

# Don R. Wallick Auctions, Inc.

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# Auction



## Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

### DESCRIPTION OF A 4.501 ACRE PARCEL - PARCEL B

Situated in the Township of Wayne, County of Tuscarawas and State of Ohio, being part of Lot 23, 2nd Quarter of Township 9, Range 3, United States Military District, now or formerly owned by Earl Maurer Jr. (P.N. 69-00024.000) as recorded in Vol. 503, Page 746 and now or formerly owned by Mary K. Maurer (P.N. 69-00025.000), P.N. 69-00027.000 & P.N. 69-00009.000) as recorded in Vol. 515, Pg. 803 of the Tuscarawas County Record of Deeds and being more particularly described as follows:

**Beginning** at a 28" Walnut Tree found at the Southwest corner of said Lot 23, the same being the southeast corner of a parcel conveyed to Darlene E. Ault and Russell E. Ault in OR Vol. 1121, Page 1817 of said County Deed Record and the south line of said Wayne Township; Thence along the east line of said Lot 23, N 01°00'51" E, a distance of 859.00 feet to a point and the centerline of Winklepleck Road (CR-73, 60 Feet Wide), the same being the southwest corner of a parcel conveyed to Darlene J. Beller and Timothy A. Beller in OR Vol. 1295, Page 2145 of said County Deed Record, and passing on line an iron pin set at 827.39 feet; Thence along the centerline of said Winklepleck Road, S 70°38'41" E, a distance of 251.59 feet to the **True Place of Beginning** of the parcel herein described;

Course No. 1; Thence continuing along the centerline of said Winklepleck Road, S 71°23'32" E, a distance of 205.54 feet to a point and the northwest corner of a parcel conveyed to Matthew Miller in OR Vol. 1252, Page 1683 of said County Deed Record;

Course No. 2; Thence along the west line of said Miller parcel, S 10°03'42" W, a distance of 492.95 feet to a ¾" iron pipe found at the southwest corner of said Miller parcel, and passing on line a ¾" iron pipe found at 30.00 feet;

Course No. 3; Thence along the south line of said Miller parcel, and the south line of a parcel conveyed to Timothy R. Williams in OR Vol. 1157, Page 2464 of said County Deed Record, S 87°55'14" E, a distance of 177.95 feet to a ½" iron pipe found on the south line of said Williams parcel;

Course No. 4; Thence continuing along the south line of said Williams parcel, N 12°51'58" E, a distance of 136.60 feet to an iron pin set on the south line of said Williams parcel;

Course No. 5; Thence continuing along the south line of said Williams parcel, N 88°15'54" E, a distance of 14.80 feet to an iron pin set on the south line of said Williams parcel;

Course No. 6; Thence continuing along the south line of said Williams parcel, N 10°05'01" E, a distance of 6.20 feet to an iron pin set on the south line of said Williams parcel;

Course No. 7; Thence continuing along the south line of said Williams parcel, N 88°10'53" E, a distance of 373.71 feet to an iron pin set on the west line of a parcel conveyed to Debra L. Edwards in OR Vol. 1284, Page 105 of said County Deed Record;

Course No. 8; Thence along the west line of said Edwards parcel, S 16°30'20" W, a distance of 197.00 feet to an iron pin set on the west line of said Edwards parcel;

Course No. 9; Thence continuing along the west line of said Edwards parcel, N 88°00'53" W, a distance of 409.10 feet to an iron pin set on the west line of said Edwards parcel;

Course No. 10; Thence continuing along the west line of said Edwards parcel, S 06°43'07" W, a distance of 211.20 feet to a "BAIR GOODIE" iron pin found on the south line of said Lot 23, the same being the north line of a parcel conveyed to Richard L. and Catherine S. Harstine in Vol. 643, Page 315 of said County Deed Record and the south line of said Wayne Township;

Course No. 11; Thence along the south line of said Lot 23 and said Township line, N 88°11'35" W, a distance of 206.29 feet to an iron pin set at the southeast corner of a parcel conveyed to Earl Maurer Jr. in Vol. 515, Page 801 of said County Deed Record;

Course No. 12; Thence along the east line of said Earl Maurer Jr. parcel, N 06°25'22" E, a distance of 379.80 feet to an iron pin set at the northeast corner of said Earl Maurer Jr. parcel;

Course No. 13; Thence along the north line of said Earl Maurer Jr. parcel, N 87°10'14" W, a distance of 83.93 feet to an iron pin set at the southeast corner of said Inmel parcel;


Course No. 14; Thence along the east line of said Inmel parcel, N 04°22'14" E, a distance of 403.40 feet to the **Place of Beginning**, and containing 4.501 acres of land, more or less, (0.813 acres in P.N. 69-00024.000, 0.766 acres in P.N. 69-00025.000, 1.459 acres in P.N. 69-00027.000 and 1.463 acres in P.N. 69-00009.000) as surveyed by Terence R. Allison, P.S., Ohio Registration No. S-7176, for Diversified Engineering Inc., in July, 2013, but subject to all legal roads, highways, right of ways, easements and leases of record.

The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983.

All iron pins set are 30 inch X 3/4 inch round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

8/7/13  
Date



  
Terence R. Allison, P.S. Professional Surveyor No. S-7176





# AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 6900 WINKLEPLEX RD NW DUNDEE, OHIO

Buyer(s): \_\_\_\_\_

Seller(s): EARL & MARY MAURER

### I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_

AGENT(S)

BROKERAGE

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_

AGENT(S)

BROKERAGE

### II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage \_\_\_\_\_ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

### III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) DON R. WOLLECK (and real estate brokerage PISSOCRA - MATIAS REALTY) will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_
- represent only the (check one)  seller or  buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

### CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

\_\_\_\_\_  
BUYER/BUYERS

DATE

X Earl Maurer 8-12-13  
SELLER/SELLERS DATE

X Mary K Maurer 8-12-13  
SELLER/SELLERS DATE

\_\_\_\_\_  
BUYER/BUYERS

DATE

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**Auction Conducted By:**  
**Don R. Wallick Auctions, Inc.**  
**Auctioneers: Don R. Wallick**  
**Brennan R. Wallick**  
**Ryan W. Wallick**

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