

DESCRIPTION OF SURVEY

2.921 ACRE PARCEL

(11870 Rogue Hollow Rd.)

LANDS OF: JAMES P. & MARY L. WEBB

Situated in the Township of Chippewa, County of Wayne, State of Ohio, and known as being a part of the Northwest Quarter of Section 23, Township 18 North, Range 11 West and bounded and described as follows:

Beginning at a 1" iron pipe found in the centerline of Rogue Hollow Road. (T.R. 61) at the Northeast corner of the Northwest Quarter of Section 23;

Thence South 00° 14' 02" East along the East line of the Northwest Quarter of Section 23 and the centerline of Rogue Hollow Road. (T.R. 61), a distance of 528.98 feet to a point at the Southeast corner of lands, now or formerly, owned by Jame E. & Kathy Hassinger, said point also being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described;

- 1) Thence continuing South 00° 14' 02" East along the East line of the Northwest Quarter of Section 23 and the centerline of Rogue Hollow Road (T.R. 61), a distance of 150.00 feet to a point at the Northeast corner of lands, now or formerly, owned by Donna M. Eckert;
- 2) Thence South 89° 08' 46" West passing through a 1" iron pipe in bricks found at 21.27 feet and along the North line of said Eckert lands and along the North line of lands, now or formerly, owned by Michael H. Starr, a distance of 871.12 feet to a point in an existing pine tree in the East line of lands, now or formerly, owned by Thomas "Frank" & Kaylene R. Woody, said line also passing through a 5/8" rebar with cap set at 292.77 feet at an existing parcel corner, and said line also passing through a 5/8" rebar with cap set at 861.12 feet;
- 3) Thence North 16° 32' 08" East along the East line of said Woody lands, a distance of 157.17 feet to a 1" square iron rod found at the Southwest corner of lands, now or formerly, owned by Douglas L. & Sandra Sauerbrei;
- 4) Thence North 89° 08' 46" East along the South line of said Sauerbrei lands and along the South line of the aforementioned Hassinger lands and passing through a 5/8" rebar with cap set at 533.11 feet at an existing parcel corner, a distance of 825.77 feet to the **TRUE PLACE OF BEGINNING**, and containing within said bounds 2.921 Acres of land, more or less, of which 0.103 Acre is contained within the limits of the existing road right of way but subject to all legal highways as Surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in November, 2024, said line also passing through a 1/2" iron rod found 1.16 feet from the centerline of said road, and said line witnessed by a bent 1" iron pipe in concrete found 21.16 feet West and 0.28 feet South of the true place of beginning;

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The Basis of Bearing for this Survey is the State Plane Grid, Ohio North Zone, 1983 Datum, as determined by G.P.S. observations with OPUS solutions.

The lengths in this survey may be converted into State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99989127.

For reference survey, see Survey Volume XX, Page 911.



Joseph H. Moine, Jr. 18 Nov 2021

Joseph H. Moine, Jr.
Registered Professional Surveyor No. 6732

Deed Reference: Official Record Volume 967, Page 5891
Part of Permanent Parcel No: 12-01829.000

Map Check
2024 WEBB
LOT CLOSURE

Sun Nov 17 23:11:33 2024

Operator JOE MOINE, PS
Date

Project 2024-WEBB
Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	466605.67	2196088.89	
W53-W51	S 00°14'02" E	150.00	W51	466455.67	2196089.51	
W51-W57	S 89°08'46" W	871.12	W57	466442.68	2195218.48	
W57-W10	N 16°32'08" E	157.17	W10	466593.36	2195263.21	1" SQ ROD-3"HI
W10-W53	N 89°08'46" E	825.77	W53	466605.67	2196088.89	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 2004071082507.7 Total Distance Traversed> 2004.07

127260 S.F.

2.921 ACRES