

DESCRIPTION OF A 0.167 ACRE PARCEL

Situated in the Township of East Union, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 23, T-16N, R-12W and being further bounded and described as follows;

Commencing at a stone marking the northwest corner of Northeast Quarter of Section 23; Thence S 00° 46' 27" E, 1338.47 with the west line of said Quarter Section to a stone marking the Half Quarter Section line and also the southwest corner of John B. & Ella E. Kauffman (Trustees) as recorded in O.R.944, Page 5740; Thence N 89° 25' 35" E, 507.20 with the south line of Kauffman and south line of Christy A. & Anna A. Miller as recorded in O.R.253, Page 344 to a point in C.R.94A (Carr Rd.) and being the northwest corner of David B. Amanda G. Amstutz as recorded in O.R.942, Page 5349, witnessed by a 5/8" rebar N 89° 21' 49" E at 33.64 feet; Thence N 89° 21' 49" E, 449.30 feet with the north line of Amstutz to a 5/8" rebar found, marking the northeast corner thereof; Thence S 13° 16' 47" W, 99.99 feet with the east line of Amstutz to a 5/8" rebar found marking the southeast corner thereof; Thence S 89° 24' 47" W, 50.00 feet to a 5/8" rebar found marking the northeast corner David B. & Amanda G. Amstutz as recorded in O.R. 899, Page 5349; Thence S 13° 16' 47" W, 150.00 feet with the east line of Amstutz to a 5/8" rebar found marking the southeast corner thereof and being the principal place of beginning of the parcel herein described;

Thence with following 4 courses:

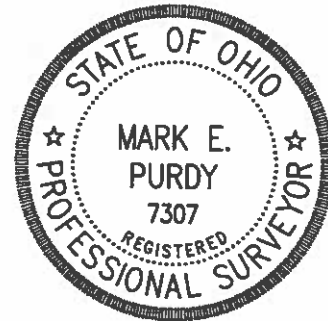
- 1) **N 89°24'47" E, 50.00** feet with the north line of Homer S. Moore as recorded Vol. 443, Page 228, Vol. 591, Page 438 and O.R. 859, Page 699 to a 5/8" rebar found and marking the northeast corner thereof;
- 2) **S 13°16'47" W, 150.00** feet with the east line of Moore to a 5/8" rebar and marking the southeast corner thereof;
- 3) **S 89°24'47" W, 50.00** feet with the south line of Moore to a capped pin set;
- 4) **N 13°16'47" E, 150.00** feet to the place of beginning and containing within said bounds **0.167** acres be the same more or less, but subject to all right of ways and easements of record.

Basis of Bearings: Are relative to Grid North of the Ohio State Plane Coordinate System.

This description was prepared by Mark E. Purdy P.S.7307 from a survey completed in January of 2025.

See Wayne County Survey Records Volume YY ; Page 13 for Survey.


Mark E. Purdy P.S.7307



DESCRIPTION OF A 4.300ACRE PARCEL

Situated in the Township of East Union, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 23, T-16N, R-12W and being further bounded and described as follows;

Commencing at a stone marking the northwest corner of Northeast Quarter of Section 23; Thence S 00° 46' 27" E, 1338.47 with the west line of said Quarter Section to a stone marking the Half Quarter Section line and also the southwest corner of John B. & Ella E. Kauffman (Trustees) as recorded in O.R.944, Page 5740; Thence N 89° 25' 35" E, 507.20 with the south line of Kauffman and south line of Christy A. & Anna A. Miller as recorded in O.R.253, Page 344 to a point in C.R.94A (Carr Rd.) and being the southeast corner thereof and being the principal place of beginning of the parcel herein described, witnessed by a 5/8" rebar N 89° 21' 49" E at 33.64 feet;

Thence with following **10** courses:

- 1) **N 14° 27' 52" E, 42.13** feet with the east line of Christy A. & Anna A. Miller and in C.R.94A (Carr Road) to a point being the southwest corner of lands of Mervin A. & Barbara A. Hershberger in O.R. 468, Page 1828, witnessed by a 5/8" rebar found N 89° 29' 30" E at 32.98 feet;
- 2) **N 89° 29' 30" E, 487.80** feet with the southerly line of Hershberger to a 5/8" rebar found;
- 3) **S 00° 30' 30" E, 40.13** feet with a westerly line of Hershberger to a Gasbarre capped pin found;
- 4) **N 89° 26' 08" E, 298.37** feet with a southerly line of Hershberger to a 5/8" rebar found;
- 5) **S 00° 10' 24" E, 387.73** feet with a westerly line of Hershberger to a 5/8" rebar found marking the northeast corner of Andy J. & Clara A. Yoder as recorded in O.R.254, Page 889 and O.R. 941, Page 4921;
- 6) **S 89° 24' 47" W, 490.82** feet with a northerly line of Yoder and Linda G. & Randall J. Marshall in O.R. 906, Page 2650 to a capped pin set;

- 7) **N 13°16'47" E, 300.00** feet thru lands of Homer S. Moore as recorded in Vol. 443, Page 228 and Vol. 591, Page 438 and also O.R. 859, Page 699 and east line of David B. & Amanda G. Amstutz in O.R. 899, Page 6349 to a 5/8" rebar found and being the northeast corner thereof;
- 8) **N 89°24'47" E, 50.00** feet with a south line of David B. & Amanda G. Amstutz as recorded in O.R.942, Page 808 to a 5/8" rebar found;
- 9) **N 13°16'47" E, 99.99** feet with a easterly line of Amstutz to a 5/8" rebar found and marking the northeast corner thereof;
- 10) **S 89°21'49" W, 449.30** feet with a northerly line of Amstutz to the place of beginning and containing within said bounds **4.300** acres be the same more or less, but subject to all right of ways and easements of record.

Basis of Bearings: Are relative to Grid North of the Ohio State Plane Coordinate System.

This description was prepared by Mark E. Purdy P.S.7307 from a survey completed in January of 2025.

See Wayne County Survey Records Volume YY; Page 13 for Survey.


Mark E. Purdy P.S.7307



Inverse With Area

Tue, Jan 14 2025 7:11:31 AM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			401605.51	2164378.70	
	N 14°27'52" E	42.13			
PP			401646.30	2164389.23	
	N 89°29'30" E	487.80			
PP			401650.63	2164877.01	
	S 00°30'30" E	40.13			
1			401610.50	2164877.36	
	N 89°26'08" E	298.37			
PP			401613.44	2165175.72	
	S 00°10'24" E	387.73			
PP			401225.72	2165176.89	
	S 89°24'47" W	490.82			
19			401220.69	2164686.10	
	N 13°16'47" E	300.00			
PP			401512.67	2164755.01	
	N 89°24'47" E	50.00			
PP			401513.18	2164805.01	
	N 13°16'47" E	99.99			
PP			401610.50	2164827.98	
	S 89°21'49" W	449.30			
PP			401605.51	2164378.70	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 5638942395835.8 Total Distance Inversed> 2646.27

Area: 4.300

Inverse With Area

Tue, Jan 14 2025 7:08:14 AM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			401221.20	2164736.10	
	S 89°24'47" W	50.00			
19			401220.69	2164686.10	
	N 13°16'47" E	150.00			
18			401366.68	2164720.56	
	N 89°24'47" E	50.00			
PP			401367.19	2164770.56	
	S 13°16'47" W	150.00			
PP			401221.20	2164736.10	
Closure Error Distance> 0.0000					
Total Distance Inversed> 400.00					

Area: 0.167