

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

DESCRIPTION OF A 5.169 ACRE PARCEL

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Southwest and Southeast Quarters of Section 5 and Northwest and Northeast Quarters of Section 8, T-16N, R-11W and being a part of Badoja Heritage, LLC in O.R.908, Page 606;

Commencing at a 1" pipe found marking the southeast corner of Southwest Quarter of Section 5;

Thence S 86° 17'03" E, 27.49 feet with the Section line between 5 & 8 to the east line of proposed parcel;

Thence S 00° 16'02" W, 101.32 feet with the east line of proposed parcel to a point in the centerline of U.S. 30 (Lincoln Way) and being the place of beginning of the parcel herein described~ witnessed by a capped pin set N 00° 16'02" E at 38.52 feet;

Thence with following **4 (FOUR)** courses:

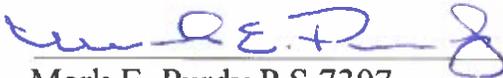
- 1) **S 75° 34'11" W, 260.77** feet with the centerline of U.S. 30 (Lincoln Way) to the southeast corner of Badoja Farms, Inc. and in O.R.927, Page 2807 ~ witnessed by a capped pin set N 00° 42'12" W at 35.10 feet;
- 2) **N 00° 42'12" W, 892.90** feet with the easterly line of Badoja Farms, Inc. and passing through the division line of Section 5 & 8, to a Purdy pin found;
- 3) **N 87° 45'42" E, 267.62** feet and passing through a Purdy pin at 33.05 feet marking a southeast corner of Badoja Farms Inc. to a capped pin set;

- 4) **S 00° 16' 02" W, 838.31** feet to the place of beginning and containing within said bounds **5.169** acres be the same more or less, but subject to all right of ways and easements of record. Of which 4.158 ac. are in the Southwest Quarter of Section 5, 0.232 ac. are in the Southeast Quarter of Section 5, 0.749 ac. are in the Northwest Quarter of Section 8 and 0.030 ac. are in the Northeast Quarter of Section 8.

Basis of Bearings: Relative to Grid North of the Ohio State Plane Coordinate System.

This description was prepared by Mark E. Purdy P.S.7307 completed in November of 2023.

See Wayne County Survey Records Volume XX; Page 6065
For Survey.


Mark E. Purdy P.S.7307, 11-30-23
Date



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DESCRIPTION OF A DRIVE EASEMENT

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northeast & Northwest Quarters of Section 8, T-16N, R-11W and lands of Badoja Heritage, LLC in O.R.908, Page 606;

Commencing at a 1" pipe found marking the northeast corner of Northwest Quarter of Section 8;

Thence S 86° 17'03" E, 27.49 feet with the north line of the Northeast Quarter of Section 8, to a point being the principal place of beginning of the Drive Easement;

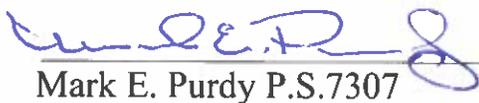
Thence with following **4 (FOUR)** courses:

- 1) **S 00° 16'02" W, 62.80** feet to a point on the north right of way of U.S.30 (Lincoln Way);
- 2) **S 74° 52'42" W, 161.80** feet along said right of way to a point;
- 3) **N 00° 16'02" E, 62.80** feet to a point;
- 4) **N 74° 52'42" E, 161.80** feet to the place of beginning.

Basis of Bearings: Relative to Grid North of the Ohio State Plane Coordinate System.

This description was prepared by Mark E. Purdy P.S.7307 completed in November of 2023.

See Wayne County Survey Records Volume XX ; Page 665
For Survey.


Mark E. Purdy P.S.7307

11-30-23
Date



Inverse with Area

Thu Nov 30 08:26:04 2023

PntNo	Bearing	Distance	Northing	Easting	Description
PP			413886.76	2180104.52	
	S 00°16'02" W	101.32			
PP			413785.44	2180104.05	
	S 75°34'11" W	260.77			
PP			413720.46	2179851.50	
	N 00°42'12" W	892.90			
306			414613.29	2179840.54	
	N 87°45'42" E	267.62			
PP			414623.74	2180107.96	
	S 00°16'02" W	736.99			
PP			413886.76	2180104.52	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2259.60					

Area: 5.169, 225165

Inverse with Area

Thu Nov 30 08:28:14 2023

PntNo	Bearing	Distance	Northing	Easting	Description
PP			413887.65	2180090.81	
	S 89°28'08" W	241.34			
PP			413885.42	2179849.48	
	N 00°42'12" W	727.93			
306			414613.29	2179840.54	
	N 87°45'42" E	253.89			
PP			414623.21	2180094.24	
	S 00°16'02" W	735.56			
PP			413887.65	2180090.81	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1958.72					

Area: 4.158, 181125