

**MARK E. PURDY**  
1000 DALTON-FOX LAKE ROAD  
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Home Phone 330-828-8543

## **DESCRIPTION OF A 3.918 ACRE PARCEL**

Situated in the Township of Baughman, County of Wayne, State of Ohio and being known as being a part of the Northwest and Southwest Quarters of Section 31, T-17N, R-11W;

And also a part of lands of Albert W. & Carol S. Yeagley (Trustees) as recorded in O.R.702, Page 608 of the Wayne County Deed Records and being further bounded and described as follows;

Commencing at a 5/8" rebar found marking the southeast corner of Northwest Quarter of Section 31; Thence S 89° 30' 25" W, 1056.26 with the south line of said Quarter Section to a point on the west line of lands of 1897 Berry, LLC as recorded in O.R.698, Page 2575, witnessed by an Engineering & Assoc. capped pin N 00° 06' 13" E at 13.43 feet; Thence S 00° 06' 13" W, 16.58 feet with the west line of 1897 Berry, LLC to a point in the centerline of C.R.7 (Church Road) and being the principal place of beginning of the parcel herein described;

Thence with following 8 courses:

- 1) **S 88°36'28" W, 75.03** feet with the centerline of C.R.7 (Church Road) to a point, witnessed by a 5/8" rebar and cap set N 00°06'13"E at 30.01 feet;
- 2) **N 00°06'13" E, 908.37** feet and passing thru a point on the Quarter Section Line between the Southwest & Northwest Quarters to a 5/8" rebar and cap set;

- 3) S 88°21'01"W, 195.00 feet to a 5/8" rebar and cap set;
- 4) N 00°06'13"E, 100.00 feet to a 5/8" rebar and cap set;
- 5) N 88°21'01"E, 47.24 feet to a 5/8" rebar and cap set;
- 6) N 00°53'15"E, 344.67 feet to a 5/8" rebar and cap set on the north line of the Grantor and being a south line of 1897 Berry, LLC;
- 7) N 89°11'51"E, 218.00 feet with a south line of 1897 Berry, LLC to a 3/4" rebar found marking the northeast corner of the Grantor;
- 8) S 00°06'13"W, 1349.98 feet with a westerly line of 1897 Berry, LLC the place of beginning and containing within said bounds 3.918 acres be the same more or less, but subject to all right of ways and easements of record. Of which 3.888 acres are in the Northwest Quarter of Section 31 and 0.030 acres are in the Southwest Quarter of Section 31.

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

This description was prepared by Mark E. Purdy P.S.7307 from a survey completed in August of 2018.

See Wayne County Survey Records Volume WW ; Page 154 for Survey.

  
Mark E. Purdy P.S.7307

8-14-18  
Date



OK MM 8/14/18

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## **DESCRIPTION OF A 7.558 ACRE PARCEL**

Situated in the Township of Baughman, County of Wayne, State of Ohio and being known as being a part of the Northwest and Southwest Quarters of Section 31, T-17N, R-11W;

And also a part of lands of Albert W. & Carol S. Yeagley (Trustees) as recorded in O.R.702, Page 608 of the Wayne County Deed Records and being further bounded and described as follows;

Commencing at a 5/8" rebar found marking the southeast corner of Northwest Quarter of Section 31; Thence S 89° 30' 25" W, 1131.26 with the south line of said Quarter Section to a point, witnessed by a 5/8" rebar and cap set N 00° 06' 13" E at 12.25 feet; Thence S 00° 06' 13" W, 17.76 feet to a point in the centerline of C.R.7 (Church Road) and being the principal place of beginning of the parcel herein described;

Thence with following 8 courses:

- 1) **S 88°36'28" W, 295.03** feet with the centerline of C.R.7 (Church Road) to a point being the southeast corner of lands of Mark J. & Deborah L. Coblentz as recorded in O.R.840, Page 1434, witnessed by a Rudolph pin found N 00°06'57" E at 22.39 feet on the division line between the Northwest and Southwest Quarters of Section 31;
- 2) **N 00°06'57" E, 1353.79** feet with the east line of Coblentz to a 5/8" rod found marking the northeast corner thereof;
- 3) **N 89°11'51" E, 151.68** feet with a south line of 1897 Berry, LLC as recorded in O.R.698, Page 2561 to a 5/8" rebar and cap set;

- 4) S 00°53'15"W, 344.67 feet to a 5/8" rebar and cap set;
- 5) S 88°21'01"W, 47.24 feet to a 5/8" rebar and cap set;
- 6) S 00°06'13"W, 100.00 feet to a 5/8" rebar and cap set;
- 7) N 88°21'01"E, 195.00 feet to a 5/8" rebar and cap set;
- 8) S 00°06'13"W, 908.37 feet the place of beginning and containing within said bounds 7.558 acres be the same more or less, but subject to all right of ways and easements of record. Of which 7.422 acres are in the Northwest Quarter of Section 31 and 0.136 acres are in the Southwest Quarter of Section 31.

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

This description was prepared by Mark E. Purdy P.S.7307 from a survey completed in August of 2018.

See Wayne County Survey Records Volume      <sup>WW</sup>; Page 154 for Survey.

Mark E. Purdy, 8-14-18  
Mark E. Purdy P.S.7307 Date



OK MM 8/14/18

PntNo	Bearing	Distance	Northing	Easting	Description
19			421771.33	2173647.68	
	S 88°36'28" W	295.03			
20			421764.16	2173352.74	
	N 00°06'57" E	22.39			
21			421786.55	2173352.78	
	N 89°30'25" E	294.94			
PP			421789.08	2173647.71	
	S 00°06'13" W	17.76			
19			421771.33	2173647.68	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E  
Closure Precision> 1 in 1342692837627.5 Total Distance Inversed> 630.11

Area: 0.136 AC.



Inverse With Area

Sat Aug 11 08:19:50 2018

PntNo	Bearing	Distance	Northing	Easting	Description
17			421773.15	2173722.68	
	S 88°36'28" W	75.03			
19			421771.33	2173647.68	
	N 00°06'13" E	17.76			
PP			421789.08	2173647.71	
	N 89°30'25" E	75.00			
PP			421789.73	2173722.71	
	S 00°06'13" W	16.58			
17			421773.15	2173722.68	

Closure Error Distance> 0.0000  
Total Distance Inversed> 184.37

Area: 0.030 AC.

PntNo	Bearing	Distance	Northing	Easting	Description
17			421773.15	2173722.68	
	S 88°36'28" W	75.03			
19			421771.33	2173647.68	
	N 00°06'13" E	908.37			
15			422679.69	2173649.32	
	S 88°21'01" W	195.00			
14			422674.08	2173454.40	
	N 00°06'13" E	100.00			
13			422774.08	2173454.58	
	N 88°21'01" E	47.24			
12			422775.44	2173501.80	
	N 00°53'15" E	344.67			
11			423120.07	2173507.14	
	N 89°11'51" E	218.00			
10			423123.12	2173725.12	
	S 00°06'13" W	1349.98			
17			421773.15	2173722.68	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E  
Closure Precision> 1 in 6900461877977.6 Total Distance Inversed> 3238.28

Area: 3.918 AC.

PntNo	Bearing	Distance	Northing	Easting	Description
19			421771.33	2173647.68	
	S 88°36'28" W	295.03			
20			421764.16	2173352.74	
	N 00°06'57" E	1353.79			
9			423117.95	2173355.48	
	N 89°11'51" E	151.68			
11			423120.07	2173507.14	
	S 00°53'15" W	344.67			
12			422775.44	2173501.80	
	S 88°21'01" W	47.24			
13			422774.08	2173454.58	
	S 00°06'13" W	100.00			
14			422674.08	2173454.40	
	N 88°21'01" E	195.00			
15			422679.69	2173649.32	
	S 00°06'13" W	908.37			
19			421771.33	2173647.68	

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

Closure Precision> 1 in 7236066572439.9 Total Distance Inversed> 3395.78

Area: 7.558 AC.