

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

DESCRIPTION OF A 109.317 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northwest Quarter and Southwest Quarter of Section 13, T-16N, R-11W;

Beginning at a 1" pipe marking the northwest corner of Southwest Quarter of Section 13, witnessed by a capped pin set S 00° 37' 43"E at 75.00 feet ;

Thence with following 20 courses:

- 1) **N 01° 50' 43"W, 37.13** feet with the west line of the Northwest Quarter and in C.R. 105 (W. Lebanon Rd.) to a spike found marking the southwest corner of Dale J. & Valerie L. Stein as recorded in Vol. 516, Pg.11;
- 2) **N 88° 59' 24"E, 334.92** feet with the south line of Stein and James E. Mooney as recorded in O.R.406, Pg. 450 and also in T.R. 334 (Withrich Rd.) to a point, witnessed by a capped pin set S 01° 00' 36"E at 23.15 feet on the north line of the Southwest Quarter;
- 3) **S 01° 00' 36"E, 1214.03** feet and into the Southwest Quarter of Section 13 to a capped pin set;
- 4) **S 87° 03' 10"E, 240.05** feet to a capped pin set;
- 5) **S 76° 15' 27"E, 297.74** feet to a capped pin set;
- 6) **N 15° 42' 51"E, 1096.85** feet to a capped pin set on the south line of Keith Withrich as recorded in O.R.638, Page 205;
- 7) **N 88° 59' 19"E, 113.41** feet with the south line of Keith Withrich to a 5/8" rebar found and marking the southeast corner thereof;
- 8) **N 04° 15' 19"E, 257.05** feet and passing thru a 5/8" rebar found on the north line of the Southwest Quarter of Section 13 to a point on

the south line of Farriss Dairy Farms Inc.as recorded in Vol. 616,
Page 149 and in T.R.334 (Withrich Rd.);

- 9) **N 88° 59'24"E, 1474.93** feet with the south line of Farriss Dairy Farms Inc. and in T.R.334 (Withrich Rd.) to a capped rebar found marking the northeast corner of the Southwest Quarter of Section 13, witnessed by a capped pin set S 00° 21'07"E at 30.00 feet;
- 10) **S 00° 21'07"E, 2187.26** feet with the east line of said Southwest Quarter to a capped pin set marking the northeast corner of Ralph Nelson Withrich as recorded in Vol. 672, Page 225;
- 11) **S 89° 05'10"W, 449.46** feet with the north line of said Ralph Nelson Withrich to a capped pin set;
- 12) **N 41° 09'50"W, 335.28** feet with a northerly line of said Ralph Nelson Withrich to a capped pin set;
- 13) **S 66° 41'04"W, 164.03** feet with the north line of said Ralph Nelson Withrich to a stone found;
- 14) **S 89° 33'18"W, 466.62** feet with the north line of said Ralph Nelson Withrich to a capped pin set and marking the northeast corner of Ray P. & Carol L. Deibel as recorded in Vol. 497, Page 99;
- 15) **S 89° 01'03"W, 686.11** feet with the north line of Deibel to a capped pin set;
- 16) **S 00° 57'21"W, 278.52** feet with a west line of said Deibel to a capped pin set;
- 17) **S 89° 09'09"W, 634.26** feet with the north line of said Deibel to a 1" pipe found marking the southwest corner of James J. Snyder as recorded in Vol. 622, Page 151-153;
- 18) **N 00° 37'43"W, 967.68** feet with the east line of Snyder and east line of Larry D. Baer as recorded in O.R.408, Page 510 & O.R.703, Page 1 and also the east line of Lot Number 3 of the Baer Allotment No.2 as recorded in Plat Vol. 18, Page 110 to a 5/8" rebar found marking the northeast corner thereof;
- 19) **N 88° 25'48"W, 165.23** feet with the north line of Lot Number 2 to a Rudolph pin found on the west line of the Southwest Quarter of

Section 13 and being the southeast corner of Larry Baer as recorded in Vol. 314, Page 44 and Vol. 490, Page 44;

20) **N 00° 37' 43" W, 1251.78** feet with the west line of the Southwest Quarter of Section 13 to the place of beginning and containing within said bounds **109.317** acres be the same more or less, of which 108.937 acres are in the Southwest Quarter of Section 13 and 0.601 acres are in the Northwest Quarter of Section 13, but subject to all right of ways and easements of record.

PPN: 47-01469.000

Prior Deed: Vol. 672, Page 225

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 March of 2019.

See Wayne County Survey Records Volume WW; Page 327 For Survey.

 3-8-19
Mark E. Purdy P.S.7307 Date

