

BOUNDARY DESCRIPTION OF 10.129 ACRE PARCEL

Situated in the Township of Sugar Creek, T-16N; R-11W, Northwest Quarter of Section 6, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Cheryl L. Santmyer 1/3 & Joe E. Maurer 1/3 in Volume 697, Page 736 and Kathleen Faye Maurer 1/3 in Volume 958, Page 3947 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone marking the northeast corner of said Northwest Quarter;

Thence S 02° 20' 54" W, 610.44 feet along the east line of said Northwest Quarter to a southeast corner of lands conveyed to Thomas D. Steiner II in Volume 835, Page 2451 of said Official Records and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING THREE (3) COURSES:

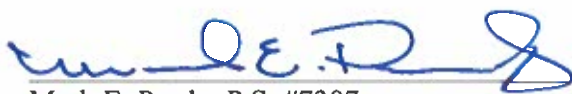
1. continuing S 02° 20' 54" W, 1170.22 feet along the east line of said Northwest Quarter to a point on the northeasterly line of lands conveyed to Wheeling & Lake Erie Railroad in Volume 668, Page 469 of Wayne County Deed Records;
2. N 32° 03' 21" W, 1334.53 feet along a northeasterly line of said Wheeling & Lake Erie Railroad lands to a south line of lands conveyed to Jacob D. & Chelsey Legan in Volume 897, Page 1622 of said Official Records ~ witnessed by a 1" pipe found in a 3" pipe S 87° 06' 36" W, 24.01 feet;
3. N 87° 06' 36" E, 757.21 feet along south lines of said Legan lands and aforesaid Steiner lands to the place of beginning and containing within said bounds 10.129 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 August of 2026.

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 44 ; Page 383 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



BOUNDARY DESCRIPTION OF 39.630 ACRE PARCEL

Situated in the Township of Sugar Creek, T-16N; R-11W, Northwest and Northeast Quarters of Section 6, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Cheryl L. Santmyer 1/3 & Joe E. Maurer 1/3 in Volume 697, Page 736 and Kathleen Faye Maurer 1/3 in Volume 958, Page 3947 of Wayne County Official Records and further bounded and described as follows;

Commencing at the southwest corner of said Northwest Quarter ~ witnessed by a 1" pipe found S 89° 59' 18" E, 30.00 feet;

Thence S 89° 59' 18" E, 1051.16 feet along the south line of said Northwest Quarter to an east line of lands conveyed to Kohler Gerber Farm, LLC in Volume 943, Page 2023 and to the centerline of The Sugar Creek ~ witnessed by a 5/8" rebar marked "PURDY" set S 89° 59' 18" E, 35.00 feet;

Thence N 25° 31' 09" W, 285.52 feet along an east line of said Kohler Gerber Farm, LLC lands and to the of said Sugar Creek and being the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar marked "PURDY" set N 62° 09' 36" E, 35.00 feet:

THENCE WITH THE FOLLOWING FOURTEEN (14) COURSES:

1. **N 25° 31' 09" W, 27.46** feet along an east line of said Kohler Gerber Farm, LLC lands to a southeast corner of lands conveyed to Christopher D. & Heather Y. Shields in Volume 757, Page 2562 of said Official records and to the centerline of said Sugar Creek;
2. **N 26° 47' 12" W, 798.63** feet along an east line of said Sheilds lands and to the centerline of said Sugar Creek to a point ~ witnessed by a 5/8" rebar marked "PURDY" set N 55° 15' 14" E, 50.00 feet;
3. **N 34° 44' 46" W, 382.89** feet along an east line of said Sheilds lands and to the centerline of said Sugar Creek at a southwest corner of lands conveyed to Robert W. & Tamara L. Hostetler and Leesa King in Volume 592, Page 1532 and Volume 581, Page 2024 of said Official Records ~ witnessed by a 5/8" rebar found N 84° 05' 22" E, 35.00 feet;
4. **N 84° 05' 22" E, 1729.65** feet along a south line of said Hostetler & King lands to a 5/8" rebar found at a northwest corner of lands conveyed to Alexa Lynn Wenzel & Mitchell Ryan Heid in Volume 962, Page 4304 of said Official Records;
5. **S 18° 41' 35" E, 150.00** feet along a west line of said Wenzell & Heid lands to a 5/8" rebar found;

Continued 39.630 on Page 2

Page 2 (Description 39.630 ac.)

6. **N 84° 05' 22" E, 200.00** feet along the south line of said Wenzell & Heid lands to a point in Kohler Road (T.R. 129) ~ witnessed by a 5/8" rebar found S 84° 05' 35" W, 30.00 feet;
7. **N 18° 41' 35" W, 150.00** feet along a west line of said Wenzell & Heid lands and in said Kohler Road a southeast corner of aforesaid Hostetler & King lands;
8. **N 18° 23' 25" W, 258.24** feet along an east line of aforesaid said Hostetler & King lands and in said Kohler Road to a southwesterly line of lands conveyed to Wheeling & Lake Erie Railroad in Volume 668, Page 469 of Wayne County Deed Records ~ witnessed by a 5/8" rebar found N 32° 03' 47" E, 99.27 feet;
9. **S 32° 03' 21" E, 1391.24** feet along a southwesterly line of said Wheeling & Lake Erie Railroad lands and lands conveyed to Roger J. II & Jana L. Kohler in Volume 963, Page 5978 of said Official Records, passing through a quarter section line at a distance of 1289.58 feet, to a point ~ witnessed by a capped "LAURILA" pin found S 67° 11' 14" W, 23.72 feet;
10. **S 68° 02' 11" W, 323.43** feet along north lines of said Wheeling & Lake Erie Railroad lands and lands conveyed to Roger J. II & Jana L. Kohler in Volume 963, Page 5978 of said Official Records, passing through a quarter section line at a distance of 63.03 feet, to a northwest corner thereof ~ witnessed by a capped "LAURILA" pin found N 68° 02' 11" E, 13.73 feet;
11. **N 18° 41' 35" W, 450.17** feet along a new division line and in aforesaid Kohler Road to a point ~ witnessed by a 5/8" rebar marked "PURDY" set S 71° 35' 36" W, 30.00 feet;
12. **S 71° 35' 36" W, 175.00** feet along a new division line to a 5/8" rebar marked "PURDY" set;
13. **S 73° 28' 34" W, 719.04** feet along a new division line to a 5/8" rebar marked "PURDY" set;
14. **S 62° 09' 36" W, 776.60** feet along a new division line to the place of beginning and containing within said bounds **39.630** acres of land of which 39.558 acres is in the Northwest Quarter and 0.072 acres is in the Northeast Quarter, more or less, and subject to all legal highways and easements of record.

Continued 39.630 on Page 3

Page 3 (Description 39.630 ac.)

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

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 383 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



BOUNDARY DESCRIPTION OF A DRIVE EASEMENT

Situated in the Township of Sugar Creek, T-16N; R-11W, Northwest Quarter of Section 6, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Cheryl L. Santmyer 1/3 & Joe E. Maurer 1/3 in Volume 697, Page 736 and Kathleen Faye Maurer 1/3 in Volume 958, Page 3947 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone marking the northeast corner of said Northwest Quarter;

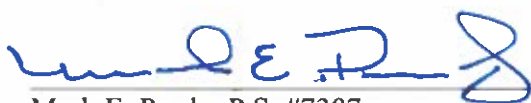
Thence S 02° 20' 54" W, 1798.35 feet along the east line of said Northwest Quarter to a northeasterly line of lands conveyed to Wheeling & Lake Erie Railroad in Volume 668, Page 469 of Wayne County Deed Records;

Thence N 32° 03' 21" W, 561.14 feet along a northeasterly line of said Wheeling & Lake Erie Railroad lands to a point;

Thence S 78° 01' 52" W, 106.48 feet to a southwesterly line of Wheeling & Lake Erie Railroad lands and the principal place of beginning of the easement herein described:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. continuing S 78° 01' 52" W, 21.29 feet to a point;
2. S 60° 36' 47" W, 108.25 feet to a point in Kohler Road (T.R. 129);
3. N 18° 41' 35" W, 30.53 feet in said Kohler to a point;
4. N 60° 36' 47" E, 107.18 feet to a point;
5. N 78° 01' 52" E, 14.92 feet to a southwesterly line of aforesaid Wheeling & Lake Erie Railroad lands;
6. S 32° 03' 21" E, 31.94 feet along a southwesterly line of aforesaid Wheeling & Lake Erie Railroad lands to the place of beginning.



Mark E. Purdy, P.S. #7307



BOUNDARY DESCRIPTION OF 18.666 ACRE PARCEL

Situated in the Township of Sugar Creek, T-16N; R-11W, Northwest and Southwest Quarters of Section 6, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Cheryl L. Santmyer 1/3 & Joe E. Maurer 1/3 in Volume 697, Page 736 and Kathleen Faye Maurer 1/3 in Volume 958, Page 3947 of Wayne County Official Records and further bounded and described as follows;

Commencing at the southwest corner of said Northwest Quarter ~ witnessed by a 1" pipe found S 89° 59' 18" E, 30.00 feet;

Thence S 89° 59' 18" E, 1051.16 feet along the south line of said Northwest Quarter to an east line of lands conveyed to Kohler Gerber Farm, LLC in Volume 943, Page 2023 and to the centerline of The Sugar Creek and being the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar marked "PURDY" set S 89° 59' 18" E, 35.00 feet:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. **N 25° 31' 09" W, 285.52** feet along an east line of said Kohler Gerber Farm, LLC lands to the centerline of said Sugar Creek ~ witnessed by a 5/8" rebar marked "PURDY" set N 62° 09' 36" E, 35.00 feet;
2. **N 62° 09' 36" E, 776.60** feet along a new division line to a 5/8" rebar marked "PURDY" set;
3. **N 73° 28' 34" E, 719.04** feet along a new division line to a 5/8" rebar marked "PURDY" set;
4. **N 71° 35' 36" E, 175.00** feet along a new division line to a point in Kohler Road (T.R. 129) ~ witnessed by a 5/8" rebar marked "PURDY" set S 71° 35' 36" W, 30.00 feet;
5. **S 18° 41' 35" E, 450.17** feet along a new division line and in said Kohler Road to a northeast corner of lands conveyed to Roger J. II & Jana L. Kohler in Volume 703, Page 290 of said Official Records ~ witnessed by a capped "LAURILA" pin found N 68° 02' 11" E, 13.73 feet;
6. **S 67° 23' 45" W, 1606.00** feet along a north line of said Kohler lands, passing through the quarter section line at a distance of 1180.58 feet, to an east line of aforesaid Kohler Gerber Farm LLC and to the centerline aforesaid Sugar Creek ~ witnessed by a 5/8" rebar found N 67° 23' 45" E, 43.42 feet;

Continued 18.666 on Page 2

Page 2 (Description 18.666 ac.)

7. N 26° 16' 02" W, 182.45 feet along an east line of said Kohler Gerber Farm, LLC lands and in said Sugar Creek to the place of beginning and containing within said bounds **18.666** acres of land of which 17.777 acres is in the Northwest Quarter and 0.889 acres is in the Southwest Quarter, 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 August of 2026.

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 383 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



BOUNDARY DESCRIPTION OF 64.713 ACRE PARCEL

Situated in the Township of Sugar Creek, T-16N; R-11W, Northwest and Northeast Quarters of Section 6, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Cheryl L. Santmyer 1/3 & Joe E. Maurer 1/3 in Volume 697, Page 736 and Kathleen Faye Maurer 1/3 in Volume 958, Page 3947 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone marking the northeast corner of said Northwest Quarter;

Thence S 02° 20' 54" E, 610.44 feet along the east line of said Northwest Quarter to a southeast corner of lands conveyed to Thomas D. Steiner II in Volume 835, Page 2451 of said Official Records and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. N 87° 06' 36" E, 992.15 feet along a south line of lands conveyed to Thomas D. Steiner II in Volume 956, Page 3874 of said Official Records to a 5/8" rod found;
2. N 00° 07' 10" E, 282.02 feet along an east line of said Steiner lands to a stone found on a south line of lands conveyed to Wenger Farm Properties, LLC in Volume 409, Page 395 of said Official Records;
3. N 86° 10' 34" E, 755.16 feet along south lines of said Wenger Farm Properties, LLC lands and lands conveyed to Wenger Farm Properties, LLC in Volume 515, Page 1290 to a 5/8" rebar marked "PURDY" set at the northwest corner of lands conveyed to Leslie D. & Gregg A. Troyer in Volume 927, Page 2189 of said Official Records;
4. S 00° 04' 45" E, 1350.52 feet along a west line of said Troyer lands to a 5/8" rebar marked "PURDY" set on a north line of lands conveyed to Roger J. II & Jana L. Kohler in Volume 963, Page 4978 of said Official Records;
5. S 76° 31' 19" W, 1513.81 feet along a north line of said Kohler lands to a 5/8" rebar found;
6. S 68° 02' 11" W, 195.98 feet along a north line of said Kohler lands to a 5/8" rebar found on a northeasterly line of lands conveyed to Wheeling & Lake Erie Railroad in Volume 668, Page 469 of Wayne County Deed Records;

Continued 64.713 on Page 2

Page 2 (Description 64.713 ac.)

7. **N 32° 03' 21" W, 1600.02** feet along a northeasterly line of said Wheeling & Lake Erie Railroad lands, passing through the quarter section line at a distance of 265.48 feet, to a point on a south line of lands conveyed to Jacob D. & Chelsey Legan in Volume 897, Page 1622 of said Official Records ~ witnessed by a 1" pipe found in a 3" pipe S 87° 06' 36" W, 24.01 feet;
8. **N 87° 06' 36" E, 757.21** feet along south lines of said Legan lands and aforesaid Steiner lands to the place of beginning and containing within said bounds **64.713** acres of land of which 54.644 is in the Northwest Quarter and 10.437 acres is in the Northeast Quarter, 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 August of 2026.

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 383 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



closure.docx

Inverse With Area			Fri, Aug 07 2026 12:25:21 PM		
PntNo	Bearing	Distance	Northing	Easting	Description
PP			418521.39	2174774.08	
	S02°20'54"W	1170.22			
PP			417352.16	2174726.12	
	N32°03'21"W	1334.53			
PP			418483.22	2174017.83	
	N87°06'36"E	757.21			
PP			418521.39	2174774.08	
Closure Error Distance> 0.0000					
Total Distance Inversed> 3261.96					
Area: 10.129 AC., 441199.4 SF.					

Inverse With Area			Fri, Aug 07 2026 12:28:36 PM		
PntNo	Bearing	Distance	Northing	Easting	Description
PP			416514.52	2172909.50	
	N25°31'09"W	285.52			
PP			416772.19	2172786.49	
	N62°09'36"E	776.60			
PP			417134.86	2173473.20	
	N73°28'34"E	719.04			
PP			417339.36	2174162.55	
	N71°35'36"E	175.00			
PP			417394.62	2174328.60	
	S18°41'35"E	450.17			
PP			416968.20	2174472.88	
	S67°23'45"W	1606.00			
PP			416350.91	2172990.25	
	N26°16'02"W	182.45			
PP			416514.52	2172909.50	
Closure Error Distance> 0.0000					
Total Distance Inversed> 4194.79					
Area: 18.666 AC., 813083.0 SF.					

Inverse With Area			Fri, Aug 07 2026 12:29:54 PM		
PntNo	Bearing	Distance	Northing	Easting	Description
PP			416772.19	2172786.49	
	N25°31'09"W	27.46			
PP			416796.97	2172774.66	
	N26°47'12"W	798.63			
PP			417509.90	2172414.74	
	N34°44'46"W	382.89			
PP			417824.52	2172196.52	
	N84°05'22"E	1729.65			
PP			418002.63	2173916.97	
	S18°41'35"E	150.00			
PP			417860.55	2173965.05	
	N84°05'22"E	200.00			
PP			417881.14	2174163.99	
	N18°41'35"W	150.00			
PP			418023.23	2174115.91	
	N18°23'25"W	258.24			
PP			418268.28	2174034.44	
	S32°03'21"E	1391.24			
PP			417089.16	2174772.83	

	S68°02'11"W	323.43		
PP			416968.20	2174472.88
	N18°41'35"W	450.17		
PP			417394.62	2174328.60
	S71°35'36"W	175.00		
PP			417339.36	2174162.55
	S73°28'34"W	719.04		
PP			417134.86	2173473.20
	S62°09'36"W	776.60		
PP			416772.19	2172786.49

Closure Error Distance> 0.0000
Total Distance Inversed> 7532.35
Area: 39.630 AC., 1726303.9 SF.

Inverse With Area

Fri, Aug 07 2026 12:30:48 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			418521.39	2174774.08	
	N87°06'36"E	992.15			
PP			418571.42	2175764.97	
	N00°07'10"E	282.02			
PP			418853.44	2175765.56	
	N86°10'34"E	755.16			
PP			418903.80	2176519.03	
	S00°04'45"E	1350.52			
PP			417553.28	2176520.90	
	S76°31'19"W	1513.81			
PP			417200.45	2175048.78	
	S68°02'11"W	195.98			
PP			417127.15	2174867.03	
	N32°03'21"W	1600.02			
PP			418483.22	2174017.83	
	N87°06'36"E	757.21			
PP			418521.39	2174774.08	

Closure Error Distance> 0.0000
Total Distance Inversed> 7446.86
Area: 64.713 AC., 2818907.0 SF.

Inverse With Area

Fri, Aug 07 2026 12:31:39 PM

PntNo	Bearing	Distance	Northing	Easting	Description
PP			417805.66	2174324.14	
	S78°01'52"W	21.29			
PP			417801.25	2174303.31	
	S60°36'47"W	108.25			
PP			417748.13	2174208.99	
	N18°41'35"W	30.53			
PP			417777.05	2174199.20	
	N60°36'47"E	107.18			
PP			417829.64	2174292.59	
	N78°01'52"E	14.92			
PP			417832.74	2174307.19	
	S32°03'21"E	31.94			
PP			417805.66	2174324.14	

Closure Error Distance> 0.0000
Total Distance Inversed> 314.11
Area: 0.087 AC., 3774.6 SF.