

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

DESCRIPTION OF A 1.738 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 34, T-16N, R-11W;

Commencing at a spike found marking the southwest corner of the Northeast Quarter of Section 34. Thence N 00° 13'30"W, 1145.00 feet with the west line of said Quarter Section and in S.R. 94 (Mt. Eaton Rd.) to a point being the northwest corner of Douglas B. & Judith F. Fate as recorded in O.R.679, Page 184; Thence S 89° 53'37"E, 432.91 with the north line of Fate and being the south line of Vernon E. & Barbara Weaver as recorded in O.R.266, Page 870 to a 5/8" rebar found marking the northeast corner of Fate and being the principal place of beginning of the parcel herein described;

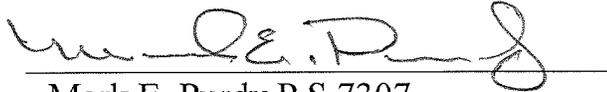
Thence with following 4 courses:

- 1) **S 89° 53'37"E, 226.86** feet with the south line of Weaver to a 5/8" rebar found marking the southeast corner thereof;
- 2) **S 03° 45'49"E, 317.61** feet thru the lands of Ervin J. & Fannie Mae Weaver as recorded in Vol. 610, Page 45 to a capped pin set on the north line of Robert K. & Barbara Ann Sprunger as recorded in O.R.528, Page 2607 and O.R.528, Page 2610;
- 3) **S 89° 50'37"W, 250.15** feet with the north line of Sprunger, to a point being the southeast corner of Fate, witnessed by a 1" pipe found S 00° 26'24"W at 2.13 feet ;
- 4) **N 00° 26'24"E, 318.04** feet with the east line of Fate to the place of beginning and containing within said bounds **1.738** acres be the same more or less, but subject to all right of ways and easements of record.

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 March of 2020.

See Wayne County Survey Records Volume WW; Page 631
For Survey.


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DESCRIPTION OF A 0.490 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 34, T-16N, R-11W;

Commencing at a spike found marking the southwest corner of the Northeast Quarter of Section 34. Thence N 00° 13'30"W, 1145.00 feet with the west line of said Quarter Section and in S.R. 94 (Mt. Eaton Rd.) to a point being the northwest corner of Douglas B. & Judith F. Fate as recorded in O.R.679, Page 184; Thence S 89° 53'37"E, 659.77 with the north line of Fate and being the south line of Vernon E. & Barbara Weaver as recorded in O.R.266, Page 870 to a 5/8" rebar found marking the southeast corner thereof and being the principal place of beginning of the parcel herein described;

Thence with following 4 courses:

- 1) **N 01° 18'56"W, 212.68** feet with the east line of Weaver to a capped pin set;
- 2) **S 88° 38'16"E, 103.56** feet thru the lands of Ervin J. & Fannie Mae Weaver as recorded in Vol. 610, Page 45 to a capped pin set;
- 3) **S 00° 49'39"E, 203.52** feet thru the lands of Ervin J. & Fannie Mae Weaver to a capped pin set;
- 4) **N 86° 14'36"W, 101.80** feet thru the lands of Ervin J. & Fannie Mae Weaver to the place of beginning and containing within said bounds **0.490** acres be the same more or less, but subject to all right of ways and easements of record.

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

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DESCRIPTION OF A 6.140 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 34, T-16N, R-11W;

Commencing at a spike found marking the southwest corner of the Northeast Quarter of Section 34. Thence N 00° 13'30"W, 1145.00 feet with the west line of said Quarter Section and in S.R. 94 (Mt. Eaton Rd.) to a point being the northwest corner of Douglas B. & Judith F. Fate as recorded in O.R.679, Page 184 and being the principle place of beginning of the parcel herein described, witnessed by a 5/8" rebar S 89° 53'17"E at 29.18 feet;

Thence with following 11 courses:

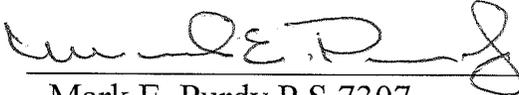
- 1) **N 00° 13'30"W, 174.99** feet with the west line of said Quarter Section and in S.R.94 (Mt. Eaton Rd.) and being the west line of Vernon E. & Barbara Weaver as recorded in O.R.266, Page 870 to a point being the northwest corner thereof, witnessed by a 5/8" rebar N 89° 53'19"E at 27.53 feet;
- 2) **S 89° 53'19"E, 150.21** feet with the north line of Vernon E. & Barbara Weaver to a Baker pin found;
- 3) **N 66° 33'28"E, 546.31** feet with the north line of Vernon E. & Barbara Weaver to a 5/8" rebar found;
- 4) **S 01° 18'56"E, 180.68** feet with the east line of Vernon E. & Barbara Weaver to a capped pin set;
- 5) **S 88° 38'16"E, 103.56** feet to a capped pin set;
- 6) **S 00° 49'39"E, 203.52** feet to a capped pin set;
- 7) **S 86° 14'36"W, 101.80** feet to a 5/8" rebar found marking the southeast corner of Vernon E. & Barbara Weaver;

- 8) **S 03° 45'49"E, 317.61** feet to a capped pin set on the north line of Robert K. & Barbara Ann Sprunger as recorded in O.R.528, Page 2607 and O.R.528, Page 2610;
- 9) **S 89° 50'37"W, 250.15** feet on the north line of Sprunger to a point being the southeast corner of Douglas B. & Judith F. Fate as aforesaid, witnessed by a 1" pipe found S 00° 26'24"W at 2.13 feet;
- 10) **N 00° 26'24"E, 318.04** feet with the east line of Fate, to a 5/8" rebar found;
- 11) **N 89° 53'37"W, 432.91** feet with the north line Fate to the place of beginning and containing within said bounds **6.140** acres be the same more or less, but subject to all right of ways and easements of record.

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

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DESCRIPTION OF A 67.700 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northeast Quarter of Section 34, T-16N, R-11W;

Beginning at a axle found marking the southeast corner of the Northeast Quarter of Section 34 and also being the southeast corner of Ervin J. & Fannie Mae Weaver as recorded in Vol. 610, Page 45, witnessed by a capped pin set N 00° 28'32"W at 30.00 feet;

Thence with following 22 courses:

- 1) **S 89° 50'37"W, 391.70** feet with the south line of said Quarter Section and in C.R.80 (Jericho Rd.) to a point being the southeast corner of Wrought Design Property, LLC as recorded in O.R.780, Page 138, witnessed by a 5/8" rebar N 00° 15'12"W at 24.75 feet;
- 2) **N 00° 15'12"W, 195.87** feet with the east line of Wrought Design Property, LLC to a 5/8" rebar found;
- 3) **N 89° 19'41"W, 381.90** feet with the north line of Wrought Design Property, LLC to a 5/8" rebar found marking the northwest corner thereof and being on the east line of Ian R. & Esther P. Weaver as recorded in O.R.888, Page 473;
- 4) **N 00° 15'12"W, 221.84** feet with the east line of Weaver to a 5/8" rebar found;
- 5) **S 89° 49'27"W, 291.89** feet with the north line of Weaver to a 5/8" rebar found and marking the northwest corner thereof and being on the east line of Robert K. & Barbara Ann Sprunger as recorded in O.R. 528, Page 2607 and O.R.528, Page 2610;
- 6) **N 00° 15'12"W, 401.87** feet with the east line of Sprunger to a Gasbarre capped pin found;

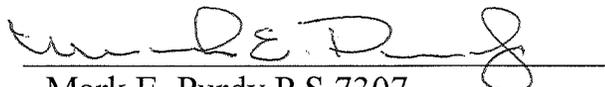
- 7) **S 89° 50'37"W, 904.07** feet with the north line of Sprunger, to a capped pin set;
- 8) **N 03° 45'49"W, 317.60** feet to a 5/8" rebar found marking the southeast corner of Vernon E. & Barbara Weaver as recorded in O.R.266, Page 870;
- 9) **N 86° 14'36"E, 101.80** feet to a capped pin set;
- 10) **N 00° 49'39"W, 203.52** feet to a capped pin set;
- 11) **N 88° 38'16"W, 103.56** feet to a capped pin set on the east line of Vernon E. & Barbara Weaver;
- 12) **N 01° 18'56"W, 180.68** feet with the east line of Vernon E. & Barbara Weaver to a 5/8" rebar found;
- 13) **S 66° 33'28"W, 546.31** feet with the north line of Vernon E. & Barbara Weaver to a Baker pin found;
- 14) **N 89° 53'19"W, 150.21** feet with the north line of Vernon E. & Barbara Weaver to a point marking the northwest corner thereof and on the west line of said Quarter Section and in S.R.94 (Mt. Eaton Rd.), witnessed by a 5/8" rebar found S 89° 53' 19"E at 27.53 feet;
- 15) **N 00° 13'30"W, 50.26** feet with the west line of said Quarter Section and in S.R.94 (Mt. Eaton Rd.) to a point being the southwest corner of Creekside Land Holdings, LLC as recorded in O.R.817, Page 1545, witnessed by a Purdy pin found N 89° 46'30"E at 30.00 feet;
- 16) **S 89° 46'30"E, 190.00** feet with the south line of Creekside Land Holdings, LLC to a Purdy pin found;
- 17) **N 64° 45'30"E, 82.77** feet with a southerly line of Creekside Land Holdings, LLC to a Purdy pin found;
- 18) **N 00° 13'30"W, 250.00** feet with the east line of Creekside Land Holdings, LLC to a Purdy pin found;
- 19) **S 89° 46'30"W, 265.00** feet with the line of Creekside Land Holdings, LLC to a point on the west line of said Quarter Section and in S.R.(4 (Mt. Eaton Rd.) and marking the northwest corner thereof, witnessed by a Purdy pin N 89° 46'30"E at 30.00 feet;

- 20) **N 00° 13'30"W, 206.83** feet with the west line of said Quarter Section and in S.R.94 (Mt. Eaton Rd.) to a point being the southwest corner of Maynard S. & Cheryl A. Steiner as recorded in O.R.737, Page 2639, witnessed by a 5/8" rebar found N 89° 42'18"E at 31.34 feet;
- 21) **N 89° 42'18"E, 2641.10** feet with the south line of Steiner to a stone found, marking the southeast corner thereof and being on the east line of said Quarter Section;
- 22) **S 00° 28'32"E, 1868.52** feet with the east line said Quarter Section to the place of beginning and containing within said bounds **67.700** acres be the same more or less, but subject to all right of ways and easements of record.

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

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