

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

**BOUNDARY DESCRIPTION OF 7.000 ACRE PARCEL**

Situated in the Township of Baughman, T-17N; R-11W, Southeast Quarter of Section 18, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Avenell Yerian in Volume 182; Page 977 & Volume 613; Page 534 of Wayne County Official Records and further bounded and described as follows;

Commencing at a spike set at the northeast corner of said Southeast Quarter and in Forrer Road (T.R. 123) ~ witnessed by a 3/4" solid pin found N 488° 26' 02" W, 24.31 feet;

Thence S 01° 34' 29" E, 528.00 feet along the east line of said Southeast Quarter and in said Forrer Road to a point and being the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set S 72° 57' 56" W, 24.24 feet:

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

1. continuing S 01° 34' 29" E, 332.58 feet along the east line of said Southeast Quarter and in said Forrer Road to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set N 85° 18' 09" W, 10.00 feet;
2. N 85° 18' 09" W, 189.99 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set N 85° 18' 09" W, 10.00 feet;
3. S 53° 59' 40" W, 204.39 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set S 01° 34' 29" W, 6.00 feet;
4. S 64° 23' 20" W, 341.75 feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
5. S 49° 11' 32" W, 253.50 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set N 01° 34' 29" W, 20.00 feet;
6. N 01° 34' 29" W, 529.75 feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
7. N 80° 06' 18" E, 521.28 feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;

8. N 59° 50' 45" E, 105.75 feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;

Continued on Page 2

Page 2 (Description 7.000 ac.)

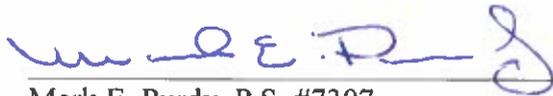
9. N 72° 57' 56" E, 266.90 feet along a new division line as being the place of beginning and containing within said bounds 7.000 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2024.

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

See Wayne County Survey Records Volume XX ; Page 676 for survey.

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



Mark E. Purdy, P.S. #7307



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Home Phone 330-828-8543

**BOUNDARY DESCRIPTION OF 1.961 ACRE PARCEL**

Situated in the Township of Baughman, T-17N; R-11W, Southeast Quarter of Section 18, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Avenell Yerian in Volume 182; Page 977 & Volume 613; Page 534 of Wayne County Official Records and further bounded and described as follows;

Commencing at a spike set at the northeast corner of said Southeast Quarter and in Forrer Road (T.R. 123) ~ witnessed by a 3/4" solid pin found N 88° 26' 02" W, 24.31 feet;

Thence S 01° 34' 29" E, 860.58 feet along the east line of said Southeast Quarter and in said Forrer Road to a point and being the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set N 85° 18' 09" W, 10.00 feet:

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

1. continuing **S 01° 34' 29" E, 250.65** feet along the east line of said Southeast Quarter and in said Forrer Road to a point at the northeast corner of lands conveyed to Susan J. & Thomas W. Snader in Volume 927; Page 880 & Volume 959; Page 1058 of said Official Records ~ witnessed by a 5/8" rebar found S 88° 20' 40" W, 20.00 feet;
2. **S 88° 20' 40" W, 357.43** feet along the north line of said Snader lands to a record "PURDY" pin at the northwest corner thereof;
3. **N 01° 34' 29" W, 156.35** feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set S 01° 34' 29" E, 6.00 feet;
4. **N 53° 59' 40" E, 204.39** feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set N 85° 18' 09" W, 10.00 feet;
5. **S 85° 18' 09" E, 189.99** feet along a new division line as being the place of beginning and containing within said bounds **1.961** acres of land, more or less, and subject to all legal highways and easements of record.

Continued on Page 2

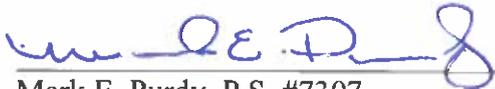
Page 2 (Description 1.961 ac.)

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2024.

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

See Wayne County Survey Records Volume ~~XX~~ ; Page ~~676~~ for survey.

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

  
\_\_\_\_\_  
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**BOUNDARY DESCRIPTION OF 27.465 ACRE PARCEL**

Situated in the Township of Baughman, T-17N; R-11W, Southeast Quarter of Section 18, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Avenell Yerian in Volume 182; Page 977 & Volume 613; Page 534 of Wayne County Official Records and further bounded and described as follows;

Commencing at a spike found at the southeast corner of said Southeast Quarter and in Forrer Road (T.R. 123);

Thence N 01° 34' 29" W, 740.52 feet along the east line of said Southeast Quarter and in said Forrer Road to the northeast corner of lands conveyed to Dean M. & Linda M. Arnold in Volume 436; Page 1635 & Volume 442, Page 124 of said Official Records and being the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set S 89° 48' 01" W, 25.00 feet:

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

1. S 89° 48' 01" W, 2229.91 feet along the north line of said Arnold lands to a 5/8" rebar with I.D. cap marked "PURDY 7307" set on an east line of lands conveyed to Pennsylvania Lines, LLC in Volume 257; Page 681 of said Official Records;
2. N 22° 42' 33" E, 198.40 feet along an east line of said Pennsylvania Lines, LLC lands to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
3. N 23° 13' 44" E, 254.31 feet along an east line of said Pennsylvania Lines, LLC lands to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
4. S 89° 57' 51" E, 872.76 feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
5. N 49° 11' 32" E, 644.25 feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
6. N 64° 23' 20" E, 341.75 feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set S 01° 34' 29" E, 6.00 feet;

7. **S 01° 34' 29" E, 416.87** feet, passing through a record capped "PURDY" pin at a distance of 156.35 feet, along a new division line and a west line of lands conveyed to Susan J. & Thomas W. Snader in Volume 927; Page 880 & Volume 959; Page 1058 of said Official Records to a record capped "PURDY" pin at the southwest corner thereof;

Continued on Page 2  
Page 2 (Description 27.465 ac.)

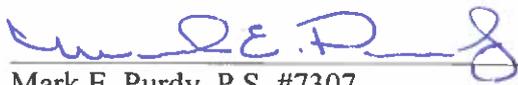
8. **N 88° 31' 26" E, 357.43** feet along the south line of said Snader lands to the east line of aforesaid Southeast Quarter and in said Forrer Road ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set S 88° 31' 26" W, 25.00 feet;
9. **S 01° 34' 29" E, 569.86** feet along the east line of said Southeast Quarter and in said Forrer Road and being the place of beginning and containing within said bounds **27.465** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2024.

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

See Wayne County Survey Records Volume XX ; Page 676 for survey.

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

  
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**BOUNDARY DESCRIPTION OF 41.211 ACRE PARCEL**

Situated in the Township of Baughman, T-17N; R-11W, Southeast Quarter of Section 18, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Avenell Yerian in Volume 182; Page 977 & Volume 613; Page 534 of Wayne County Official Records and further bounded and described as follows;

Beginning at a spike set at the northeast corner of said Southeast Quarter and in Forrer Road (T.R. 123) ~ witnessed by a 3/4" solid pin found N 88° 26' 02" W, 24.31 feet:

**THENCE WITH THE FOLLOWING TWELVE (12) COURSES:**

1. **S 01° 34' 29" E, 528.00** feet along the east line of said Southeast Quarter and in said Forrer Road to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set S 72° 57' 56" W, 24.24 feet;
2. **S 72° 57' 56" W, 266.90** feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
3. **S 59° 50' 45" W, 105.75** feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
4. **S 80° 06' 18" W, 521.28** feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
5. **S 01° 34' 29" E, 529.75** feet along a new division line to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "PURDY 7307" set N 01° 34' 29" W, 20.00 feet;
6. **S 49° 11' 32" W, 390.75** feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
7. **N 89° 57' 51" W, 872.76** feet along a new division line to a 5/8" rebar with I.D. cap marked "PURDY 7307" set on an east line of lands conveyed to Pennsylvania Lines, LLC in Volume 257; Page 681 of said Official Records;

8. N 23° 13' 44" E, 265.72 feet along an east line of said Pennsylvania Lines, LLC lands to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
9. N 23° 15' 03" E, 500.02 feet along an east line of said Pennsylvania Lines, LLC lands to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;

Continued on Page 2

Page 2 (Description 41.211 ac.)

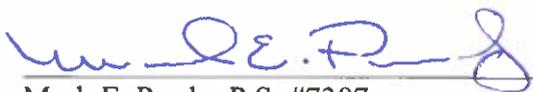
10. N 22° 06' 18" E, 500.02 feet along an east line of said Pennsylvania Lines, LLC lands to a 5/8" rebar with I.D. cap marked "PURDY 7307" set;
11. N 22° 05' 22" E, 383.09 feet along an east line of said Pennsylvania Lines, LLC lands to a 5/8" rebar with I.D. cap marked "PURDY 7307" set on the north line of the aforesaid Southeast Quarter;
12. N 89° 31' 42" E, 1365.25 feet along the north line of said Southeast Quarter as being the place of beginning and containing within said bounds 41.211 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in January of 2024.

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

See Wayne County Survey Records Volume XX; Page 676 for survey.

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

  
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Mark E. Purdy, P.S. #7307



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Inverse With Area					Thu Jan 4 12:15:39 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			437981.32	2177360.16	
	S 01°34'29" E	528.00			
PP			437453.51	2177374.67	
	S 72°57'56" W	266.90			
PP			437375.32	2177119.48	
	S 59°50'45" W	105.75			
PP			437322.20	2177028.03	
	S 80°06'18" W	521.28			
PP			437232.62	2176514.51	
	S 01°34'29" E	529.75			
PP			436703.07	2176529.07	
	S 49°11'32" W	390.75			
PP			436447.70	2176233.30	
	N 89°57'51" W	872.76			
PP			436448.24	2175360.54	
	N 23°13'44" E	265.72			
PP			436692.42	2175465.35	
	N 23°15'03" E	500.02			
PP			437151.84	2175662.73	
	N 22°06'18" E	500.02			
PP			437615.11	2175850.90	
	N 22°05'22" E	383.09			
PP			437970.08	2175994.96	
	N 89°31'42" E	1365.25			
PP			437981.32	2177360.16	
Closure Error Distance> 0.0000					
Total Distance Inversed> 6229.31					
Area: 41.211 AC., 1795169.4 SF.					

Inverse With Area					Thu Jan 4 12:16:41 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			437453.51	2177374.67	
	S 01°34'29" E	332.58			
PP			437121.06	2177383.81	
	N 85°18'09" W	189.99			
PP			437136.61	2177194.46	
	S 53°59'40" W	204.39			
PP			437016.46	2177029.12	
	S 64°23'20" W	341.75			
PP			436868.74	2176720.94	
	S 49°11'32" W	253.50			
PP			436703.07	2176529.07	
	N 01°34'29" W	529.75			
PP			437232.62	2176514.51	
	N 80°06'18" E	521.28			
PP			437322.20	2177028.03	
	N 59°50'45" E	105.75			
PP			437375.32	2177119.48	
	N 72°57'56" E	266.90			
PP			437453.51	2177374.67	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2745.90					
Area: 7.000 AC., 304920.0 SF.					

Inverse With Area					Tue Jan 2 11:44:12 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			437121.06	2177383.81	
	S 01°34'29" E	250.65			
PP			436870.50	2177390.70	
	S 88°20'40" W	357.43			
PP			436860.17	2177033.42	
	N 01°34'29" W	156.35			
PP			437016.46	2177029.12	
	N 53°59'40" E	204.39			
PP			437136.61	2177194.46	
	S 85°18'09" E	189.99			
PP			437121.06	2177383.81	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1158.81					
Area: 1.961 AC., 85399.8 SF.					

Inverse With Area					Tue Jan 2 11:45:23 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			436608.95	2177397.89	
	S 01°34'29" E	569.86			
PP			436039.31	2177413.55	
	S 89°48'01" W	2229.91			
PP			436031.53	2175183.65	
	N 22°42'33" E	198.40			
PP			436214.55	2175260.25	
	N 23°13'44" E	254.31			
PP			436448.24	2175360.54	
	S 89°57'51" E	872.76			
PP			436447.70	2176233.30	
	N 49°11'32" E	644.25			
PP			436868.74	2176720.94	
	N 64°23'20" E	341.75			
PP			437016.46	2177029.12	
	S 01°34'29" E	416.87			
PP			436599.75	2177040.58	
	N 88°31'26" E	357.43			
PP			436608.95	2177397.89	
Closure Error Distance> 0.0000					
Total Distance Inversed> 5885.54					
Area: 27.465 AC., 1196383.5 SF.					

Inverse With Area				Tue Jan 2 11:44:12 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			437121.06	2177383.81	
	S 01°34'29" E	250.65			
PP			436870.50	2177390.70	
	S 88°20'40" W	357.43			
PP			436860.17	2177033.42	
	N 01°34'29" W	156.35			
PP			437016.46	2177029.12	
	N 53°59'40" E	204.39			
PP			437136.61	2177194.46	
	S 85°18'09" E	189.99			
PP			437121.06	2177383.81	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1158.81					
Area: 1.961 AC., 85399.8 SF.					

Inverse With Area				Tue Jan 2 11:45:23 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			436608.95	2177397.89	
	S 01°34'29" E	569.86			
PP			436039.31	2177413.55	
	S 89°48'01" W	2229.91			
PP			436031.53	2175183.65	
	N 22°42'33" E	198.40			
PP			436214.55	2175260.25	
	N 23°13'44" E	254.31			
PP			436448.24	2175360.54	
	S 89°57'51" E	872.76			
PP			436447.70	2176233.30	
	N 49°11'32" E	644.25			
PP			436868.74	2176720.94	
	N 64°23'20" E	341.75			
PP			437016.46	2177029.12	
	S 01°34'29" E	416.87			
PP			436599.75	2177040.58	
	N 88°31'26" E	357.43			
PP			436608.95	2177397.89	
Closure Error Distance> 0.0000					
Total Distance Inversed> 5885.54					
Area: 27.465 AC., 1196383.5 SF.					

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Inverse With Area					Thu Jan 4 12:15:39 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			437981.32	2177360.16	
	S 01°34'29" E	528.00			
PP			437453.51	2177374.67	
	S 72°57'56" W	266.90			
PP			437375.32	2177119.48	
	S 59°50'45" W	105.75			
PP			437322.20	2177028.03	
	S 80°06'18" W	521.28			
PP			437232.62	2176514.51	
	S 01°34'29" E	529.75			
PP			436703.07	2176529.07	
	S 49°11'32" W	390.75			
PP			436447.70	2176233.30	
	N 89°57'51" W	872.76			
PP			436448.24	2175360.54	
	N 23°13'44" E	265.72			
PP			436692.42	2175465.35	
	N 23°15'03" E	500.02			
PP			437151.84	2175662.73	
	N 22°06'18" E	500.02			
PP			437615.11	2175850.90	
	N 22°05'22" E	383.09			
PP			437970.08	2175994.96	
	N 89°31'42" E	1365.25			
PP			437981.32	2177360.16	
Closure Error Distance> 0.0000					
Total Distance Inversed> 6229.31					
Area: 41.211 AC., 1795169.4 SF.					

Inverse With Area					Thu Jan 4 12:16:41 2024
PntNo	Bearing	Distance	Northing	Easting	Description
PP			437453.51	2177374.67	
	S 01°34'29" E	332.58			
PP			437121.06	2177383.81	
	N 85°18'09" W	189.99			
PP			437136.61	2177194.46	
	S 53°59'40" W	204.39			
PP			437016.46	2177029.12	
	S 64°23'20" W	341.75			
PP			436868.74	2176720.94	
	S 49°11'32" W	253.50			
PP			436703.07	2176529.07	
	N 01°34'29" W	529.75			
PP			437232.62	2176514.51	
	N 80°06'18" E	521.28			
PP			437322.20	2177028.03	
	N 59°50'45" E	105.75			
PP			437375.32	2177119.48	
	N 72°57'56" E	266.90			
PP			437453.51	2177374.67	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2745.90					
Area: 7.000 AC., 304920.0 SF.					