

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

BOUNDARY DESCRIPTION OF 2.283 ACRE PARCEL

Situated in the Township of Baughman Township, T-17N; R-11W, Northeast Quarter Section 17, County of Wayne, and State of Ohio:

Known as being lands conveyed to Steiner Limited Partnership in O.R. 269, Page 266 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the northeast corner of the Northeast Quarter of Section 17;

Thence S 00° 41' 37" E, 606.84 feet with the east line of said Quarter Section and in T.R.130 (Tannerville Rd.) to the southeast corner of a 30' Drive Easement;

Thence S 87° 30' 20" W, 305.50 feet with the south line of said 30' Drive Easement to a point of curvature;

Thence 30.35 feet along said 30' Drive easement, along an arc of curve deflecting to the left with a radius of 20.00 feet and a chord which bears S 44° 01' 37" W, 27.52 feet to a point;

Thence S 00° 32' 54" W along said 30' Drive Easement to a capped pin set and being the principal place of beginning;

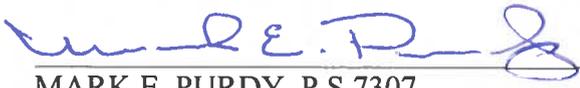
THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. S 00° 32' 54" W, 225.00 feet to a capped pin set;
2. S 81° 31' 20" W, 406.00 feet to a capped pin set;
3. N 04° 50' 17" E, 287.39 feet to a capped pin set;
4. S 89° 46' 14" E, 379.48 feet to the place of beginning and containing within said bounds 2.283 acres of land, more or less, and subject to all legal highways and easements of record.

For survey See Volume XX, Page 616 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in June 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: _____

Prior Deed Reference: _____



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BOUNDARY DESCRIPTION OF A 30' DRIVE EASEMENT

Situated in the Township of Baughman Township, T-17N; R-11W, Northeast Quarter Section 17, County of Wayne, and State of Ohio:

Known as being lands conveyed to Steiner Limited Partnership in O.R. 269, Page 266 of Wayne County Recorder's Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the northeast corner of the Northeast Quarter of Section 17;

Thence S 00° 41' 37" E, 576.83 feet with the east line of said Quarter Section and in T.R.130 (Tannerville Rd.) to the northeast corner of a 30' Drive Easement and being the principal place of beginning;

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. S 00° 41' 37" E, 30.01 feet and continuing with the east line of said Quarter Section and in T.R.130 (Tannerville Rd.) to a point;
2. S 87° 30' 20" W, 305.50 feet to a point of curvature;
3. 30.35 feet along an arc of a curve deflecting to the left, with a radius of 20.00 feet and a chord which bears S 44° 01' 37" W, 27.52 feet to a point;
4. S 00° 32' 54" W, 89.43 feet to a capped pin set;
5. N 89° 46' 14" W, 30.00 feet to a point;
6. N 00° 32' 54" E, 89.59 feet to a point of curvature;
7. 75.88 feet along an arc of a curve deflecting to the right, with a radius of 50.00 feet and a chord which bears N 44° 01' 37" E, 68.81 feet to a point;

8. N 87° 30' 20" E, 306.44 feet to the place of beginning and subject to all legal highways and easements of record.

For survey See Volume XX, Page 616 of the Wayne County Survey Records.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in June 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: _____

Prior Deed Reference: _____

