

Baker Surveying

138 N Clay St.
Millersburg, OH 44654

Telephone: 330-674-4788
Email: bakersurveying@gmail.com

Description 4.000 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:

Beginning at a 5/8 inch rebar found in Schaaf Road aka T.R. 405 marking the northwest
corner of the northwest quarter of Section 19 the TRUE POINT OF BEGINNING,
witnessed by an iron pin set S 89 degrees 00' 40" E 29.49 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degree 38' 40" E 334.75 feet along the section line to an iron pin set;
- 2) S 00 degree 03' 24" W 522.37 feet through the lands of Benjamin L. Kanagy, Betty
Ann Kanagy, Simon L. Kanagy and Laura M. Kanagy's (O.R. 601 page 976) to an
iron pin set;
- 3) N 89 degrees 00' 40" W 334.79 feet through the lands of said Kanagy to a point on
the section line and in Schaaf Road aka T.R. 405, witnessed by an iron pin set S 89
degrees 00' 40" E 22.80 feet;
- 4) N 00 degrees 03' 24" E 518.67 feet along the section line and along Schaaf Road
aka T.R. 405 to the TRUE POINT OF BEGINNING.

This parcel contains 4.000 acres, but subject to all highways and easements of record.

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 355 of the Wayne County Survey Records.

Donald C. Baker P.S. 6938



Closure Report of 4.000 Acre Tract

Segment# 1: Line

Course: S89°38'40"E Length: 334.75'

Segment# 2: Line

Course: S0°3'24"W Length: 522.37'

Segment# 3: Line

Course: N89°0'40"W Length: 334.79'

Segment# 4: Line

Course: N0°3'24"E Length: 518.67'

Perimeter: 1,710.58'	Area: 174,241.71 Sq.Ft. (4.000 Acres)
Error Closure: 0.0007	Course: S 20°2'38" E
Error North: -0.00066	East: 0.00024
Precision: 1:2,427,073.15	