

BOUNDARY DESCRIPTION OF 8.206 ACRE PARCEL

Situated in the Township of Baughman, T-17N; R-11W, Southeast Quarter of Section 28, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Marvin B. & Loretta F. Good in Volume 558, Page 2556 of Wayne County Official Records and further bounded and described as follows;

Commencing at the southwest corner of the said Southeast Quarter and in Good Road (T.R. 143) ~ witnessed by a 3/4" solid pin found N 89° 15' 26" E, 29.64 feet;

Thence N 00° 08' 47" W, 308.80 feet along the west line of said Quarter Section and in Good Road (T.R.143) to the northwest corner of Karen D. Long in Volume 911, Page 5324 of Wayne County Official Records and being the principal place of beginning of the parcel herein described, witnessed by a 1" pipe N 89° 15' 26" E, 29.64 feet;

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. continuing N 00° 08' 47" W, 322.20 feet along the west section line and in Good Road (T.R. 143) to the southwest corner of lands conveyed to Robert E. & Amy K. Graber (Trustees) in Volume 601, Page 1527 of said Official Records;
2. N 89° 24' 34" E, 915.74 feet with the south line of Graber and passing thru a 5/8" rebar found at 30.00 feet, to a capped pin set;
3. S 00° 08' 47" E, 628.57 feet to a capped pin set on the north line of Enos M. & Marie G. Shank in Volume 680, Page 165 of Wayne County Official Records;
4. S 89° 15' 26" W, 205.76 feet along the north line of Shank, to a capped pin set at the the southeast corner of James E. & Cynthia Rae Jackson in Volume 428, Page 140 and Volume 665, Page 1625 of Wayne County Official Records;
5. N 00° 08' 47" W, 308.80 feet along the east line of Jackson and Long as aforesaid to a 5/8" rebar found ;
6. S 89° 15' 26" W, 710.00 feet with the north line of Long to the place of beginning and containing within said bounds 8.206 acres of land, more or less, and subject to all legal highways and easements of record.

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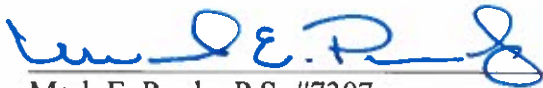
Page 2 (Description 8.206 ac.)

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in September of 2024.

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 005 for survey.

Permanent Parcel Number: _____



Mark E. Purdy, P.S. #7307



BOUNDARY DESCRIPTION OF 45.249 ACRE PARCEL

Situated in the Township of Baughman, T-17N; R-11W, Southeast Quarter of Section 28 and Northeast Quarter of Section 33, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Marvin B. & Loretta F. Good in Volume 558, Page 2556 of Wayne County Official Records and further bounded and described as follows;

Beginning at a stone found with "X" and being the northeast corner of the said Northeast Quarter of Section 33;

THENCE WITH THE FOLLOWING TEN (10) COURSES:

1. **S 00° 09' 17" W, 535.13** feet along the east section line to a northwesterly corner of lands conveyed to Mark & Shelly Dorffer in Volume 907, Page 5239 of said Official Records;
2. **N 89° 48' 25" W, 330.00** feet with a north line of Dorffer and lands of Michael D. & Rita J. Wenger on Volume 632, Page 915 of said Official Records to a 1" pipe marking the northwest corner of Wenger;
3. **S 00° 09' 17" W, 966.11** feet with the west line of Wenger to the southwest corner thereof and being the north line of Bethany Christian Day School in Volume 459, Page 385 and Volume 604, Page 67 and also being in C.R. 7 (Church Road) ~ witnessed by a capped pin set N 00° 09' 17" E at 30.72 feet;
4. **S 77° 46' 11" W, 431.66** feet along the north line of Bethany Christian Day School and in C.R.7 (Church Road), to a 1" pipe marking the southeast corner of Enos M. & Marie G. Shank in Volume 680, Page 165 of Wayne County Official Records ~ witnessed by a capped pin set N 00° 03' 42" W at 30.69 feet;
5. **N 00° 03' 42" W, 1581.74** feet along the east line of Shank to a capped pin set on the north line of said Section 33 and being Shanks northeast corner;
6. **S 89° 15' 26" W, 1057.86** feet with the north line of Shank and Section 33 to a capped pin set;
7. **N 00° 08' 47" W, 626.57** feet and into the Southeast Quarter of Section 28, to a capped pin set on the south line of Robert E. & Amy K. Graber (Trustees) in Volume 601, Page 1527 of Wayne County Official Records;

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Page 2 (Description 45.249 ac.)


8. N 89° 24' 34" E, 847.35 feet with the south line of Graber to a 2" pipe found marking the southwest corner of Judith H. Bennett in Vol. 622, Page 321 and 330;
9. N 89° 00' 41" E, 1037.05 feet with the south line Bennett and Official Records Vol. 685, Page 255 and Gary A. Geiser in Vol. 432, Page 429, Vol. 541, Page 766, Vol. 622, Page 326, Vol. 638, Page 492, Vol. 685, Page 492 and also Charles W. II & Mary K. Hoover in O.R. 303, Page 964 to a capped pin set on the east line of Section 28;
10. S 00° 14' 33" W, 631.00 feet with the east line of Section 28, to the place of beginning and containing within said bounds 45.249 acres of land, more or less, and subject to all legal highways and easements of record. Of which 19.037 acres are in the Northeast Quarter of Section 33 and 26.212 acres are in the Southeast Quarter of Section of Section 28.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in September of 2024.

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 005 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



Inverse with Area

Fri, Sep 20 2024 6:39:04 AM

PntNo	Bearing	Distance	Northing	Easting	Description
57			424506.81	2188328.36	
	S 00°09'17" W	535.13			
PP			423971.68	2188326.91	
	N 89°48'25" W	330.00			
PP			423972.80	2187996.91	
	S 00°09'17" W	966.11			
PP			423006.69	2187994.30	
	S 77°46'11" W	431.66			
1010			422915.25	2187572.44	
	N 00°03'42" W	1581.74			
1101			424496.99	2187570.74	
	S 89°15'26" W	1057.86			
PP			424483.28	2186512.96	
	N 00°08'47" W	628.57			
PP			425111.84	2186511.36	
	N 89°24'34" E	782.82			
1012			425119.91	2187294.13	
	N 89°00'41" E	1037.05			
1100			425137.80	2188331.02	
	S 00°14'33" W	631.00			
57			424506.81	2188328.35	

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

Closure Precision> 1 in 8553849790148.2 Total Distance Inversed> 7981.94

Area: 45.249

Inverse with Area

Fri, Sep 20 2024 6:36:24 AM

PntNo	Bearing	Distance	Northing	Easting	Description
141			425102.40	2185595.67	
	N 89°24'34" E	915.74			
PP			425111.84	2186511.36	
	S 00°08'47" E	628.57			
PP			424483.28	2186512.96	
	S 89°15'26" W	205.76			
1102			424480.61	2186307.22	
	N 00°08'47" W	308.80			
138			424789.41	2186306.43	
	S 89°15'26" W	710.00			
139			424780.20	2185596.49	
	N 00°08'47" W	322.20			
141			425102.40	2185595.67	

Closure Error Distance> 0.0000
Total Distance Inversed> 3091.06

Area: 8.206