "B"

MARK E. PURDY
1000 DALTON-FOX LAKE ROAD
DALTON, OHIO 44618
Home Phone 330-828-8543

BOUNDARY DESCRIPTION OF A 30' DRIVE EASEMENT

Situated in the Township of Baughman, T-17N, R-11W, Southwest Quarter of Section 35, County of Wayne, State of Ohio:

And also part of lands of John R. & Kristine K. Steiner as recorded in Vol. 580, Page 277 of the Wayne County Deed Records and being further bounded and described as follows;

Commencing at a stone found marking the southwest corner of Southwest Quarter of Section 35; Thence N 89°28'14"E, 735.61 feet with the south line of said Section and Township line to a capped pin set and marking a southeast corner of David Zimmerman & Wilmer Amstutz in O.R. 886, Page 2699 and being the principal place of beginning of the 30' Drive Easement herein described;


THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 00° 22' 39" W, 30.00** feet with a westerly line of the Grantor to a point;
2. **N 89° 28' 14" E, 411.18** feet to a point on the east line of the Grantor;
3. **S 00° 22' 39" E, 30.00** feet to a point on the south line of the Grantor and on the Township Line;
4. **S 89° 28' 14" W, 411.18** feet with the south line of the Grantor and Township Line to the place of beginning.

For survey See Volume xx, Page 924 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in September of 2023.

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


MARK E. PURDY P.S.7307

Permanent Parcel Number: _____

Prior Deed Reference: _____



Inverse With Area

Sat Sep 9 08:04:17 2023

| PntNo | Bearing | Distance | Northing | Easting | Description |
|-------|---------------|----------|-----------|------------|-------------|
| PP | | | 419188.76 | 2194391.24 | |
| | N 00°22'39" W | 264.85 | | | |
| PP | | | 419453.60 | 2194389.50 | |
| | N 89°28'14" E | 205.59 | | | |
| PP | | | 419455.50 | 2194595.08 | |
| | S 00°22'39" E | 264.85 | | | |
| PP | | | 419190.66 | 2194596.82 | |
| | S 89°28'14" W | 205.59 | | | |
| PP | | | 419188.76 | 2194391.24 | |

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 5747901156.3 Total Distance Inversed> 940.88

Area: 1.250, 54450