



Legal Description
11.316 Acres
Project 24-323

Situated in the Township of Baughman, County of Wayne, State of Ohio, and known as being part of the Southwest Quarter of Section 2 of said Township of Baughman (T-17N, R-11W), also known as being the whole of a parcel of land conveyed to Laura A. Schwartz, as recorded in O.R. 953, Pg. 1093 of the Wayne County Recorder's Records, and being further bounded and described as follows:

COMMENCING at a railroad spike found at the southeast corner of said Southwest Quarter of Section 2; thence, **North 00°25'23" West**, along the east line of said Southwest Quarter of Section 2 and centerline of C.R. 32 Dalton-Fox Lake Road (60'), a distance of **1057.58 feet** to a point; thence, **South 87°26'53" West**, a distance of 770.93 feet to a 5/8" iron pin w/cap "Purdy" found, said point being the **TRUE PLACE OF BEGINNING** for the parcel described in the following 4 courses;

1. thence, continuing **South 87°26'53" West**, along a northerly line of a parcel of land conveyed to Matthew G. Shilling, as recorded in O.R. 962, Pg. 2945 of the Wayne County Recorder's Records, a distance of **585.07 feet** to a 5/8" iron pin w/cap "Purdy" found on the east line of a parcel of land conveyed to J and J Properties LLP, as recorded in O.R. 948, Pg. 2688 of the Wayne County Recorder's Records;
2. thence, **North 02°40'11" East**, along the east line of said J and J Properties LLP, also along the east line of a parcel of land conveyed to Keri R. Hamsher, Trustee, as recorded in O.R. 939, Pg. 2424 of the Wayne County Recorder's Records, passing over a 5/8" iron pin found at 218.48 feet, a distance of **855.46 feet** to a stone w/"X" found at the southwest corner of a parcel of land conveyed to Green Pasture Group, LLC, as recorded in O.R. 957, Pg. 3318 of the Wayne County Recorder's Records;
3. thence, **North 84°59'30" East**, along a south line of said Green Pasture Group, LLC parcel, a distance of **558.46 feet** to a 5/8" iron pin w/cap "Purdy" found;
4. thence, **South 00°45'48" West**, along a south line of said Green Pasture Group, LLC parcel and a west line of said Shilling parcel, passing over a 5/8" iron pin w/cap "Ewing 8769" found at 145.00 feet, a distance of **877.31 feet** to the **PLACE OF BEGINNING**, containing **11.316 acres** of land, more or less, as surveyed by Joseph A. Burgoon, Registered Surveyor No. 8325 in December 2024, for and on behalf of Lewis Land Professionals, Inc.

The **BASIS OF BEARING** for this description is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS observations.

Survey Reference: XX-923

Prior Deed Reference: _____

Parcel Number: 02-00392.001