

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

**BOUNDARY DESCRIPTION OF 27.135 ACRE PARCEL**

Parcel 1

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093& O.R. 396, Page 2096 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 00° 32' 52" E, 1043.15 feet along the east line of said Quarter Section to a 5/8" rebar with cap marked "PURDY" set and being the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING EIGHT (8) COURSES:**

1. continuing S 00° 32' 52" E, 1301.67 feet along the east line of said Quarter Section, passing through a 1/2" rebar found at a distance of 1237.01 feet, to a 5/8" rebar found at a northeast corner of lands conveyed to said Oakleaf Properties (O.R. 396, Page 2096);
2. S 89° 07' 36" W, 916.38 feet along a north line of said Oakleaf Properties, passing through a 5/8" rebar found at a distance of 886.38 feet, and along a new division line to a 5/8" rebar found at a corner of said Oakleaf Properties;
3. N 00° 32' 14" W, 994.67 feet along a west line of said Oakleaf Properties to a 5/8" rebar found;
4. S 88° 02' 37" E, 129.29 feet along a north line of said Oakleaf Properties to a 5/8" rebar found;
5. N 00° 13' 45" W, 1352.48 feet along a west line of said Oakleaf Properties to the north line of said Quarter Section and in said Arnold Road ~ witnessed by a 5/8" rebar with cap marked "PURDY" S 00° 13' 45" E, 30.00 feet;

6. N 88° 49' 25" E, 30.00 feet along the north line of said Quarter Section and in said Arnold Road ~ witnessed by a 5/8" rebar with cap marked "PURDY" set at S 00° 13' 45" E, 30.00 feet;
7. S 00° 13' 45" E, 1043.23 feet along a new division line to a 5/8" rebar with cap marked "PURDY" set;
8. N 88° 49' 25" E, 755.34 feet to the east line of said Quarter Section and the place of beginning and containing within said bounds 27.135 acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
\_\_\_\_\_  
MARK E. PURDY, P.S.7307



Permanent Parcel Number: \_\_\_\_\_

Prior Deed Reference: \_\_\_\_\_

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**BOUNDARY DESCRIPTION OF 11.723 ACRE PARCEL**

Parcel 2

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest & Southeast Quarters of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 857, Page 57 & O.R. 396, Page 2090-2096 of Wayne County Official Records and further bounded and described as follows;

Beginning at a capped "RUDOLPH" pin found at the southeast corner of the Southwest Quarter of said Section of the parcel herein described ~ witnessed by a 3/4" pipe found S 14° 14' 41" E, 2.00 feet:

**THENCE WITH THE FOLLOWING EIGHT (8) COURSES:**

1. **S 88° 37' 02" W, 1332.82** feet along the south line of the Southwest Quarter of said Section to a 1-1/2" pipe found at a southeast corner of lands conveyed to Glenn D. Yoder in Volume 618, Page 483 of Wayne County Deed Records;
2. **N 00° 32' 53" E, 343.55** feet along the east line of said Yoder lands to a 5/8" rebar found at a southwest corner of lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 of said Official Records;
3. **N 89° 07' 36" E, 1332.70** feet along a south line of said Oakleaf Properties, passing through a 5/8" rebar found at a distance of 416.32 feet along a new division line and 445.92 feet at a southwest corner of said Oakleaf Properties, to a 5/8" rebar found on the east line of the Southwest Quarter of said Section;
4. **N 00° 32' 52" W, 64.66** feet along the east line of the Southwest Quarter of said Section to a 1/2" rebar found;
5. **N 89° 51' 32" E, 304.74** feet to 1/2" rebar found on the west line of Lot 5 in Moser, Douglas, Orwick and Tschantz Allotment No. 1 as recorded in Volume 5, Page 111 of Wayne County Plat Records;
6. **S 00° 29' 17" E, 196.71** feet along the west line of Lot said 5 to a 1" pipe found on a north line of Lot 6 in said Allotment;

7. **S 88° 52' 58" W, 304.54** feet along the north line of said Lot 6 and the north line of Lot 7 in said Allotment to the east line of the Southwest Quarter of said Section to a 1-1/4" pipe found;
8. **S 00° 32' 52" E, 194.46** feet along the east line of the Southwest Quarter said Section and the place of beginning and containing within said bounds **11.723** acres of land of which 10.329 acres is in the Southwest Quarter and 1.394 acres of land is in the Southeast Quarter, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
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**BOUNDARY DESCRIPTION OF 11.426 ACRE PARCEL**

Parcel 3

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 88° 49' 25" W, 779.54 feet along the north line of said Quarter Section to a northwest corner of lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2096 of said Official Records ~ witnessed by a 5/8" rebar with cap marked "PURDY" set S 00° 23' 17" E, 30.00 feet;

Thence S 00° 13' 45" E , 1192.48 feet along a west line of said Oakleaf Properties to a 5/8" rebar with cap marked "PURDY" set at the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. continuing S 00° 13' 45" W, 160.00 feet along a west line of said Oakleaf Properties to a 5/8" rebar found;
2. N 88° 02' 37" W, 129.29 feet along a north line of said Oakleaf Properties to a 5/8" rebar found;
3. S 00° 32' 14" E, 994.67 feet along a west line of said Oakleaf Properties to a 5/8" rebar found;
4. S 89° 07' 36" W, 416.32 feet along a north line of said Oakleaf Properties to a 5/8" rebar with cap marked "PURDY" set on an east line of lands conveyed to Glenn Yoder in Volume 618. Page 483 of Wayne County Deed Records;
5. N 00° 32' 53" W, 1145.39 feet along an east line of said Yoder lands and an east line of lands conveyed to Glenn D. & Jonathan A. Yoder in O.R. 581, Page 517-520 of said Official Records to a 5/8" rebar with cap marked "PURDY" set;

6. N 88° 49' 25" E, 546.59 feet along a new division line to the place of beginning and containing within said bounds 11.426 acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
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Permanent Parcel Number: \_\_\_\_\_

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**BOUNDARY DESCRIPTION OF 5.029 ACRE PARCEL**

Parcel 4

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 88° 49' 25" W, 779.54 feet along the north line of said Quarter Section a northeast corner of lands conveyed Oakleaf Properties as recorded in O.R. 396, Page 2096 in said Official Records ~ witnessed by a 5/8" rebar with cap marked "PURDY" set S 00° 23' 17" E, 30.00 feet;

Thence S 00° 13' 45" W, 792.45 feet along a west line of said Oakleaf Properties to a 5/8" rebar with cap marked "PURDY" set at the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. continuing S 00° 13' 45" E, 400.03 feet along a west line of said Oakleaf Properties to a 5/8" rebar with cap marked "PURDY" set;
2. S 88° 49' 25" W, 546.59 feet along a new division line to a 5/8" rebar with cap marked "PURDY" set on an east line of lands conveyed to Glenn D. & Jonathan A. Yoder in O.R. 581, Page 517-520 of said Official Records;
3. N 00° 32' 53" W, 400.00 feet along an east line of said Yoder lands to a 5/8" rebar with cap marked "PURDY" set;
4. N 88° 49' 25" E, 548.68 feet along a new division line, passing through a 5/8" rebar with cap marked "PURDY" set at a distance of 274.34 feet, to the place of beginning and containing within said bounds 5.029 acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
MARK E. PURDY, P.S.7307

Permanent Parcel Number: \_\_\_\_\_

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**BOUNDARY DESCRIPTION OF 5.012 ACRE PARCEL**

Parcel 5

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 88° 49' 25" W, 1056.15 feet along the north line of said Quarter Section to the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with cap marked "PURDY" set S 00° 23' 34" E, 30.00 feet:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **S 00° 23' 34" E, 792.41** feet along a new division line to a 5/8" rebar with cap marked "PURDY" set;
2. **S 88° 49' 25" W, 274.34** feet along a new division line to a 5/8" rebar with cap marked "PURDY" set on an east line of lands conveyed to Glenn D. & Jonathan A. Yoder in O.R. 581, Page 517-520 of said Official Records;
3. **N 00° 32' 53" W, 792.38** feet along an east line of said Yoder lands and an east line of lands conveyed to Panther Investments, LLC in O.R. 489, Page 785 of said Official Records to the north line of said Quarter Section and in said Arnold Road ~ witnessed by to a capped pin marked "GASBARRE" found at S 00° 32' 53" E, 30.00 feet;
4. **N 88° 49' 25" E, 276.62** feet along the north line of said Quarter Section to the place of beginning and containing within said bounds **5.012** acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
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MARK E. PURDY, P.S.7307

Permanent Parcel Number: \_\_\_\_\_

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**BOUNDARY DESCRIPTION OF 5.011 ACRE PARCEL**

Parcel 6

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 88° 49' 25" W, 779.54 feet along the north line of said Quarter Section to a northwest corner of lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2096 of said Official Records to the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with cap marked "PURDY" set S 00° 23' 17" E, 30.00 feet:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **S 00° 13' 45" E, 792.45** feet along a west line of said Oakleaf Properties to a 5/8" rebar with cap marked "PURDY" set;
2. **S 88° 49' 25" W, 274.34** feet along a new division line to a 5/8" rebar with cap marked "PURDY" set;
3. **N 00° 23' 34" W, 792.41** feet along a new division line to the north line of said Quarter Section and in said Arnold Road ~ witnessed by to a 5/8" rebar with cap marked "PURDY" set at S 00° 23' 34" E, 30.00 feet;
4. **N 88° 49' 25" E, 276.61** feet along the north line of said Quarter Section to the place of beginning and containing within said bounds **5.011** acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
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Permanent Parcel Number: \_\_\_\_\_

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**BOUNDARY DESCRIPTION OF 6.000 ACRE PARCEL**

Parcel 7

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 & Official Record 396, Page 2096 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 88° 49' 25" W, 374.77 feet along the north line of said Quarter Section to the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with cap marked "PURDY" set S 00° 23' 17" E, 30.00 feet:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **S 00° 32' 17" E, 695.70** feet along a new division line to a 5/8" rebar with cap marked "PURDY" set;
2. **S 88° 49' 25" W, 376.70** feet along a new division line to a 5/8" rebar with cap marked "PURDY" set on an east line of lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2096 of said Official Records;
3. **N 00° 13' 45" W, 695.73** feet along an east line of said Oakleaf Properties to the north line of said Quarter Section and in said Arnold Road ~ witnessed by to a 5/8" rebar with cap marked "PURDY" set at S 00° 13' 45" E, 30.00 feet;
4. **N 88° 49' 25" E, 374.77** feet along the north line of said Quarter Section to the place of beginning and containing within said bounds **6.000** acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
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MARK E. PURDY, P.S.7307

Permanent Parcel Number: \_\_\_\_\_

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**BOUNDARY DESCRIPTION OF 6.000 ACRE PARCEL**

Parcel 8

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 of Wayne County Official Records and further bounded and described as follows;

Beginning at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **S 00° 32' 52" E, 695.68** feet along the east line of said Quarter Section to a 5/8" rebar with cap marked "PURDY" set;
2. **S 88° 49' 25" W, 376.70** feet along a new division line to a 5/8" rebar with cap marked "PURDY" set;
3. **N 00° 23' 17" W, 695.70** feet along a new division line to the north line of said Quarter Section and in said Arnold Road ~ witnessed by to a 5/8" rebar with cap marked "PURDY" set at S 00° 13' 45" E, 30.00 feet;
4. **N 88° 49' 25" E, 374.77** feet along the north line of said Quarter Section and the place of beginning and containing within said bounds **6.000** acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
MARK E. PURDY, P.S.7307

Permanent Parcel Number: \_\_\_\_\_

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**BOUNDARY DESCRIPTION OF 6.017 ACRE PARCEL**

Parcel 9

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 00° 32' 52" E, 695.68 feet along the east line of said Quarter Section to a 5/8" rebar with cap marked "PURDY" set and being the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. continuing S 00° 32' 52" E, 347.47 feet along the east line of said Quarter Section to a 5/8" rebar with cap marked "PURDY" set;
2. S 88° 49' 25" W, 755.34 feet along a new division line to a 5/8" rebar with cap marked "PURDY" set;
3. N 00° 13' 45" W, 347.50 feet along an east line of lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2096 of said Official Records to a 5/8" rebar with cap marked "PURDY" set;
4. N 88° 49' 25" E, 753.40 feet along a new division line, passing through a 5/8" rebar with cap marked "PURDY" set at a distance of 376.70 feet, to the east line of said Quarter Section and the place of beginning and containing within said bounds 6.017 acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
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MARK E. PURDY, P.S.7307

Permanent Parcel Number: \_\_\_\_\_

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**BOUNDARY DESCRIPTION DRIVE EASEMENT**

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2096 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 88° 49' 25" W, 749.54 feet along the north line of said Quarter Section to the northwest corner of Parcel #7 and the principal place of beginning of the easement herein described ~ witnessed by a 5/8" rebar with cap marked "PURDY" set S 00° 23' 17" E, 30.00 feet:

**THENCE WITH THE FOLLOWING TEN (10) COURSES:**

1. **S 00° 13' 45" E, 1352.97** feet along the west lines of Parcel #7 and Parcel #9, passing through a 5/8" rebar with cap marked "PURDY" set at a distance of 695.73 feet & 1043.23 feet, and its southerly extension to a point of curvature;
2. southwesterly **48.27** feet along the arc of a curve deflecting to the right, said curve having a radius of 30.00 feet, a central angle of 92° 11' 08" and a chord which bears S 45° 51' 49" W, 43.23 feet to a point;
3. **N 88° 02' 37" W, 66.62** feet to a point of curvature;
4. southwesterly **48.43** feet along the arc of a curve deflecting to the left, said curve having a radius of 30.00 feet, a central angle of 92° 29' 37" and a chord which bears S 45° 42' 35" W, 43.34 feet to a point;
5. **S 00° 32' 14" E, 931.83** feet to a 5/8" rebar found on the north line of Parcel #2;
6. **N 89° 07' 36" E, 30.00** feet along a north line of Parcel #2 to a 5/8" rebar found at a southeast corner of Parcel #3;
7. **N 00° 32' 14" E, 994.67** feet along an east line of Parcel 3 to a 5/8" rebar found;

8. S 88° 02' 37" E, 129.29 feet along a south line of Parcel #3 to a 5/8" rebar found;
9. N 00° 13' 45" W, 1352.48 feet along an east line of Parcel #3, Parcel #4 and Parcel #6 to the north line of said Quarter Section and in said Arnold Road ~ witnessed by to a 5/8" rebar with cap marked "PURDY" set at S 00° 13' 45" E, 30.00 feet;
10. N 88° 49' 25" E, 30.00 feet along the north line of said Quarter Section to the place of beginning.

The above easement shall be used in common by the owners, and their respective heirs and assigns, of the five parcels created by the survey filed in Wayne County Survey Records Volume XX, Page 149, namely Parcel #1, Parcel #2, Parcel #3, Parcel #4 and Parcel #9 and the benefits and burdens of said easement shall run with the land as to all said parcels.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

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**BOUNDARY DESCRIPTION OF 3.543 ACRE PARCEL**

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2096 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 88° 49' 25" W, 749.54 feet along the north line of said Quarter Section to a northwest corner of lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 of said Official Records and the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with cap marked "PURDY" set S 00° 23' 17" E, 30.00 feet:

**THENCE WITH THE FOLLOWING TEN (10) COURSES:**

1. S 00° 13' 45" E, 1354.11 feet along a west line of said Oak Leaf Properties to a point;
2. S 88° 06' 19" E, 377.70 feet along a south line of said Oak Leaf Properties to a point;
3. S 01° 56' 31" W, 152.68 feet along a west line of said Oak Leaf Properties to a point;
4. S 88° 40' 42" W, 499.96 feet along a north line of said Oak Leaf Properties to a point;
5. S 00° 32' 14" E, 812.16 feet along a west line of said Oak Leaf Properties to a 5/8" rebar found at a southwest corner of lands thereof;
6. S 89° 07' 36" W, 30.00 feet along a new division line to a 5/8" rebar found at a southeast corner of said Oak Leaf Properties;
7. N 00° 32' 14" W, 994.67 feet along an east line of said Oak Leaf Properties to a 5/8" rebar found;
8. S 88° 02' 37" E, 129.29 feet along a south line of said Oak Leaf Properties to a 5/8" rebar found;

9. N 00° 13' 45" W, 1352.48 feet along an east line of said Oak Leaf Properties to the north line of said Quarter Section and in said Arnold Road ~ witnessed by to a 5/8" rebar with cap marked "PURDY" set at S 00° 13' 45" E, 30.00 feet;
10. N 88° 49' 25" E, 30.00 feet along the north line of said Quarter Section to the place of beginning and containing within said bounds 3.543 acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records.  
This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
MARK E. PURDY, P.S.7307



Permanent Parcel Number: \_\_\_\_\_

Prior Deed Reference: \_\_\_\_\_

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

**BOUNDARY DESCRIPTION OF 0.150 ACRE PARCEL**

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10, County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2096 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found S 00° 32' 52" E, 30.00 feet;

Thence S 88° 49' 25" W, 749.54 feet along the north line of said Quarter Section to a northwest corner of lands conveyed to Oak Leaf Properties, LLC in O.R. 396, Page 2090-2093 of said Official Records ~ witnessed by a 5/8" rebar with cap marked "PURDY" set S 00° 23' 17" E, 30.00 feet;

Thence 00° 13' 45" E, 516.78 feet along a west line of said Oakleaf Properties to the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. N 88° 49' 26" E, 130.68 feet along a south line of said Oakleaf Properties to a point;
2. S 00° 13' 45" E, 50.00 feet along a west line of said Oakleaf Properties to a point;
3. S 88° 49' 26" W, 130.68 feet along a north line of said Oak Leaf Properties to a point;
4. N 00° 13' 45" W, 50.00 feet along a new division line to the place of beginning and containing within said bounds 0.150 acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records.  
This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
\_\_\_\_\_  
MARK E. PURDY, P.S. 7307

Permanent Parcel Number: \_\_\_\_\_

Prior Deed Reference: \_\_\_\_\_



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

**BOUNDARY DESCRIPTION OF 5.850 ACRE PARCEL**

Situated in the Township of Sugar Creek, T-16N; R-11W, Southwest Quarter of Section 10,  
County of Wayne and State of Ohio:

Known as being lands conveyed to Oakleaf Properties, LLC in O.R. 396, Page 2090-2093 &  
Official Record 396, Page 2096 of Wayne County Official Records and further bounded and  
described as follows;

Commencing at a 5/8" rebar angled over stone found at the northeast corner of the Southwest  
Quarter of said Section also being in Arnold Road (T.R. 131) ~ witnessed by a 5/8" rod found  
S 00° 32' 52" E, 30.00 feet;

Thence S 88° 49' 25" W, 374.77 feet along the north line of said Quarter Section to the principal  
place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with cap marked  
"PURDY" set S 00° 23' 17" E, 30.00 feet:

**THENCE WITH THE FOLLOWING EIGHT (8) COURSES:**

1. S 00° 23' 17" E, 695.70 feet along a new division line to a 5/8" rebar with cap marked  
"PURDY" set;
2. S 88° 49' 25" W, 376.70 feet along a new division line to a 5/8" rebar with cap marked  
"PURDY" set on an east line of lands conveyed to Oakleaf Properties, LLC in O.R.  
396, Page 2096 of said Official Records;
3. N 00° 13' 45" W, 128.95 feet along an east line of said Oakleaf Properties to a  
southwesterly corner thereof;
4. N 88° 49' 26" E, 130.68 feet along a south line of said Oakleaf Properties to a  
southeasterly corner thereof;
5. N 00° 13' 45" W, 50.00 feet along an east line of said Oakleaf Properties to a  
northeasterly corner thereof;
6. S 88° 49' 26" W, 130.68 feet along a north line of said Oakleaf Properties to a  
northwesterly corner thereof;

7. **N 00° 13' 45" W, 516.78 feet** along an east line of said Oakleaf Properties to the north line of said Quarter Section and in said Arnold Road ~ witnessed by to a 5/8" rebar with cap marked "PURDY" set at S 00° 13' 45" E, 30.00 feet;
8. **N 88° 49' 25" E, 374.77 feet** along the north line of said Quarter Section to the place of beginning and containing within said bounds **5.850 acres** of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 149 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
MARK E. PURDY, P.S.7307

Permanent Parcel Number: \_\_\_\_\_

Prior Deed Reference: \_\_\_\_\_

