

BOUNDARY DESCRIPTION OF 11.351 ACRE PARCEL

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

Known as being part of lands conveyed to Landon G. Holl and Courney P. Shoemaker in Volume 967, Page 1019 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 1" solid pin at the southeast corner of said Quarter Section:

Thence S 89° 59' 19" W, 790.67 feet with the Section line to a capped pin set and being the place of beginning of the parcel herein described;

THENCE WITH THE FOLLOWING SIX (6) COURSES:

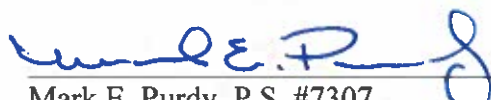
1. N 89° 59' 19" W, 625.41 feet with the Section Line, to a Baker pin found and marking the southeast corner of James P. & Rachel M. Rosenberger in Volume 921, Page 3361 of the Wayne County Official Records;
2. N 00° 14' 09" W, 694.96 feet with the east line of Rosenberger and the lands of Robert E. and Sandra L. Poorman in Volume 708, Page 656 of the Wayne County Official Records to a Baker pin found and being the northeast corner thereof;
3. N 89° 42' 40" E, 1414.62 feet with the south line of Scarlet & Grey Farm, LLC in Volume 972, Page 3617 of the Wayne County Official Records to the southeast corner of thereof and being on the east line of said Quarter Section and in Dalton Fox Lake Road (C.R.32) ~ witnessed by a 1" pipe found S 89° 42' 40" W at 28.85 feet;
4. S 00° 21' 14" E, 75.00 feet with the east line of said Quarter Section and in Dalton Fox Lake Road (C.R. 32) ~ witnessed by a capped pin set S 89° 42' 40" W at 22.00 feet;
5. S 89° 42' 40" W, 790.65 feet to a capped pin set;
6. S 00° 21' 14" E, 623.24 feet to the place of beginning and containing within said bounds 11.351 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in July of 2026.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Wayne County Survey Records Volume YY; Page 368 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



BOUNDARY DESCRIPTION OF 11.350 ACRE PARCEL

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

Known as being part of lands conveyed to Landon G. Holl and Courtney P. Shoemaker in Volume 967, Page 1019 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 1" solid pin at the southeast corner of said Quarter Section ~ witnessed by a capped pin set S 89° 59' 19" W at 30.00 feet:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 89° 59' 19" W, 790.67 feet with the Section Line, to a capped pin set;
2. N 00° 21' 14" W, 623.24 feet to a capped pin set;
3. N 89° 42' 40" E, 790.65 feet to a point and being on the east line of said Quarter Section and in Dalton Fox Lake Road (C.R.32) ~ witnessed by a capped pin set S 89° 42' 40" W at 22.00 feet;
4. S 00° 21' 14" E, 627.38 feet with the east line of said Quarter Section and in Dalton Fox Lake Road (C.R. 32) to the place of beginning and containing within said bounds 11.350 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in July of 2026.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Wayne County Survey Records Volume yy; Page 368 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



Inverse With Area

Fri, Jul 24 2026 7:28:18 AM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			441496.61	2196145.69	
	S 00°21'14" E	75.00			
PP			441421.61	2196146.16	
	S 89°42'40" W	790.65			
PP			441417.62	2195355.51	
	S 00°21'14" E	623.24			
PP			440794.40	2195359.36	
	N 89°59'19" W	625.41			
PP			440794.52	2194733.95	
	N 00°14'09" W	694.96			
8017			441489.48	2194731.09	
	N 89°42'40" E	1414.62			
PP			441496.61	2196145.69	
Closure Error Distance> 0.0000					
Total Distance Inversed> 4223.88					

Area: 11.351 AC.

Inverse With Area

Fri, Jul 24 2026 7:26:48 AM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			441421.61	2196146.16	
	S 00°21'14" E	627.38			
8012			440794.24	2196150.03	
	N 89°59'19" W	790.67			
PP			440794.40	2195359.36	
	N 00°21'14" W	623.24			
PP			441417.62	2195355.51	
	N 89°42'40" E	790.65			
PP			441421.61	2196146.16	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2831.94					

Area: 11.350 AC.