

MARK E. PURDY
1000 DALTON-FOX LAKE ROAD
DALTON, OHIO 44618
Home Phone 330-828-8543

BOUNDARY DESCRIPTION OF 76.878 ACRE PARCEL

Situated in the Township of East Union, T-16N; R-12W, Northwest Quarter Section 36, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Roman E. & Verba Yoder in Volume 719, Page 796 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 1" pipe found at the northeast corner of said Northwest Quarter;

Thence S 00° 49' 48" E, 202.83 feet along a quarter section line and in Kansas Rd.(T.R.179) to a magnail set marking the southeasterly corner of lands conveyed to Gary B. & Debbie L. Miller in Volume 710, Page 576 of said Recorder's Record and the principal place of beginning of the parcel herein described ~ witnessed by a 1/2" pipe found S 88° 33' 14" W, 27.24 feet:

THENCE WITH THE FOLLOWING FOURTEEN (14) COURSES:

1. **S 00° 49' 48" E, 1135.88** feet along a quarter section line and in Kansas Rd.(T.R.179) to a 3/4" pipe found marking the northeasterly corner of lands conveyed to Aden L. & Susie J. Keim as recorded in Volume 703, Page 530;
2. **S 88° 47' 53" W, 2707.41** feet with the north line of Keim and also lands conveyed to John E. & Anna Weaver (LE) in Official Record 264, Page 783 to a magnail set marking the northwest corner thereof and being on the west line of said Quarter Section and also in Mt. Hope Rd. (T.R.363), witnessed by a capped pin set N 88° 47' 53" E, 20.00 feet;
3. **N 00° 39' 16" W, 1090.39** feet with the west line of said Quarter Section and in Mt. Hope Rd. (T.R.363) to the southwest corner of lands conveyed to Randy M. & Joshua Haylett in Official Record 911, Page 4085 ~ witnessed by a capped pin set N 88° 44' 53" E, 16.50 feet;
4. **N 88° 44' 53" E, 362.00** feet along a southerly line of said Haylett and Frances & Franklin D. Hixenbaugh in Official Record 711, Page 1167 lands to a capped pin set being the southeast corner of Hixenbaugh;
5. **N 00° 39' 16" W, 246.00** feet along a easterly line of said Hixenbaugh lands to the northeast corner thereof and being on the north line of said Quarter Section and also in Emerson Rd. (C.R.79) ~ witnessed by a capped pin set S 00° 39' 16" E, 30.00 feet;

6. **N 88° 44' 53" E, 242.66** feet along a northerly line of said Quarter Section and in Emerson Rd. (C.R.79) to the northwest corner of lands conveyed to Michael T. and Tamara L. Snyder in Official Record 424, Page 1221 ~ witnessed by a 5/8" rebar found S 01° 13' 44" E, 24.89 feet;
7. **S 01° 13' 44" E, 270.00** feet along an westerly line of said Snyder lands to a 5/8" rebar found, being the southwest corner thereof;
8. **N 88° 44' 53" E, 240.00** feet along an southerly line of said Snyder lands and lands conveyed to Craig A. & Donna M. Hazel in Volume 675, Page 551 to a 5/8" rebar found, being the southeast corner of Hazel;
9. **N 01° 13' 44" E, 270.00** feet along an easterly line of said Hazel lands to northeast corner thereof and being on the north line of said Quarter Section and also in Emerson Rd. (C.R.79) ~ witnessed by a 5/8" rebar found S 01° 13' 44" W, 30.00 feet;
10. **N 88° 44' 53" E, 1310.55** feet along a northerly line of said Quarter Section and in Emerson Rd. (C.R.79) to a point in the lands conveyed to Sam A. & Anna A. Yoder (LE) in Official Record 857, Page 544 ~ witnessed by a capped pin set S 00° 53' 34" E, 30.00 feet;
11. **S 00° 53' 34" E, 221.40** feet thru the said lands of Sam A. & Anna A. Yoder (LE) and the Grantor to a capped pin set;
12. **N 88° 33' 14" E, 244.81** feet thru the lands of the Grantor to a capped pin set;
13. **N 00° 48' 19" W, 16.72** feet to a 5/8" rebar found marking the southwest corner of lands conveyed to Sylvia Teichmer in Official Record 894, Page 3619;
14. **N 88° 33' 14" E, 303.07** feet with the south line of Teichmer and Gary B. & Debbie L. Miller as aforesaid, to the place of beginning and containing within said bounds **76.878** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 57 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in August of 2021.

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


MARK E. PURDY P.S.7307

Permanent Parcel Number: _____

Prior Deed Reference: _____



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SEP 29 2021

Property of Wayne County Tax Map Office

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1000 DALTON-FOX LAKE ROAD
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BOUNDARY DESCRIPTION OF 1.243 ACRE PARCEL

Situated in the Township of East Union, T-16N; R-12W, Northwest Quarter Section 36, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Sam A. & Anna A. Yoder (LE) in Official Record 857, Page 544 and Roman E. & Verba Yoder in Volume 719, Page 796 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 1" pipe found at the northeast corner of said Northwest Quarter;

Thence S 88° 44' 53" W, 302.97 feet along the north line of said section and in Emerson Rd. (C.R.79) to the northwest corner of lands conveyed to Sylvia Teichmer in Volume 677, Page 372 and Official Record 894, Page 3619 of said Recorder's Record and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. S 00° 48' 19" E, 220.58 feet with the west line of Teichmer and extension thereof, to a capped pin set;
2. S 88° 33' 14" W, 244.81 feet to a capped pin set;
3. N 00° 53' 34" W, 221.40 feet and thru the lands of Sam A. & Anna A. Yoder(LE) to a point on the north line of said Quarter Section and in Emerson Rd. (C.R.79) ~ witnessed by a capped pin set S 00° 53' 34" E, 30.00 feet;
4. N 88° 44' 53" E, 245.14 feet on the north line of said Quarter Section and in Emerson Rd. (C.R.79), to the place of beginning and containing within said bounds 1.243 acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 57 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in August of 2021.

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


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BOUNDARY DESCRIPTION OF 0.094 ACRE PARCEL (2)

Situated in the Township of East Union, T-16N; R-12W, Northwest Quarter Section 36, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Sam A. & Sara A. Yoder (LE) in Official Record 857, Page 544 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 1" pipe found at the northeast corner of said Northwest Quarter;

Thence S 00° 49' 48" E, 202.83 feet along a quarter section line and in Kansas Rd. (T.R.179) to a magnail set marking the southeasterly corner of lands conveyed to Gary B. & Debbie L. Miller in Volume 710, Page 576 of said Recorder's Record;

Thence S 88° 33' 14" W, 547.91 feet along south line of Miller and lands conveyed to Sylvia Teichmer in Official Record 894, Page 3619 and the Grantor to a point and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 88° 33' 14" W, 20.00** feet with the south line of the Grantor to a 5/8" rebar found being the southwest corner thereof;
2. **N 00° 53' 34" W, 204.75** feet with the west line of the Grantor to a 5/8" rebar found being the northwest corner thereof on the north line of said Quarter Section and in Emerson Rd. (C.R.79) ~ witnessed by a 5/8" rebar found S 00° 53' 34" E, 29.99 feet;
3. **N 88° 33' 14" E, 20.00** feet with the north line of the Grantor and north line of said Quarter Section and in Emerson Rd. (C.R.79), to a point ~ witnessed by a capped pin set S 00° 53' 34" E, 30.00 feet;
4. **S 00° 53' 34" E, 204.68** feet thru the lands of the Grantor, to the place of beginning and containing within said bounds **0.094** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 57 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in August of 2021.

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


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BOUNDARY DESCRIPTION OF 0.094 ACRE PARCEL (1)

Situated in the Township of East Union, T-16N; R-12W, Northwest Quarter Section 36, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Roman E. & Verba Yoder in Volume 719, Page 796 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 1" pipe found at the northeast corner of said Northwest Quarter;

Thence S 00° 49' 48" E, 202.83 feet along a quarter section line and in Kansas Rd.(T.R.179) to a magnail set marking the southeasterly corner of lands conveyed to Gary B. & Debbie L. Miller in Volume 710, Page 576 of said Recorder's Record;

Thence S 88° 33' 14" W, 303.07 feet along south line of Miller and lands conveyed to Sylvia Teichmer in Official Record 894, Page 3619 to a 5/8" rebar found marking the southwest corner thereof and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 00° 48' 19" E, 16.72** feet to a capped pin set;
2. **S 88° 33' 14" W, 244.81** feet to a capped pin set;
3. **N 00° 53' 34" W, 16.72** feet to south line of lands conveyed to Sam A. & Anna A. Yoder (LE) in Official Record 857, Page 544;
4. **N 88° 33' 14" E, 244.84** feet along a southerly line of said Sam A. & Sara A. Yoder (LE) land to the place of beginning and containing within said bounds **0.094** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 57 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in August of 2021.

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