

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

EXHIBIT "A"

BOUNDARY DESCRIPTION OF 2.085 ACRE PARCEL

Situated in the Township of Green, T-17N; R-12W, Southwest Quarter Section 21, County of Wayne, and State of Ohio:

Known as being lands conveyed to Arlen & Jean Hostetler in Official Record 93, Page 61 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 1" rebar found at the southwest corner of the Southwest Quarter of Section 21; Thence N 00° 22' 25" W, 305.50 feet with the west line of said Quarter Section and in C.R.44 (Apple Creek Rd.), to the southwest corner of lands granted to Cora M. Daiber as recorded in O.R.890, Page 4083;

Thence S 83° 23' 53" E, 192.43 feet with the south line of Daiber to a 1/2" rebar found and marking the southeast corner thereof;

Thence S 85° 26' 07" E, 403.65 feet to a point of curvature;

Thence 46.40 feet along the arc of a curve deflecting to the left having a radius of 30 feet and a chord which bears N 50° 15' 14" E with a chord distance of 41.91 feet to a point;

Thence N 05° 53' 16" E, 100.16 feet to a point;

Thence S 86° 36' 28" E, 30.00 feet to a capped pin set and being the principal place of beginning of the parcel herein described;

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. N 00°41' 40" E, 347.10 feet to a capped pin set;
2. N 88° 36' 59" E, 256.44 feet to a capped pin set;
3. S 00° 41' 40" W, 305.58 feet, to a capped pin set and being the point of curvature;

4. **146.51** feet along the arc of a curve, deflecting to the right with a radius of 60.00 feet and a chord which bears S 47° 02' 36" W and a chord distance of 86.83 feet, to a capped pin set;
5. **N 86° 36' 28" W, 193.66** feet, to the place of beginning and containing within said bounds **2.085** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 167 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in February 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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EXHIBIT "B"

BOUNDARY DESCRIPTION DRIVE EASEMENT

Situated in the Township of Green, T-17N; R-12W, Southwest Quarter of Section 21, County of Wayne and State of Ohio:

Known as being lands conveyed to Arlen & Jean Hostetler in O.R. 93, Page 61 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 1" rebar found at the southwest corner of the Southwest Quarter of said Section;

Thence N 00° 22' 25" W, 305.50 feet along the west line of said Quarter Section and in C.R.44 (Apple Creek Rd.) to the southwest corner of Cora M. Daiber as recorded in O.R.890, Page 4083 and being the principal place of beginning of the easement herein described:

TENCE WITH THE FOLLOWING TEN (16) COURSES:

1. **S 83° 23' 53" E, 192.43** feet along the south line of Daiber to a 1/2"rebar found and marking the southeast corner thereof;
2. **S 85° 26' 07" E, 403.65** feet to a point of curvature;
3. **46.40** feet along the arc of a curve deflecting to the left, with a radius of 30.00 feet and a chord which bears N 50° 15' 14" E and a chord distance of 41.91 feet to a point;
4. **N 05° 53' 16" E, 100.16** feet to a point;
5. **N 86° 36' 28" E, 30.00** feet to a capped pin set;
6. **N 86° 36' 28" E, 193.66** feet to a capped pin set and being point of curvature;
7. **97.07** feet along the arc of a curve deflecting to the left, with a radius of 60.00 feet and a chord which bears N 47° 02' 36" E and a chord distance of 86.83 feet to a capped pin set;
8. **N 00° 41' 40" E, 305.58** feet to a capped pin set;
9. **N 89° 18' 20" E, 30.00** feet to a point;

10. **S 00° 41' 40" W, 305.58** feet to a point of curvature;
11. **145.61** feet along the arc of a curve deflecting to the right, with a radius of 90.00 feet and a chord which bears S 47° 02' 36" W and a chord distance of 130.24 feet to a point;
12. **N 86° 36' 28" E, 194.87** feet to a point;
13. **S 05° 56' 34" W, 71.47** feet to a point of curvature;
14. **92.80** feet along the arc of a curve deflecting to the right, with a radius of 60.00 feet and a chord which bears S 50° 15' 14" W and a chord distance of 83.83 feet to a point;
15. **N 85° 26' 07" W, 404.10** feet to a point;
16. **N 83° 23' 53" W, 188.76** feet to a point on the west line of said Quarter Section and in C.R.44 (Apple Creek Rd.);
17. **N 00° 22' 25" W, 30.20** feet along the west line of said Quarter Section and in C.R.44 (Apple Creek Rd.) to the place of beginning.

The above easement shall be used in common by the owners, and their respective heirs and assigns, of the 2.085 acre parcel created by the survey filed in Wayne County Survey Records Volume XX, Page 167, namely, and the benefits and burdens of said easement shall run with the land of said 2.085 acre parcel.

For survey see Volume XX, Page 167 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in February of 2022.