

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

## **DESCRIPTION OF A 6.239 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 Crist & Mary Troyer as recorded in O.R.918, Page 3100 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, 1243.00 feet with the south line of said Quarter Section and in C.R. 188 (Hackett Rd.) to point on the south line of the Grantor and being the principal place of beginning of the parcel herein described. Referenced by a capped pin set N 00° 12' 30" W at 30.00 feet;

Thence with following **4** courses:

- 1) **N 00° 12' 30" W, 449.87** feet to a capped pin set on the south line of Gardia Investments I, LLC and Gardia Investments II, LLC as recorded in O.R.916, Page 5240;
- 2) **N 89° 32' 44" E, 604.67** feet with the south line of Gardia Investments I, LLC and Gardia Investments II, LLC, to a Purdy pin found marking a northwest corner of a 3.638 acre parcel owned by Gardia Investments I, LLC and Gardia Investments II, LLC as recorded in O.R.916, Page 5230;

- 3) **S 00° 56' 03" E, 444.77** feet with the west line of said 3.638 acre parcel to a point on the south line of said Quarter Section line and also in C.R.188 (Hackett Rd.), witnessed by a Purdy pin found N 00° 56' 03" W at 30.00 feet;
- 4) **S 89° 03' 57" W, 610.36** 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 **6.239** 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 2021.

See Wayne County Survey Records Volume WW ; Page 926 for Survey.



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## **DESCRIPTION OF A 14.666 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 Kevin W. & Sheila R. Shoup as recorded in O.R.904, Page 5451 & Crist & Mary Troyer as recorded in O.R.918, Page 3100 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, 786.08 feet with the south line of said Quarter Section and in C.R. 188 (Hackett Rd.) to the southeast corner of Reuben E. & Barbara A. Wengerd as recorded in O.R. 850, Page 2689 and being the principal place of beginning of the parcel herein described. Referenced by a 5/8" rebar found N 00° 12' 44" W at 30.10 feet;

Thence with following 8 courses:

- 1) **N 00° 12' 44" W, 580.85** feet with the east line of Reuben E. & Barbara A. Wengerd to a 5/8" rebar found and marking the northeast corner thereof;
- 2) **S 89° 03' 57" W, 150.00** feet with the north line of Reuben E. & Barbara A. Wengerd to a 5/8" rebar found and marking the northwest corner thereof;

- 3) **N 00° 12'44"W, 762.09** feet with the east line of Donald W. & Vickie S. McDonald as recorded in O.R.654, Page 659 and east line of Mark Schilling and Heather-West Schilling as recorded in O.R.902, Page 4200 to a 1/2" rebar found and marking the northeast corner thereof;
- 4) **S 88° 58'18"E, 507.00** feet with the south line of J & S Orr Properties, LLC as recorded in O.R.755, Page 1045 to a 1/2" rebar found and marking the northwest corner Gardia Investments I, LLC and Gardia Investments II as recorded in O.R.916, Page 5240;
- 5) **S 00° 12'33"E, 893.06** feet with the west line of Gardia Investments I, LLC and Gardia Investments II, LLC to a Purdy pin found and marking the northwest corner of Crist & Mary Troyer as recorded in O.R.918, Page 3100;
- 6) **N 89° 32'44"E, 100.00** feet with the north line of Crist & Mary Troyer to a capped pin set;
- 7) **S 00° 12'30"E, 449.87** feet to a point on the south line of said Quarter Section line and Crist & Mary Troyer and also in C.R.188 (Hackett Rd.), witnessed by a capped pin set N 00° 12'30"W at 30.00 feet;
- 8) **S 89° 03'57"W, 456.92** 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 **14.666** 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 2021.

See Wayne County Survey Records Volume www ; Page 926 for Survey.



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## **DESCRIPTION OF A 1.034 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 Crist & Mary Troyer as recorded in O.R.918, Page 3100 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 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 Purdy 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 Purdy pin found and marking the northwest corner of the Grantor;
- 2) **N 89° 32' 44" E, 100.00** feet with the south line of Gardia Investments 1, LLC and Gardia Investments II, LLC as recorded in O.R.916, Page 5240 to a capped pin set;

- 3) **S 00° 12'30"E, 449.87** feet to a point on the south line of said Quarter Section line and also in C.R.188 (Hackett Rd.), witnessed by a capped pin set N 00° 12'30"W at 30.00 feet;
- 4) **S 89°03'57"W, 100.00** 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 **1.034** 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 2021.

See Wayne County Survey Records Volume WWI ; Page 926 for Survey.



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