

Baker Surveying
138 N Clay St.
Millersburg, OH 44654

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Description 4.590 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 19,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Schaaf Road aka T.R. 405 marking the southwest corner of the northwest quarter of Section 19, thence S 89 degrees 41' 33" E 1370.52 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 18' 27" E 302.85 feet along Marcus J. Kanagy and Karen Sue Kanagy's (O.R. 893 page 4397) east line to an iron pin set;
- 2) N 89 degree 30' 06" E 648.03 feet through the lands of Benjamin Kanagy and Betty Ann Kanagy (O.R. 984 page 2011) south line to an iron pin set on Mary Jo Schalmo's (Deed Vol. 744 page 2119 and O.R. 964 page 5054) west line;
- 3) S 00 degree 34' 34" E 312.00 feet along said Schalmo's west line to a 1 inch pipe found on the quarter section line;
- 4) N 89 degrees 41' 33" W 652.78 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 4.590 acres, but subject to all highways and easements of record.

The 4.590 acre parcel is being created pursuant to Ohio Revised Code Section 711.001 wherein it is a transfer of property between adjoining land owners and does not create an additional building site. And is not to be used as a separate building site or transferred as an independent parcel in the future.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, March 23, 2026.
For survey, See Volume 44, Page 316 of the Wayne County Survey Records.

Donald C. Baker P.S. 6938



Closure Report of 4.590 Acre Tract

Segment# 1: Line

Course: N0°18'27"E Length: 302.85'

Segment# 2: Line

Course: N89°30'6"E Length: 648.03'

Segment# 3: Line

Course: S0°34'34"E Length: 312.00'

Segment# 4: Line

Course: N89°41'33"W Length: 652.78'

Perimeter: 1,915.66'	Area: 199,939.08 Sq.Ft. (4.590 Acres)
Error Closure: 0.0028	Course: S 69°16'51" E
Error North: -0.00100	East: 0.00264
Precision: 1:679,400.53	