

BOUNDARY DESCRIPTION OF 5.079 ACRE PARCEL

Situated in the Township of Sugar Creek, T-16N; R-11W, Northwest Quarter of Section 11, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Anne M. Strange in Volume 916, Page 654 of Wayne County Official Records and further bounded and described as follows;

Commencing at an axle found marking the northeast corner of the said Northwest Quarter;

Thence S 00° 53' 55" E, 95.73 feet along the east line of said Quarter Section to a point in a small stream and being the principal place of beginning of the parcel herein described, witnessed by a capped pin set S 00° 53' 55" E, 22.27 feet;

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. continuing **S 00° 53' 55" E, 688.77** feet along the east Quarter Section line to a spike found in Old Lincoln Way (C.R. 30A) to the northeast corner of lands conveyed to Soar Holdings, LLC in Volume 950, Page 557 of said Official Records ~ witnessed by an SJL pin found N 00° 53' 55" W at 30.00 feet;
2. **N 85° 13' 55" W, 340.00** feet with the north line of Soar Holdings, LLC in Volume 950, Page 557 and Volume 809, Page 1600 of said Official Records and in Old Lincoln Way (C.R. 30A) to a point ~ witnessed by a capped pin set N 00° 26' 24" W at 40.00 feet;
3. **N 00° 26' 24" W, 605.59** feet to a point in small stream to a point ~ witnessed by a capped pin set S 00° 26' 24" E at 25.00 feet;
4. **N 66° 32' 15" E, 142.10** feet in said small stream to a point~ witnessed by a capped pin set S 29° 42' 59" E at 18.32 feet;
5. **S 83° 07' 06" E, 175.26** feet in said small stream to a point~ witnessed by a capped pin set S 32° 36' 08" W at 19.24 feet;
6. **N 55° 45' 40" E, 34.25** feet in said small stream to the place of beginning and containing within said bounds **5.079** acres of land, more or less, and subject to all legal highways and easements of record.

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Page 2 (Description 5.079 ac.)

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in April of 2025.

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 YY; Page 017 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



Inverse With Area

Thu, Apr 10 2025 9:43:45 AM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			413797.55	2196009.60	
	S 00°53'55" E	688.77			
PP			413108.87	2196020.40	
	N 85°13'55" W	340.00			
PP			413137.13	2195681.58	
	N 00°26'24" W	605.59			
PP			413742.70	2195676.93	
	N 66°32'15" E	142.10			
PP			413799.28	2195807.28	
	S 83°07'06" E	175.26			
PP			413778.28	2195981.28	
	N 55°45'40" E	34.25			
PP			413797.55	2196009.60	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 17059466456211.2 Total Distance Inversed> 1985.98

Area: 5.079