

### **DESCRIPTION OF A 6.848 ACRE PARCEL**

Situated in the Township of Sugar Creek, T-16N; R-11W, Southeast Quarter of Section 14 and Southwest Quarter of Section 13, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Thomas E. Baer in Volume 957, Page 5202 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 1" pipe found at the northeast corner of the Southeast Quarter of Section 14 and being the northwest corner of the Southwest Quarter of Section 13;

Thence S 00° 37' 43" E, 1353.42 feet along the Section Line to a Rudolph pin found on the south line of Mandy Gehring in O.R. 952, Page 4073 and being the principal place of beginning of the parcel herein described;

#### **THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. **S 87° 32' 15" E, 165.42** feet along the south line of Gehring and into the Southwest Quarter of Section 13 to a 1" axle and marking the southeast corner thereof;
2. **S 00° 37' 32" E, 599.84** feet along the west line of lands conveyed to Keith A. Withrich in Volume 907, Page 3593 of said Official Records to a capped pin set;
3. **N 85° 48' 47" W, 549.82** feet along a new division line and passing thru the Section line at 165.73 feet, to a point in C.R. 105 (West Lebanon Rd.) ~ witnessed by a capped pin set S 85° 48' 47" E at 30.04 feet;
4. **N 07° 10' 40" E, 315.41** feet in C.R. 105 (West Lebanon Rd.) to a 3/4" pipe found on the east line of Fred & Cheryl A. Wente in O.R. 706, Page 391 of Wayne County Official Records;
5. **N 11° 20' 19" E, 271.32** feet with the east line of Wente and in C.R. 105 (West Lebanon Rd.) to the southeast corner of said Gehring lands ~ witnessed by a 5/8" rebar found S 87° 32' 15" E at 30.51 feet;
6. **S 87° 32' 15" E, 284.05** feet along the south line of Gehring to the place of beginning and containing within said bounds **6.848** acres of land of which 2.265 acres is in the Southwest Quarter of Section 13 and 4.583 acres is in the Southeast Quarter of Section 14, more or less, and subject to all legal highways and easements of record.

Continued 6.848 ac. on Page 2

Page 2 (Description 6.848 ac.)

Basis of Bearings: Relative to Grid North of the Ohio State Plane Coordinate System.

This description was prepared by Mark E. Purdy P.S.7307 completed in July of 2024.

See Wayne County Survey Records Volume XX ; Page 906 For Survey.

  
Mark E. Purdy P.S.7307



### **DESCRIPTION OF A 1.000 ACRE PARCEL**

Situated in the Township of Sugar Creek, T-16N; R-11W, Southeast Quarter of Section 14 and Southwest Quarter of Section 13, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Thomas E. Baer in Volume 957, Page 5202 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 1" pipe found at the northeast corner of the Southeast Quarter of Section 14 and being the northwest corner of the Southwest Quarter of Section 13;

Thence S 00° 37' 43" E, 1948.18 feet along the Section Line to the principal place of beginning of the parcel herein described;

#### **THENCE WITH THE FOLLOWING SEVEN (7) COURSES:**

1. S 85° 48' 47" E, 165.73 feet to a capped pin set on the west line of lands conveyed to Keith A. Withrich in Volume 907, Page 3593 of the Wayne County Official Records;
2. S 00° 37' 32" E, 9.00 feet along the west line of Withrich to a Rudolph pin found and being the northeast corner of James J. Snyder in Volume 622, Page 151 & Volume 622, Page 153 of the Wayne County Official Records;
3. N 85° 46' 28" W, 260.41 feet along the north line of Snyder and passing thru the Section line at 165.74 feet, to a 3/4" pipe found and being the northwest corner of Snyder;
4. S 07° 10' 40" W, 125.48 feet with the west line of Snyder to a capped pin set;
5. N 88° 53' 43" W, 291.88 feet to a point in C.R.105 (West Lebanon Rd.) ~ witnessed by a capped pin set S 88° 53' 43" E at 30.17 feet;
6. N 07° 10' 40" E, 150.00 feet to a point in C.R.105 (West Lebanon Rd.) ~ witnessed by a capped pin set S 85° 48' 47" E at 30.04 feet;
7. S 85° 48' 47" E, 384.10 feet to the place of beginning and containing within said bounds 1.000 acres of land of which 0.034 acres is in the Southwest Quarter of Section 13 and 0.966 acres is in the Southeast Quarter of Section 14, more or less, and subject to all legal highways and easements of record.

Continued 1.000 ac. on Page 2

Page 2 (Description 1.000 ac.)

Basis of Bearings: Relative to Grid North of the Ohio State Plane Coordinate System.

This description was prepared by Mark E. Purdy P.S.7307 completed in July of 2024.

See Wayne County Survey Records Volume XX ; Page 906 For Survey.

  
Mark E. Purdy P.S.7307



### **DESCRIPTION OF A 2.674 ACRE PARCEL**

Situated in the Township of Sugar Creek, T-16N; R-11W, Southeast Quarter of Section 14 and Southwest Quarter of Section 13, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Thomas E. Baer in Volume 957, Page 5202 and James J. Snyder in Volume 622, Page 151 and Volume 622, Page 153 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 1" pipe found at the northeast corner of the Southeast Quarter of Section 14 and being the northwest corner of the Southwest Quarter of Section 13;

Thence S 00° 37' 43" E, 1948.18 feet along the Section Line to the principal place of beginning of the parcel herein described;

#### **THENCE WITH THE FOLLOWING SEVEN (7) COURSES:**

1. S 85° 48' 47" E, 165.73 feet to a capped pin set on the west line of lands conveyed to Keith A. Withrich in Volume 907, Page 3593 of the Wayne County Official Records;
2. S 00° 37' 32" E, 263.90 feet along the west line of Withrich to a capped pin set on the north line of Ray P. Deibel in Volume 936, Page 5069 of the Wayne County Official Records;
3. N 88° 53' 43" W, 296.33 feet along the north line of Deibel and passing thru the Section line at 165.20 feet, to a capped pin set at the southeast corner of James J. Snyder in Volume 495, Page 2324 of the Wayne County Official Records;
4. N 07° 10' 40" E, 145.00 feet with the east line of Snyder to a capped pin set and marking the northeast corner thereof;
5. N 88° 53' 43" W, 291.88 feet with the north line of Snyder to a point in C.R.105 (West Lebanon Rd.) and marking the northwest corner thereof ~ witnessed by a capped pin set S 88° 53' 43" E at 30.17 feet;
6. N 07° 10' 40" E, 150.00 feet to a point in C.R.105 (West Lebanon Rd.) ~ witnessed by a capped pin set S 85° 48' 47" E at 30.04 feet;
7. S 85° 48' 47" E, 384.10 feet to the place of beginning and containing within said bounds 2.674 acres of land of which 1.017 acres is in the Southwest Quarter of Section 13 and 1.657 acres is in the Southeast Quarter of Section 14, more or less, and subject to all legal highways and easements of record.

Continued 2.674 ac. on Page 2

Page 2 (Description 2.674 ac.)

Basis of Bearings: Relative to Grid North of the Ohio State Plane Coordinate System.

This description was prepared by Mark E. Purdy P.S.7307 completed in July of 2024.

See Wayne County Survey Records Volume XX ; Page 906 For Survey.

  
Mark E. Purdy P.S.7307



SW-6083-closure.docx

Inverse With Area					Tue Jul 23 08:27:25 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			404398.50	2198808.28	
	S 87°32'15" E	165.42			
PP			404391.39	2198973.55	
	S 00°37'32" E	599.84			
PP			403791.59	2198980.10	
	N 85°48'47" W	549.82			
PP			403831.73	2198431.75	
	N 07°10'40" E	315.41			
PP			404144.67	2198471.16	
	N 11°20'19" E	271.32			
PP			404410.70	2198524.50	
	S 87°32'15" E	284.05			
PP			404398.50	2198808.28	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2185.87					
Area: 6.848 AC., 298315.3 SF.					

Inverse With Area					Tue Jul 23 08:05:32 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			403803.69	2198814.82	
	S 85°48'47" E	165.73			
PP			403791.59	2198980.10	
	S 00°37'32" E	9.00			
PP			403782.59	2198980.20	
	N 85°46'28" W	260.41			
PP			403801.77	2198720.50	
	S 07°10'40" W	125.48			
PP			403677.28	2198704.82	
	N 88°53'43" W	291.88			
PP			403682.90	2198413.00	
	N 07°10'40" E	150.00			
PP			403831.73	2198431.75	
	S 85°48'47" E	384.10			
PP			403803.69	2198814.82	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1386.58					
Area: 1.000 AC., 43562.2 SF.					

Inverse With Area					Tue Jul 23 08:06:24 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			403803.69	2198814.82	
	S 85°48'47" E	165.73			
PP			403791.59	2198980.10	
	S 00°37'32" E	263.90			
PP			403527.70	2198982.98	
	N 88°53'43" W	296.33			
PP			403533.41	2198686.71	
	N 07°10'40" E	145.00			
PP			403677.28	2198704.82	
	N 88°53'43" W	291.88			
PP			403682.90	2198413.00	
	N 07°10'40" E	150.00			
PP			403831.73	2198431.75	

S 85°48'47" E 384.10  
PP 403803.69 2198814.82  
Closure Error Distance> 0.0000  
Total Distance Inversed> 1696.93  
Area: 2.674 AC., 116482.6 SF.