

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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Description 1.603 acre parcel

Situated in the Township of Clinton (T-18 N, R-14 W), southwest quarter of Section 21, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 3/4 inch pipe found in Shreve Road aka S.R. 226 marking the southwest corner of the southwest quarter of Section 21, thence N 00 degrees 27' 37" W 788.63 feet along the section line to a 5/8 inch rebar found, thence N 84 degrees 07' 30" E 455.85 feet along the south line of a railroad to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 84 degrees 07' 30" E 189.97 feet along the south line of a railroad to an iron pin set;
- 2) S 05 degrees 54' 15" E 369.26 feet through the lands of Traco, LLC (O.R. 945 page 1130) to an iron pin set;
- 3) S 85 degrees 08' 15" W 190.00 feet through the lands of said Traco, LLC to an iron pin set;
- 4) N 05 degrees 54' 15" W 365.91 feet through the lands of said Traco, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 1.603 acres, but subject to all highways and easements of record.

This parcel has access by a 30 foot easement for the purpose of ingress and egress, further described as follows:

Situated in the Township of Clinton (T-18 N, R-14 W), southwest quarter of Section 21, County of Wayne and State of Ohio.

Commencing at a 3/4 inch pipe found in Shreve Road aka S.R. 226 marking the southwest corner of the southwest quarter of Section 21, thence N 89 degrees 22' 10" E


746.52 feet along the section line and along Shreve Road aka S.R. 226 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot easement:

- 1) N 09 degrees 42' 50" W 151.94 feet through the lands of Traco, LLC (O.R. 945 page 1130) to a point;
- 2) N 10 degrees 39' 51" W 333.92 feet through the lands of said Traco, LLC to a point on the south line of the above described 1.063 acres and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, January 17, 2023.
For survey, See Volume XX, Page 1013 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938

