

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

## **DESCRIPTION OF A 10.000 ACRE PARCEL**

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northwest Quarter and Southwest Quarter of Section 13, T-16N, R-11W and being a part of Keith A. Withrich in O.R. 895, Page 786;

Commencing at a capped rebar found marking the southeast corner of Northwest Quarter of Section 13 ~ witnessed by a Purdy pin found S 00° 21' 07" E at 30.00 feet;

Thence S 88° 59' 24" W, 538.91 feet with the south line of Farris Dairy Farms Inc. in O.R.740, Page 149 to a point and being the place of beginning of the parcel herein described ~ witnessed by a capped pin set S 02° 08' 55" E at 11.64 feet;

Thence with following **9 (NINE)** courses:

- 1) **S 02° 08' 55" E, 406.84** feet and into the Southwest Quarter Section to a point ~ witnessed by a capped pin set S 87° 51' 05" W at 12.00 feet;
- 2) **S 12° 28' 55" E, 341.40** feet to a point ~ witnessed by a capped pin set S 77° 31' 05" W at 12.00 feet;
- 3) **S 01° 06' 00" E, 474.07** feet to a capped pin set;
- 4) **N 89° 24' 45" W, 721.21** feet to a capped pin set;
- 5) **N 09° 10' 44" W, 167.77** feet, to a capped pin set;
- 6) **N 31° 29' 10" E, 342.03** feet, to a 5/8" rebar found and being the southwest corner of Bradley & Abby Withrich in O.R.907, Page 3593;

- 7) **N 88° 59'24" E, 374.85** feet, with the south line of Bradley & Abbey Withrich to a 5/8" rebar found and marking the southeast corner thereof;
- 8) **N 05° 32'44" W, 743.08** feet, with the east line of Bradley & Abby Withrich and passing into the Northwest Quarter Section at 733.65 feet to the northeast corner thereof and also being the south line of Farriss Dairy Farms Inc.;
- 9) **N 88° 59'24" E, 168.19** feet, with the south line of Farriss Dairy Farms Inc. and in T.R. 334 (Withrich Rd.) to the place of beginning and containing within said bounds **10.000** acres be the same more or less, but subject to all right of ways and easements of record.

Basis of Bearings: Relative to record survey "WW"-327.

This description was prepared by Mark E. Purdy P.S.7307 completed in March of 2024.

See Wayne County Survey Records Volume XX ; Page 755  
For Survey.

  
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## **DESCRIPTION OF A 12.079 ACRE PARCEL**

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northwest Quarter and Southwest Quarter of Section 13, T-16N, R-11W and being a part of Keith A. Withrich in O.R. 895, Page 786;

Beginning at a capped rebar found marking the northeast corner of Southwest Quarter of Section 13 ~ witnessed by a Purdy pin found S 00° 21'07" E at 30.00 feet;

Thence with following 7 (SEVEN) courses:

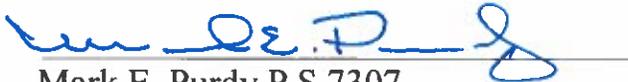
- 1) **S 00° 21'07" E, 2187.26** feet along east line of the Southwest Quarter Section to a 5/8" rebar found marking the northeast corner of an 8.432 acre parcel of the Grantor;
- 2) **S 89° 05'10" W, 449.46** feet with the north line of said 8.432 acre parcel to a 5/8" rebar found;
- 3) **N 41° 09'50" W, 22.02** feet with a northerly line of said 8.432 acre parcel to a point;
- 4) **N 00° 35'15" E, 1010.06** feet, to a capped pin set;
- 5) **N 73° 54'57" E, 433.51** feet, to a capped pin set;
- 6) **N 00° 21'07" W, 1047.20** feet and passing into the Northwest Quarter of said Section at 1046.80 feet, to the south line of Farris Dairy Farms Inc. in O.R.740, Page 1337 and in T.R.334 (Withrich Rd.) ~ witnessed by a capped pin set S 00° 21'07" W at 30.00 feet;

- 7) **N 88° 59'24" E, 30.00** feet and with the south line of Farris Farms Inc. and in T.R.334 (Withrich Rd.), to the place of beginning and containing within said bounds **12.079** acres be the same more or less, but subject to all right of ways and easements of record.

Basis of Bearings: Relative to record survey "WW"-327.

This description was prepared by Mark E. Purdy P.S.7307 completed in March of 2024.

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## **DESCRIPTION OF A 8.432 ACRE PARCEL**

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northwest Quarter and Southwest Quarter of Section 13, T-16N, R-11W and being a part of a 10.84 acre parcel of Keith A. Withrich in O.R. 895, Page 786;

Beginning at a stone found, marking the southeast corner of said Quarter Section ~ witnessed by a Rudolph pin found on the south side;

Thence with following **9 (NINE)** courses:

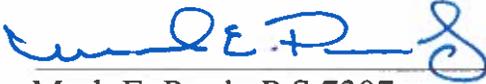
- 1) **S 89° 05' 10" W, 764.28** feet with the south line of said Quarter Section, to a capped pin set being the southwest corner of said 10.84 acre parcel;
- 2) **N 00° 24' 06" W, 235.70** feet with the west line of said 10.84 acre parcel to a point ~ witnessed by a capped pin set **S 48° 49' 38" W** at 2.08 feet;
- 3) **N 48° 49' 38" E, 143.82** feet, to a capped pin set;
- 4) **N 40° 00' 49" E, 194.30** feet, to a capped pin set;
- 5) **N 46° 57' 57" E, 89.11** feet, to a capped pin set;
- 6) **N 00° 35' 15" E, 26.09** feet, to a point on the north line of said 10.84 acre parcel;
- 7) **S 41° 09' 50" E, 22.02** feet, with a north line of said 10.84 acre parcel, to a 5/8" rebar found;
- 8) **N 89° 05' 10" E, 449.46** feet with the a north line of said 10.84 acre parcel, to a 5/8" rebar found and being the northeast corner thereof and on the east line of said Southwest Quarter;

- 9) **S 00° 21' 07" E, 544.50** feet with the east line of said Southwest Quarter, to the place of beginning and containing within said bounds **8.432** acres be the same more or less, but subject to all right of ways and easements of record.

Basis of Bearings: Relative to record survey "WW"-327.

This description was prepared by Mark E. Purdy P.S.7307 completed in March of 2024.

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## **DESCRIPTION OF A 20.511 ACRE PARCEL**

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and being known as being a part of the Northwest Quarter and Southwest Quarter of Section 13, T-16N, R-11W and being a part of Keith A. Withrich in O.R. 895, Page 786;

Beginning at a capped rebar found marking the northeast corner of Southwest Quarter of Section 13 ~ witnessed by a Purdy pin found S 00° 21'07" E at 30.00 feet;

Thence with following **10 (TEN)** courses:

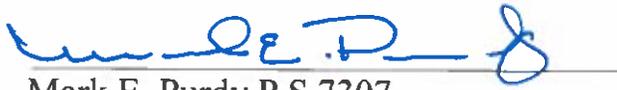
- 1) **S 00° 21'07" E, 2731.76** feet along east line of the Southwest Quarter Section to a stone found, marking the southeast corner of said Quarter Section ~ witnessed by a Rudolph pin found on the south side;
- 2) **S 89° 05'10" W, 764.28** feet with the south line of said Quarter Section, to a capped pin set;
- 3) **N 00° 24'06" W, 235.70** feet to a point ~ witnessed by a capped pin set S 48° 49'38" W at 2.08 feet;
- 4) **N 48° 49'38" E, 143.82** feet, to a capped pin set;
- 5) **N 40° 00'49" E, 194.30** feet, to a capped pin set;
- 6) **N 46° 57'57" E, 89.11** feet, to a capped pin set;
- 7) **N 00° 35'15" E, 1036.14** feet, to a capped pin set;
- 8) **N 73° 54'57" E, 433.51** feet, to a capped pin set;

- 9) **N 00° 21'07" W, 1047.20** feet and passing into the Northwest Quarter of said Section at 1046.80 feet, to the south line of Farris Dairy Farms Inc. in O.R.740, Page 1337 and in T.R.334 (Withrich Rd.) ~ witnessed by a capped pin set S 00° 21'07" W at 30.00 feet;
- 10) **N 88° 59'24" E, 30.00** feet and with the south line of Farris Farms Inc. and in T.R.334 (Withrich Rd.), to the place of beginning and containing within said bounds **20.511** acres be the same more or less, but subject to all right of ways and easements of record.

Basis of Bearings: Relative to record survey "WW"-327.

This description was prepared by Mark E. Purdy P.S.7307 completed in March of 2024.

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## Inverse With Area

Sat Mar 23 07:50:39 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			403106.07	2201598.50	
	S 89°05'10" W	764.28			
PP			403093.88	2200834.31	
	N 00°24'06" W	235.70			
PP			403329.57	2200832.66	
	N 48°49'38" E	143.82			
204			403424.26	2200940.92	
	N 40°00'49" E	194.30			
202			403573.07	2201065.85	
	N 46°57'57" E	89.11			
201			403633.89	2201130.99	
	N 00°35'15" E	26.09			
PP			403659.97	2201131.26	
	S 41°09'50" E	22.02			
PP			403643.39	2201145.75	
	N 89°05'10" E	449.46			
PP			403650.56	2201595.15	
	S 00°21'07" E	544.50			
PP			403106.07	2201598.50	

Closure Error Distance> 0.0000  
Total Distance Inversed> 2469.28

Area: 8.432

Inverse with Area

Tue Apr 16 07:32:09 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			405837.78	2201581.72	
	S 00°21'07" E	2187.26			
PP			403650.56	2201595.15	
	S 89°05'10" W	449.46			
PP			403643.39	2201145.75	
	N 41°09'50" W	22.02			
PP			403659.97	2201131.26	
	N 00°35'15" E	1010.06			
203			404669.97	2201141.61	
	N 73°54'57" E	433.51			
PP			404790.08	2201558.15	
	N 00°21'07" W	1047.20			
PP			405837.25	2201551.72	
	N 88°59'24" E	30.00			
PP			405837.78	2201581.72	
Closure Error Distance> 0.0000					
Total Distance Inversed> 5179.51					

Area: 12.079

Inverse With Area

Wed Mar 20 07:00:14 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP	S 02°08'55" E	406.84	405828.28	2201042.90	
PP	S 12°28'55" E	341.40	405421.73	2201058.15	
PP	S 01°06'00" E	474.07	405088.39	2201131.94	
PP	N 89°24'45" W	721.21	404614.41	2201141.04	
PP	N 09°10'44" W	167.77	404621.81	2200419.87	
212	N 31°29'10" E	342.03	404787.43	2200393.11	
PP	N 88°59'24" E	374.85	405079.11	2200571.75	
PP	N 05°32'44" W	743.08	405085.71	2200946.54	
PP	N 88°59'24" E	168.19	405825.32	2200874.73	
PP			405828.28	2201042.90	
Closure Error Distance> 0.0000					
Total Distance Inversed> 3739.45					

Area: 10.000

Inverse With Area

Wed Mar 20 07:01:37 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP	S 00°21'07" E	2731.76	405837.78	2201581.72	
PP	S 89°05'10" W	764.28	403106.07	2201598.50	
PP	N 00°24'06" W	235.70	403093.88	2200834.31	
PP	N 48°49'38" E	143.82	403329.57	2200832.66	
204	N 40°00'49" E	194.30	403424.26	2200940.92	
202	N 46°57'57" E	89.11	403573.07	2201065.85	
201	N 00°35'15" E	1036.14	403633.89	2201130.99	
203	N 73°54'57" E	433.51	404669.97	2201141.61	
PP	N 00°21'07" W	1047.20	404790.08	2201558.15	
PP	N 88°59'24" E	30.00	405837.25	2201551.72	
PP			405837.78	2201581.72	
Closure Error Distance> 0.0000					
Total Distance Inversed> 6705.83					

Area: 20.511

Inverse With Area

Wed Mar 20 06:50:26 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP	S 02°08'55" E	7.17	403419.19	2199429.71	
PP	S 88°13'38" W	167.61	403412.02	2199429.98	
PP	N 05°32'44" W	9.43	403406.84	2199262.45	

PP N 88°59'24" E 168.19 403416.22 2199261.54  
 PP 403419.19 2199429.71  
 Closure Error Distance> 0.0000  
 Total Distance Inversed> 352.40

Area: 0.032  
 Inverse With Area

Thu Mar 21 13:53:03 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP	S 88°13'38" W	30.01	405837.78	2201581.72	
PP	N 00°21'07" W	0.40	405836.85	2201551.73	
PP	N 88°59'24" E	30.00	405837.25	2201551.72	
PP			405837.78	2201581.72	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E  
 Closure Precision> 1 in 18521165427.1 Total Distance Inversed> 60.41

Area: 0.000