

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

**BOUNDARY DESCRIPTION OF 3.951 ACRE PARCEL**

Situated in the Township of Sugar Creek Township, T-16N; R-11W, Northeast Quarter Section 7, County of Wayne, and State of Ohio:

Known as being lands conveyed to Robert D. & Elliott Gene Nussbaum in O.R. 821, Page 704 of Wayne County Recorder's Records and further bounded and described as follows;

Beginning at a spike found at the southeast corner of the Northeast Quarter of Section 7 ~ witnessed by a 5/8" rebar found S 89° 37' 35" W at 29.63 feet;

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

1. **S 89° 37' 35" W, 786.00** feet with the south line of said Quarter Section to a post found ~ witnessed by a capped pin set N 02° 36' 12" W at 0.75 feet;
2. **N 02° 36' 12" W, 215.94** feet to a capped pin set;
3. **N 89° 19' 17" E, 793.64** feet to a point on the east line of said Quarter Section and in C.R.52 (Kidron Rd.) ~ witnessed by a capped pin S 89° 19' 17" W at 29.41 feet;
4. **S 00° 34' 31" E, 220.00** feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the place of beginning and containing within said bounds **3.951** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX Page 456 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2023.

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: \_\_\_\_\_

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



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**BOUNDARY DESCRIPTION OF 30' DRIVE EASEMENT**

Situated in the Township of Sugar Creek Township, T-16N; R-11W, Northeast Quarter Section 7, County of Wayne, and State of Ohio:

Known as being lands conveyed to Robert D. & Elliott Gene Nussbaum in O.R. 821, Page 704 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a spike found at the southeast corner of the Northeast Quarter of Section 7 ~ witnessed by a 5/8" rebar found S 89° 37' 35" W at 29.63 feet;

Thence N 00° 34' 31" E, 220.00 feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the principal place of beginning of the Easement herein described ~ witnessed by a capped pin set S 89° 19' 17" W at 29.41 feet;

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

1. S 89° 19' 17" W, 60.00 feet to a point;
2. N 00° 34' 31" E, 30.00 feet to a point;
3. N 89° 19' 17" E, 60.00 feet to the east line of said Quarter Section and in C.R. 52 (Kidron Rd.);
4. S 00° 34' 31" E, 30.00 feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the place of beginning of said Easement.

For survey See Volume XX, Page 4516 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2023.

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 6.159 ACRE PARCEL**

Situated in the Township of Sugar Creek Township, T-16N; R-11W, Northeast Quarter Section 7, County of Wayne, and State of Ohio:

Known as being lands conveyed to Robert D. & Elliott Gene Nussbaum in O.R. 821, Page 704 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a spike found at the southeast corner of the Northeast Quarter of Section 7 ~ witnessed by a 5/8" rebar found S 89° 37' 35" W at 29.63 feet;

Thence N 00° 34' 31" E, 250.00 feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the principal place of beginning ~ witnessed by a capped pin set S 89° 19' 17" W at 29.43 feet;

**THENCE WITH THE FOLLOWING FIVE (5) COURSES:**

1. S 89° 19' 17" W, 794.70 feet to a capped pin set;
2. S 02° 36' 12" E, 337.38 feet to a capped pin set;
3. N 89° 49' 08" E, 482.03 feet to a Purdy pin marking the southwest corner of Thomas & Bonnie Hodge in O.R. 926, Page 1989;
4. N 88° 34' 30" E, 324.66 feet with the south line of Hodge to the southeast corner thereof and being on the east line of said Quarter Section and in C.R.52 (Kidron Rd.) ~ witnessed by a Purdy pin S 88° 34' 30" W at 29.66 feet;
5. S 00° 34' 31" E, 337.24 feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the place of beginning and containing within said bounds 6.159 acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 456 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2023.

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 2.897 ACRE PARCEL**

Situated in the Township of Sugar Creek Township, T-16N; R-11W, Northeast Quarter Section 7, County of Wayne, and State of Ohio:

Known as being lands conveyed to Robert D. & Elliott Gene Nussbaum in O.R. 821, Page 704 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a spike found at the southeast corner of the Northeast Quarter of Section 7 ~ witnessed by a 5/8" rebar found S 89° 37' 35" W at 29.63 feet;

Thence N 00° 34' 31" E, 587.24 feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the southeast corner of Thomas & Bonnie Hodge in O.R. 926, Page 1989;

Thence S 88° 34' 30" W, 324.66 feet with the south line of Hodge to a Purdy pin found and being the southwest corner thereof and being the principal place of beginning;

**THENCE WITH THE FOLLOWING NINE (9) COURSES:**

1. **S 89° 49' 08" W, 482.03** feet to a capped pin set;
2. **S 86° 40' 34" W, 77.51** feet to a 5/8" rebar found and being the southeast corner of Eric L. & Kristen Collins in O.R. 935, Page 2372;
3. **N 04° 58' 42" E, 263.66** feet with the east line of Collins and Timothy K. Kandel in O.R. 319, Page 625 and O.R. 826, Page 1360 to a 5/8" rebar found marking the southwest corner of Randel I. & David I. Carr and Michelle A. Wright in O.R. 872, Page 1742;
4. **N 87° 30' 30" E, 347.48** feet with the south line of Carr & Wright and being the south line of Kenneth L. & Marcia L. Nussbaum in O.R. 531, Page 150 and William C. & Lela A. Overfield in O.R. 893, Page 3655 to a Purdy pin marking the northwest corner of Roger D. & Janis L. Nussbaum in O.R. 926, Page 1995;

5. S 02° 21' 50" E, 100.01 feet with the west line of Roger D. & Janis L. Nussbaum to a Purdy pin found;
6. N 87° 38' 20" E, 101.93 feet with a south of Roger D. & Janis L. Nussbaum to a Purdy pin found;
7. S 02° 21' 40" E, 25.08 feet with a west line of Roger D. & Janis L. Nussbaum to a Purdy pin found;
8. N 88° 06' 34" E, 77.35 feet with a south line of Roger D. & Janis L. Nussbaum to a Purdy pin found and being the northwest corner of aforesaid Hodge;
9. S 01° 53' 26" E, 153.60 feet with the west line of Hodge to the place of beginning and containing within said bounds 2.897 acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 456 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2023.

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 5.309 ACRE PARCEL**

Situated in the Township of Sugar Creek Township, T-16N; R-11W, Northeast Quarter Section 7, County of Wayne, and State of Ohio:

Known as being lands conveyed to Robert D. & Elliott Gene Nussbaum in O.R. 821, Page 704 and Roger D. & Janis L. Nussbaum in O.R. 926, Page 1995 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a spike found at the southeast corner of the Northeast Quarter of Section 7 ~ witnessed by a 5/8" rebar found S 89° 37' 35" W at 29.63 feet;

Thence N 00° 34' 31" E, 587.24 feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the southeast corner of Thomas & Bonnie Hodge in O.R. 926, Page 1989;

Thence S 88° 34' 30" W, 324.66 feet with the south line of Hodge to a Purdy pin found and being the southwest corner thereof and being the principal place of beginning;

**THENCE WITH THE FOLLOWING SIXTEEN (16) COURSES:**

1. S 89° 49' 08" W, 482.03 feet to a capped pin set;
2. S 86° 40' 34" W, 77.51 feet to a 5/8" rebar found and being the southeast corner of Eric L. & Kristen Collins in O.R. 935, Page 2372;
3. N 04° 58' 42" E, 263.66 feet with the east line of Collins and Timothy K. Kandel in O.R. 319, Page 625 and O.R. 826, Page 1360 to a 5/8" rebar found marking the southwest corner of Randel I. & David I. Carr and Michelle A. Wright in O.R. 872, Page 1742;
4. N 87° 30' 30" E, 347.48 feet with the south line of Carr & Wright and being the south line of Kenneth L. & Marcia L. Nussbaum in O.R. 531, Page 150 and William C. & Lela A. Overfield in O.R. 893, Page 3655 to a Purdy pin marking the northwest corner of Roger D. & Janis L. Nussbaum in O.R. 926, Page 1995;

5. **N 87° 38' 27" E, 187.26** feet with the south line of Overfield and Rachel & Joseph Baus in O.R. 840, Page 251 to a 5/8" rebar found;
6. **N 01° 35' 55" W, 19.48** feet with an east line of Baus to a 5/8" rebar found;
7. **N 87° 38' 20" E, 44.31** feet with a south line of Baus to a 5/8" rebar found;
8. **N 02° 24' 00" W, 191.66** feet with an east line of Baus to the northeast corner thereof and being the south line of Gordon E. & Lorene M. Amstutz in O.R. 735, Page 966 and in T.R.30A (Old Lincoln Way) ~ witnessed by a 5/8" rebar found S 02° 24' 00" E at 39.31 feet;
9. **N 02° 24' 00" E, 286.39** feet with the south line of Amstutz and Richard L. Mathys in O.R. 390, Page 1601 and O.R. 864, Page 2107 and O.R. 914, Page 4291 and also lands of Blaine L. Amstutz in O.R.728, Page 1948 and O.R. 889, Page 3492 and in T.R.30A (Old Lincoln Way) to the east line of said Quarter Section;
10. **S 00° 34' 31" E, 265.85** feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the northeast corner of aforesaid Hodge ~ witnessed by a Purdy pin S 87° 50' 19" W at 29.75 feet;
11. **S 87° 50' 19" W, 132.80** feet with a north line of Hodge to a Purdy pin found;
12. **S 02° 09' 28" E, 20.51** feet with a west line of Hodge to a Purdy pin found;
13. **S 86° 03' 25" W, 153.56** feet with a north line of Hodge to a Purdy pin found;
14. **S 01° 37' 46" W, 47.30** feet with a west line of Hodge to a Purdy pin found;
15. **S 88° 06' 34" W, 40.86** feet with a north line of Hodge to a Purdy pin found;
16. **S 01° 53' 26" E, 153.60** feet with a west line of Hodge to the place of beginning and containing within said bounds **5.309** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 456 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2023.

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 3.326 ACRE PARCEL**

Situated in the Township of Sugar Creek Township, T-16N; R-11W, Northeast Quarter Section 7, County of Wayne, and State of Ohio:

Known as being lands conveyed to Robert D. & Elliott Gene Nussbaum in O.R. 821, Page 704 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a spike found at the southeast corner of the Northeast Quarter of Section 7 ~ witnessed by a 5/8" rebar found S 89° 37' 35" W at 29.63 feet;

Thence N 00° 34' 31" E, 220.00 feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the principal place of beginning ~ witnessed by a capped pin set S 89° 19' 17" W at 29.41 feet;

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

1. **S 89° 19' 17" W, 793.64** feet to a capped pin set;
2. **S 02° 36' 12" E, 215.94** feet to a post on the south line of said Quarter Section ~ witnessed by a capped pin set N 02° 36' 12" W at 0.75 feet;
3. **S 89° 37' 35" W, 209.53** feet with the south line of said Quarter Section to the southeast corner of Brenda K. Hoover in O.R. 408, Page 1019 and O.R. 827, Page 1104 ~ witnessed by a stone found N 02° 37' 03" W at 0.78 feet;
4. **N 02° 37' 03" W, 572.55** feet with the east line of Hoover to a Purdy pin found;
5. **N 86° 40' 34" E, 209.53** feet with the south line and extension of Eric L. & Kristen Collins in O.R. 935, Page 2372, to a capped pin set;
6. **S 02° 36' 12" E, 337.38** feet to a capped pin set;

7. **N 89° 19' 17" E, 794.70** feet to a point on the east line of said Quarter Section and in C.R.52 (Kidron Rd.) ~ witnessed by a capped pin S 89° 19' 17" W at 29.43 feet;
8. **S 00° 34' 31" E, 30.00** feet with the east line of said Quarter Section and in C.R.52 (Kidron Rd.) to the place of beginning and containing within said bounds **3.326** acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 456 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2023.

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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