

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

DESCRIPTION OF A 3.636 ACRE PARCEL

Situated in the Township of East Union, County of Wayne, State of Ohio and being known as being a part of the Southwest Quarter of Section 23, T-16N, R-12W;

And also a part of lands of Gerald Lee Bixler (Trustee-Successor) as recorded in O.R.913, Page 2526 & O.R.913, Page 2533 of the Wayne County Official Records and being further bounded and described as follows;

Commencing at a 3/4" pipe found being the southwest corner of Southwest Quarter of Section 23; Thence N 89° 03' 57"E, 1143.00 feet with the south line of said Quarter Section and in C.R. 188 (Hackett Rd.) to a point being the southeast corner of Kevin W. & Sheila R. Shoup as recorded in O.R.904, Page 5451 and being the principal place of beginning of the parcel herein described. Referenced by a 1/2" rebar found N 00° 12' 33"W at 30.14 feet;

Thence with following 4 courses:

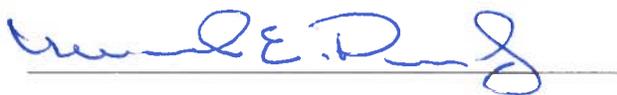
- 1) **N 00° 12' 33"W, 450.71** feet with the east line of Shoup to a capped rebar set;
- 2) **N 89° 32' 44"E, 349.69** feet to a capped rebar set;

- 3) **S 00°56'03"E, 447.74** feet to a point on the south line of said Quarter Section and in C.R.188 (Hackett Rd.), reference by a capped rebar set N 00°56'03"W at 30.00 feet ;
- 4) **S 89°03'57"W, 355.39** feet with the south line of said Quarter Section and in C.R. 188 (Hackett Rd.) to the place of beginning and containing within said bounds **3.636** 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 September of 2020.

See Wayne County Survey Records Volume MMI ; Page 795 for Survey.



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DESCRIPTION OF A 3.637 ACRE PARCEL

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And also a part of lands of Gerald Lee Bixler (Trustee-Successor) as recorded in O.R.913, Page 2526 & O.R.913, Page 2533 of the Wayne County Official Records and being further bounded and described as follows;

Commencing at a 3/4" pipe found being the southwest corner of Southwest Quarter of Section 23; Thence N 89° 03' 57" E, 1498.39 feet with the south line of said Quarter Section and in C.R. 188 (Hackett Rd.) to a point and being the principal place of beginning of the parcel herein described. Referenced by a capped rebar set N 00° 56' 03" W at 30.00 feet;

Thence with following 4 courses:

- 1) **N 00° 56' 03" W, 447.74** feet to a capped rebar set;
- 2) **N 89° 32' 44" E, 354.99** feet to a capped rebar set;
- 3) **S 00° 56' 03" E, 444.77** feet to a point on the south line of said Quarter Section and in C.R.188 (Hackett Rd.), reference by a capped rebar set N 00° 56' 03" W at 30.00 feet ;
- 4) **S 89° 03' 57" W, 354.98** feet with the south line of said Quarter Section and in C.R. 188 (Hackett Rd.) to the place of beginning and containing

within said bounds **3.637** 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 3.638 ACRE PARCEL

Situated in the Township of East Union, County of Wayne, State of Ohio and being known as being a part of the Southwest Quarter of Section 23, T-16N, R-12W;

And also a part of lands of Gerald Lee Bixler (Trustee-Successor) as recorded in O.R.913, Page 2526 & O.R.913, Page 2533 of the Wayne County Official Records and being further bounded and described as follows;

Commencing at a 3/4" pipe found being the southwest corner of Southwest Quarter of Section 23; Thence N 89° 03' 57" E, 1853.37 feet with the south line of said Quarter Section and in C.R. 188 (Hackett Rd.) to a point and being the principal place of beginning of the parcel herein described. Referenced by a capped rebar set N 00° 56' 03" W at 30.00 feet;

Thence with following 4 courses:

- 1) **N 00° 56' 03" W, 444.77** feet to a capped rebar set;
- 2) **N 89° 32' 44" E, 466.40** feet to a point on the west line of Eli L. & Katie Miller as recorded in O.R.734, Page 114 and in C.R.94A (Carr Rd.), witnessed a capped rebar set S 89° 32' 44" W at 32.14 feet;
- 3) **505.09** feet along the arc of a curve deflecting to the right and with the west line of Miller and in C.R.94A (Carr Rd.), said curve having a radius of 1912.60 feet and a chord which bears S 27° 58' 28" W with a chord distance of 503.62 feet to a spike found on the south line of said Quarter Section and intersection with C.R.188 (Hackett Rd.);

- 4) **S 89°03'57"W, 222.92** feet with the south line of said Quarter Section and in C.R. 188 (Hackett Rd.) to the place of beginning and containing within said bounds **3.638** 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 20.020 ACRE PARCEL

Situated in the Township of East Union, County of Wayne, State of Ohio and being known as being a part of the Southwest Quarter of Section 23, T-16N, R-12W;

And also a part of lands of Gerald Lee Bixler (Trustee-Successor) as recorded in O.R.913, Page 2526 & O.R.913, Page 2533 of the Wayne County Official Records and being further bounded and described as follows;

Commencing at a 3/4" pipe found being the southwest corner of Southwest Quarter of Section 23; Thence N 89° 03' 57"E, 1143.00 feet with the south line of said Quarter Section and in C.R. 188 (Hackett Rd.) to a point being the southeast corner of Kevin W. & Sheila R. Shoup as recorded in O.R.904, Page 5451, referenced by a 1/2" rebar found N 00° 12' 33"W at 30.14 feet; Thence N 00° 12' 33"W, 450.71 feet with the east line of Shoup to a 5/8" capped rebar set and being the principal place of beginning of the parcel herein described;

Thence with following 6 courses:

- 1) **N 00° 12' 33"W, 893.06** feet with the east line of Shoup to a 1/2" rebar found with Shisler cap and being the northeast corner of Shoup and also being on the south line of J & S Orr Properties, LLC as recorded in O.R.755, Page 1045;
- 2) **N 88° 58' 18"E, 882.74** feet with the south line of J & S Orr Properties, LLC to a 1/2" rebar found with Shisler cap and marking the northwest

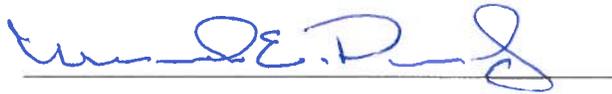
corner of Aden C. Troyer & Emily L. Kline as recorded in O.R.912, Page 3137;

- 3) **S 01°01'42"E, 669.05** feet with the west line of Troyer & Kline and also the west line of Judy A. Musselman as recorded in O.R. 898, Page 3273 and O.R.484, Page 252 and also the west line of Joseph D. & Naomi A. Miller as recorded in O.R.800, Page 559 to a 1/2"rebar with Shisler cap found and marking the southwest corner thereof;
- 4) **N 88°58'18"E, 350.85** feet with the south line of Miller to a 5/8" rebar found marking the southeast corner thereof in C.R.94A (Carr Rd.) and being on the west line of Eli L. & Katie Miller as recorded in O.R. 734, Page 114, witnessed by a 1/2"rebar with Shisler cap found S 88°58'18"W at 31.01 feet;
- 5) **247.58** feet along the arc of a curve deflecting to the right in C.R.94A (Carr Rd.) and being the westerly line of Eli L. & Katie Miller, said curve having a radius of 1912.60 feet and a chord bearing of S 16°42'03"W and a chord distance of 247.40 feet to a point, witnessed by a 5/8"rebar and cap set S 89°32'44"W at 32.14 feet;
- 6) **S 89°32'44"W, 1171.08** feet to the place of beginning and containing within said bounds **20.020** 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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