

Since 1972

Bair, Goodie and Associates, Inc.

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September 29, 2023

DESCRIPTION OF A 1.495 ACRE TRACT

Situated in the State of Ohio, County of Wayne, Township of Franklin, in the Northwest Quarter of Section 12, T-14N, R-13W.

Being all of a 0.276 of an acre tract as conveyed to Ohio Power Company in Official Record ____ at Page ____ and all of a 1.219 acre tract as conveyed to Ohio Power Company as recorded in Official Record ____ at Page ____ of the Wayne County Deed Records and being more fully described as follows:

COMMENCING at a 1 1/4-inch iron pipe (found) in Moreland Road (County Road 77) at the northwest corner of the Northwest Quarter of Section 12;

THENCE with said Moreland Road and the north line of the Northwest Quarter of Section 12, North 89 deg. 24 min. 21 sec. East, 1021.09 feet to a 1-inch mag nail (set) at the northeast corner of the remainder of a 6.105 acre tract and the northwest corner of the above referenced 0.276 of an acre tract and the PLACE OF BEGINNING of the tract herein to be described;

- 1) THENCE with said Moreland Road, the north line of said Northwest Quarter, and the north line of said 0.276 of an acre tract, also being the north line of the above referenced 1.219 acre tract, North 89 deg. 24 min. 21 sec. East, 250.00 feet (passing a 1-inch mag nail (set) at 50.91 feet) to a 1-inch mag nail (set) in the intersection of Fredericksburg Road (County Road 501) at the northwest corner of a 12.079 acre tract as conveyed to Ivan H. Miller and Esther D. Miller (Official Record 778, Page 224) and the northeast corner of said 1.219 acre tract;
- 2) THENCE leaving said Moreland Road and the north line of said Northwest Quarter, with said Fredericksburg Road and the west line of said 12.079 acre tract, also being the east line of said 1.219 acre tract, South 22 deg. 37 min. 56 sec. East, 138.00 feet to a 1-inch mag nail (set) at the northeast corner of the remainder of a 38.251 acre tract as conveyed

to Spring Mtn. Holding LLC (Official Record 953, Page 695) and the southeast corner of said 1.219 acre tract;


- 3) THENCE leaving said Fredericksburg Road with the bounds of the remainder of said 38.251 acre tract and the remainder of said 6.105 acre tract, being coincident with the bounds of said 1.219 acre tract and said 0.276 of an acre tract the following six (6) courses: South 89 deg. 24 min. 21 sec. West, 14.00 feet to an iron pin in concrete monument (set);
- 4) THENCE South 00 deg. 35 min. 39 sec. East, 35.00 feet to an iron pin in concrete monument (set);
- 5) THENCE South 89 deg. 24 min. 21 sec. West, 17.00 feet to an iron pin in concrete monument (set);
- 6) THENCE South 00 deg. 35 min. 39 sec. East, 73.00 feet to an iron pin in concrete monument (set);
- 7) THENCE South 89 deg. 24 min. 21 sec. West, 270.78 feet (passing through an iron pin in concrete monument (set) at 219.87 feet) to an iron pin in concrete monument (set);
- 8) THENCE North 00 deg. 35 min. 39 sec. West, 235.92 feet (passing through an iron pin in concrete monument (set) at 205.92 feet) to the PLACE OF BEGINNING, containing 1.495 acres, more or less, but subject to all legal highways, rights-of-way, and easements.

Prior Instrument: Official Record ____ at Page ____ and Official Record ____ at Page ____.
Parcel Number: _____

Bearings are oriented to the State Plane Coordinate System: Ohio North Zone (3401); Horizontal Datum: (NAD83) (2011). Concrete monuments indicated (set) have within them a 5/8-inch iron bar (30-inches in length) with a yellow plastic cap stamped "Bair & Goodie." Date of Survey: September 2023. Plat and description of survey represents the minimum standards for boundary surveys in the State of Ohio as published in chapter 4733-37 of the Ohio Administration Code.

Plat and description of survey prepared by Brian D. Berkshire, Professional Surveyor No. 8777.
A copy of that survey is on file at the Wayne County map office. See survey reference: XX-998




Brian D. Berkshire
Professional Surveyor #8777

1.495 ac. - Closure.txt

Inverse With Area

PntNo	Bearing	Distance	Northing	Easting	Description
PP			381064.95	2136877.71	
	N 89°24'21" E	250.00			
PP			381067.54	2137127.69	
	S 22°37'56" E	138.00			
PP			380940.17	2137180.80	
	S 89°24'21" W	14.00			
PP			380940.02	2137166.80	
	S 00°35'39" E	35.00			
PP			380905.02	2137167.16	
	S 89°24'21" W	17.00			
PP			380904.85	2137150.16	
	S 00°35'39" E	73.00			
PP			380831.85	2137150.92	
	S 89°24'21" W	270.78			
PP			380829.04	2136880.15	
	N 00°35'39" W	235.92			
PP			381064.95	2136877.71	

Closure Error Distance> 0.0031 Error Bearing> N 12°15'56" E

Closure Precision> 1 in 336787.8 Total Distance Inversed> 1033.70

Area: 65130.2196, 1.495 ac.