

DESCRIPTION OF A 0.491 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Northeast Quarter of Section 23, T-17N, R-11W and being a part of William N. Jr. & Tina M. Everett in O.R. 894, Page 1924;

Commencing at a 5/8" rebar found marking the southwest corner of said Northeast 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, 373.06 along the south line of said Northeast Quarter and in Huprick Road (T.R. 299) to the southeast corner of Dennis H. Everett in O.R. 913, Page 510 & 513 and being the principal place of the parcel herein described;

Thence with following **5 (FIVE)** courses:

- 1) N 00° 45' 48" W, 222.00 feet along the east line of Dennis H. Everett as aforesaid to a 5/8" rebar found and marking the northeast corner thereof;
- 2) N 88° 36' 08" E, 21.88 feet to a capped pin set;
- 3) S 62° 11' 22" E, 100.00 feet to a capped pin set;
- 4) S 02° 29' 14" W, 173.59 feet to a point on the south line of said Quarter Section and in T.R.299 (Huprick Road) ~ witnessed by a capped pin set N 02° 29' 14" E at 20.05 feet;
- 5) S 88° 36' 08" W, 100.00 along the south line of said Northeast Quarter and in T.R. 299 (Huprick Road) to the place of beginning and containing within said bounds **0.491** 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 December of 2024. **YY-048**


Mark E. Purdy P.S.7307



DESCRIPTION OF A 0.650 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Northeast Quarter of Section 23, T-17N, R-11W and being a part of Dennis H. Everett in O.R. 913, Page 510 & Page 513;

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

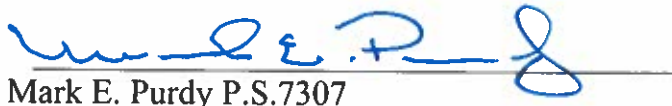
Thence N 88° 36' 08" E, 245.66 along the south line of said Northeast Quarter and in Huprick Road (T.R. 299) to a point and being the principal place of the parcel herein described ~ witnessed by a capped pin set N 00° 45' 48" W at 20.00 feet;

Thence with following 4 (FOUR) courses:

- 1) N 00° 45' 48" W, 222.00 feet along a new division line to a capped pin set on the south line of Everetts The Little Red Barn, LLC in O.R. 894, Page 1928;
- 2) N 88° 36' 08" E, 127.54 feet with the south line of aforesaid Everetts The Little Red Barn, LLC to a 5/8" rebar found and being the southeast corner thereof;
- 3) S 00° 43' 38" E, 222.00 feet along the west line of William N. Jr. & Tina M. Everett in O.R. 894, Page 1924 to a point on the south line of said Quarter Section and in T.R.299 (Huprick Road) and being the southwest corner thereof;
- 4) S 88° 36' 08" W, 127.40 along the south line of said Northeast Quarter and in T.R. 299 (Huprick Road) to the place of beginning and containing within said bounds 0.650 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 December of 2024. YY-048


Mark E. Purdy P.S.7307



DESCRIPTION OF A 1.141 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Northeast Quarter of Section 23, T-17N, R-11W and being a part of Dennis H. Everett in O.R. 913, Page 510 & 513 and William N. Jr. & Tina M. Everett in O.R. 894, Page 1924 ;

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

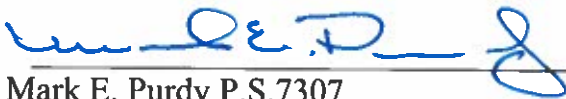
Thence N 88° 36' 08" E, 245.66 feet along the south line of said Northeast Quarter and in Huprick Road (T.R. 299) to a point and the principal place of beginning of the parcel herein described ~ witnessed by a capped "PURDY" pin set N 00° 45' 48" W, 20.00 feet;

Thence with following 5 (FIVE) courses:

- 1) N 00° 45' 48" W, 222.00 feet along a new division line to a capped pin set on the south line of Everetts The Little Red Barn, LLC in O.R. 894, Page 1928;
- 2) N 88° 36' 08" E, 149.42 feet along the south line of said Everetts The Little Red Barn, LLC lands and into William N. Jr. & Tina M. Everett lands, to a capped pin set;
- 3) S 62° 11' 22" E, 100.00 feet to a capped pin set;
- 4) S 02° 29' 14" W, 173.59 feet to a point on the south line of said Northeast Quarter and in Huprick Road (T.R. 299) ~ witnessed by a capped pin set N 02° 29' 14" E at 20.05 feet;
- 5) S 88° 36' 08" W, 227.40 feet along the south line of said Northeast Quarter and in Huprick Road (T.R. 299) to the place of beginning and containing within said bounds 1.141 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 December of 2024. YY-048


Mark E. Purdy P.S.7307



DESCRIPTION OF A 1.252 ACRE PARCEL

Situated in the Township of Baughman, County of Wayne, State of Ohio and known as being a part of the Northeast Quarter of Section 23, T-17N, R-11W and being a part of Dennis H. Everett in O.R. 913, Page 510 & Page 513;

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

Thence with following **4 (FOUR)** courses:

- 1) **N 00° 45' 48" W, 222.00** feet along the west line of said Northeast Quarter and in said C.R.32 (Dalton Fox Lake Road) to the southwest corner of Everetts The Little Red Barn, LLC ~ witnessed by a capped "PURDY" pin found **N 88° 36' 08" E, 30.00** feet;
- 2) **N 88° 36' 08" E, 245.66** feet with the south line of aforesaid Everetts The Little Red Barn, LLC to a capped pin set;
- 3) **S 00° 45' 48" E, 222.00** feet along a new division line to a point on the south line of said Quarter Section and in T.R.299 (Huprick Road)~ witnessed by a capped pin set **N 00° 45' 48" W** at **20.00** feet;
- 4) **S 88° 36' 08" W, 245.66** along the south line of said Northeast Quarter to the place of beginning and containing within said bounds **1.252** 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 December of 2024. **YY-048**


Mark E. Purdy P.S.7307



Inverse With Area

Mon, Dec 16 2024 3:09:19 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			432730.24	2196477.47	
	N 00°45'48" W	222.00			
100			432952.22	2196474.52	
	N 88°36'08" E	149.42			
101			432955.86	2196623.89	
	S 62°11'22" E	100.00			
PP			432909.21	2196712.34	
	S 02°29'14" W	173.59			
PP			432735.78	2196704.81	
	S 88°36'08" W	227.40			
PP			432730.24	2196477.47	
Closure Error Distance> 0.0000					
Total Distance Inversed> 872.40					

Area: 1.140

Inverse With Area

Tue, Dec 10 2024 2:15:48 PM

PntNo	Bearing	Distance	Northing	Easting	Description
4			432724.25	2196231.89	
	N 00°45'48" W	222.00			
PP			432946.23	2196228.93	
	N 88°36'08" E	245.66			
100			432952.22	2196474.52	
	S 00°45'48" E	222.00			
PP			432730.24	2196477.47	
	S 88°36'08" W	245.66			
4			432724.25	2196231.89	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 1004292043283.2 Total Distance Inversed> 935.32

Area: 1.252

Inverse With Area

Tue, Dec 10 2024 2:14:02 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			432730.24	2196477.47	
	N 00°45'48" W	222.00			
100			432952.22	2196474.52	
	N 88°36'08" E	127.54			
57			432955.33	2196602.02	
	S 00°43'38" E	222.00			
PP			432733.35	2196604.84	
	S 88°36'08" W	127.40			
PP			432730.24	2196477.47	
Closure Error Distance> 0.0000					
Total Distance Inversed> 698.94					

Area: 0.650

Inverse With Area

Mon, Dec 16 2024 3:11:18 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			432733.35	2196604.84	
	N 00°43'38" W	222.00			
57			432955.33	2196602.02	
	N 88°36'08" E	21.88			
101			432955.86	2196623.89	
	S 62°11'22" E	100.00			
PP			432909.21	2196712.34	
	S 02°29'14" W	173.59			
PP			432735.78	2196704.81	
	S 88°36'08" W	100.00			
PP			432733.35	2196604.84	
Closure Error Distance> 0.0000					
Total Distance Inversed> 617.47					

Area: 0.491